



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

Preliminary Plan 4-08060

Application	General Data	
Project Name: Grande Vista Location: Located off of Clay Drive, Approximately 280 feet north of its intersection with Potomac Valley Drive Applicant/Address: Grande Vista, LLC 1474 Belmont Street, NW Washington, DC 20009 Property Owner: Grande Vista, LLC 1474 Belmont Street, NW Washington, DC 20009	Planning Board Hearing Date:	03/18/10
	Staff Report Date:	03/10/10
	Date Accepted:	10/30/09
	Planning Board Action Limit:	04/16/10
	Plan Acreage:	18.36
	Zone:	R-R
	Gross Floor Area:	N/A
	Lots:	19
	Parcels:	2
	Planning Area:	80
	Tier:	Developing
	Council District:	08
	Election District	12
Municipality:	N/A	
200-Scale Base Map:	211SW01	

Purpose of Application	Notice Dates	
19 Single-family Dwellings	Informational Mailing	11/06/09
	Acceptance Mailing:	07/20/09
	Sign Posting Deadline:	02/16/10

Staff Recommendation		Staff Reviewer: Ray Dubicki	
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 Plan of Subdivision 4-08060
Grande Vista
Lots 1–19, Parcels A and B, Outparcel A

OVERVIEW

The subject property is located on Tax Map 113, Grid C1 and is known as part of Parcel 2. The property is 18.36 acres in the Rural Residential (R-R) Zone. The property is currently undeveloped. The applicant proposes to divide the property into 19 lots, two parcels, and one outparcel for the purpose of developing single-family dwellings.

The site is adjacent to the historic property of Admirathoria/Upper Notley Hall. As discussed extensively below, this is an important historic resource as the remaining house of a once extensive and notable land grant. Appropriately, it has driven the pattern of lotting on the subject property. Archeological assessments have revealed little on the site, which is not unexpected given the topography of the site and the relation of the property to the front of the historic house. Initial plans proposed double loading the full length of Road A, including several houses that backed up to the front of the historic house. These lots have been moved and replaced with Parcel A, a proposed homeowners association (HOA) property containing a Landscape Manual-recommended 40-foot planting buffer. Revisions to initial plans have worked to balance respect for the historic site and development of a true infill property that is surrounded on all sides with similar development.

The property is accessed by Clay Drive, 280 feet from its intersection with Potomac Valley Drive, southeast of the site. As proposed, the applicant will continue Clay Drive as a 60-foot-wide right-of-way along the east side of the site. Approximately one half of the right-of-way will be dedicated from the property. The other half of the road is made up of the existing 30-foot right-of-way identified in deeds and plats as “Spring Road” or “Extension of Clay Drive.” This extension is proposed to continue through the eastern edge of the Admirathoria site, connecting to River Wood Road and River Bend Drive. Those connections are not a part of this application.

The property also connects to Cagle Drive on the west via a 50-foot-wide stem running 197 feet from the road to the bulk of the site. While the stem is the minimum width for a road similar to those in the development, no automobile connection is proposed. The stem is encumbered with a 20-foot-wide easement connecting Admirathoria to the Potomac River. That easement runs along the entire northern boundary of the site through land proposed to be in Parcel A or Outparcel A. No action is proposed for this easement. In a choice between the proposed access at Clay Drive and the available access at Cagle Road, the proposed access at Clay Drive is preferable. Entering the site from the southeast provides a better opportunity to preserve environmental features, continue existing patterns of development, and address the historic site. However, there are some outstanding requirements before the applicant will have authority to dedicate the area outside the subject property as a right-of-way. As Clay Road is the preferred

entrance, staff is proposing two conditions to allow the applicant to move forward with this application while working to clear the title on this right-of-way.

The applicant proposes a connecting trail across this stem between the end of Road A and Cagle Drive. The sidewalk system within the proposed development and the existing sidewalks surrounding the site support this recommendation.

The southern edge of the site is encumbered with a 30-foot right-of-way. The property description identifies this as one half of the right-of-way for Fort Foote Road. The right-of-way has no counterpart on the plats of River Bend Estates, does not continue in either direction, and does not appear on the *Approved Countywide Master Plan of Transportation* (MPOT). The applicant does not propose to remove this right-of-way from the lots prior to subdividing the property, and has created Lots 1, 3 through 12, and Parcel B to have adequate lot size without the area encumbered by the right-of-way. The applicant should pursue abandoning this right-of-way prior to the time of final plat.

At several points in this process, the applicant was advised that site conditions and development constraints warranted a conservation subdivision. The applicant chose not to utilize the conservation subdivision process because their design process had advanced past the stage where a conservation subdivision would be timely for their goals. Staff does not fully agree with this position, but respects the applicant's choice in the matter.

Outparcel A is being created as a location for potential future development. The northern border of Outparcel A is adjacent to six undeveloped lots which front on River Bend Road. Any development of Outparcel A will require a preliminary plan of subdivision and tree conservation plan. These applications will have to reflect the present application, including the calculation of woodland preservation and retention or replacement of the proposed footpath. Staff recommends that Outparcel A and Parcels A and B be incorporated into a single HOA parcel.

SETTING

The property is located at the terminus of Clay Drive, 280 feet north of its intersection with Potomac Valley Drive. The property is surrounded by single-family detached residences. Neighboring properties on all sides are zoned R-R and are developed with single-family detached residences. To the northeast of the site is Historic Site 80-005, Admirathoria/Upper Notley Hall.

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-R	R-R
Use(s)	Undeveloped	Single-family Detached Dwellings
Acreage	18.36	18.36
Lots	0	19
Outlots	0	1
Parcels	1	2
Dwelling Units:		
Detached	0	19
Public Safety Mitigation Fee	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on November 13, 2009.

2. **Property and Title Issues**—A portion of the access to the site is provided across a 30-foot right-of-way identified as “Spring Road” in the deed from the Temple of Understanding, Inc. to Grande Vista, LLC at Liber 14817, Folio 80. This is the preferred access to the site due to environmental features and the existing pattern of development. The historic site is currently accessed via an existing gravel driveway crossing a portion of this right-of-way. The applicant should provide documentation of the ownership of this property prior to signature approval of this plan and evidence they have secured the authority to dedicate the property as a public road prior to approval of a final plat. Approval of this preliminary plan does not legitimate or grant the Planning Board’s approval of the existence of these rights-of-way as streets, private roads, or easements under the Subdivision Regulations.

The southern edge of the site is encumbered with a 30-foot right-of-way. The property description identifies this as one half of the right-of-way for Fort Foote Road. The right-of-way has no counterpart on the plats of River Bend Estates, does not continue in either direction, and does not appear on the MPOT. The potential owners of lots encumbered by this easement should not be burdened with such an easement. The applicant should pursue abandoning this right-of-way prior to final plat.

Outparcel A is proposed as a location for potential future development. Any development of Outparcel A will require a preliminary plan of subdivision and tree conservation plan. Future applications will have to reflect the present application, including the calculation of woodland preservation and the proposed footpath. Outparcel A and Parcels A and B should be incorporated into a single HOA parcel because development of this site under the present application relies on woodland conservation and proposed features located on Outparcel A.

3. **Environmental**—The preliminary plan for Grande Vista, 4-08060, the Type I Tree Conservation Plan, TCPI/012/09, and the Natural Resources Inventory, NRI/034/08, were reviewed for conformance with the *Approved Countywide Green Infrastructure Plan* and relevant master or sector plans. As currently designed, the plan is not in conformance with the master plan or the

Countywide Green Infrastructure Plan because it does not provide for the preservation of the priority natural features on the site and does not address the policies and strategies with regard to water quality. The Environmental Planning Section recommends approval of the application subject to conditions. The Environmental Planning Section memorandum dated March 9, 2010 supersedes other correspondence on the application.

Background

Currently, there are no streams, wetlands, or 100-year floodplain shown on the property. This property is located in the Upper Potomac River watershed in the Potomac River basin. The site is currently undeveloped and mostly wooded. According to the *Prince George's County Soil Survey*, the principal soils on the site are in the Aura and Rumford series. Marlboro clay does not occur on 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 on this property or on adjacent properties. There are no designated scenic or historic roads adjacent to the subject property. The site is located in the Developing Tier as reflected in the *Prince George's County Approved General Plan*.

Master Plan Conformance

The *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (April, 2006) contains environmental policies that should be addressed during the review of developments within the plan area. The specific language of the master plan is shown in bold type and comments are provided in regular type.

Policy 1: Protect, preserve and enhance the green infrastructure network within the Henson Creek planning area.

Relevant Strategy: Evaluate carefully land development proposals in the vicinity of identified countywide and local Special Conservation Areas (SCA) including Piscataway Creek SCA, Potomac shoreline SCA and Broad Creek SCA to ensure that the SCAs are not impacted and that connections are either maintained or restored.

The Countywide Green Infrastructure Plan indicates that most of the property is within a designated evaluation area within the established network. In addition, the green infrastructure corridor on this property abuts the Potomac Shoreline Special Conservation Area. The preservation of existing woodlands on this site, and the restoration of water quality on-site and ensuring that it is not degraded by the development of the property are essential to a finding of conformance with the Green Infrastructure Plan. As currently designed, the plan shows areas of severe grading on steep slopes.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Relevant Strategy: Ensure the use of Low Impact Development (LID) techniques to the fullest extent possible during the development process.

The site is located in the Upper Potomac River watershed which has a water quality rating of poor and a water habitat rating of fair. This means that much of the existing streams in the watershed maintain adequate habitat, but that habitat is not sufficient to address poor water quality entering the receiving streams and the Potomac River. The existing vegetation on the subject property contributes to water quality habitat by shading the areas of run-off on the site.

The plan shows the provision of a stormwater management pond in a rather irregular location (at an elevation higher than other places on the site). An explanation is needed regarding the proposed stormwater management techniques and how they are best suited for the site.

An approved Stormwater Management Concept Plan, CSD 413-2009-00, shows an on-site pond to provide for both extended detention and attenuation. An improvement to the stormdrain system on Cagle Road is also required. None of the methods proposed are considered low impact development (LID) stormwater management techniques. As such, the proposed design is not in conformance with this policy and strategy.

In addition, the Maryland stormwater management requirements were revised in the Stormwater Management Act of 2007 with a goal of reducing the number of stormwater management ponds by promoting the use of other methods of stormwater control. While the state and county have not yet adopted these provisions, the plan should be revised to include environmental site design techniques (the current name for “low impact development” techniques”) to the fullest extent practicable.

Also, the stormwater management concept plan does not show the same lotting pattern and roadway systems as the tree conservation plan. This is problematic because the revised stormwater management design does not address all of the issues raised in the conditions of the stormwater management approval letter.

Policy 3: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

The development is conceptual at the present time. In future applications, the applicant should consider environmentally-sensitive building techniques to reduce overall energy consumption.

Policy 4: Reduce light pollution and intrusion into rural and environmentally sensitive areas.

The Department of Public Works and Transportation (DPW&T) should consider the use of full cut-off optics for street lights to ensure that off-site light intrusion into residential and environmentally-sensitive areas is minimized.

Policy 5: Reduce adverse noise impacts to meet State of Maryland noise standards.

The proposed development is not expected to be a noise generator and is not impacted by any nearby sources of noise.

Conformance with the Green Infrastructure Plan

The Countywide Green Infrastructure Plan indicates that most of the property is an evaluation area within the designated network. Designing the Type I tree conservation plan to preserve high-priority woodland on-site will provide compliance with the Countywide Green Infrastructure Plan. The current lot layout and stormwater management design do not provide conformance with the preservation aspects of the Green Infrastructure Plan.

The following policies and relevant strategies are applicable to the review of the subject application for conformance to the Countywide Green Infrastructure Plan.

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

The subject property contains an evaluation area that represents a significant block of woodland in this otherwise developed community. The subject property was included in the designated network because of the existing historic site and the woodlands connecting the site to the Potomac Shoreline Special Conservation Area.

The woodlands on-site connect to larger woodland areas through Parcel 156 to the west, which is owned by the United States of America. This connectivity provides an opportunity for the protection of a portion of this pocket of woodlands. Reducing the clearing of the severe slopes will result in the preservation of more of this woodland that is needed to stabilize the slopes and protect water quality. A corridor at least 100 feet wide is needed along the widest portions of the subject property along the northern property line. The existing 20-foot-wide easement can be included in the green, open space corridor. See the recommended condition at the end of this section.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

See the comments above regarding water quality.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The tree conservation plan submitted does not provide all of the woodland conservation requirements on-site. At a minimum, the plans must be revised to provide all of the conservation on-site in order to be in conformance with the Green Infrastructure Plan.

In order to be in conformance with the Henson Creek master plan and the Countywide Green Infrastructure Plan, the plan needs to be substantially revised to protect the woodlands on-site and provide connectivity between the historic site, the woodlands, and the federal property to the west. The redesign should include the use of environmental site design stormwater management techniques to the fullest extent practicable.

Environmental Review

A signed Natural Resources Inventory (NRI/034/08) was submitted with this application. Currently there are no streams, wetlands, or 100-year floodplain shown on the property. The preliminary plan and TCPI show the environmental features as currently shown on the NRI.

Based upon five sample areas, the forest stand delineation indicates a single forest stand containing 19 specimen trees. The forest is dominated by mature tulip poplar, many exceeding 12-inches diameter at breast height, with an understory containing pawpaw, American holly, and spicebush. Invasive species in the understory include honeysuckle, stilt grass, and English ivy. The highest priority woodland for preservation is located in the northwestern corner of the site where there are steep and severe slopes with highly erodible soils. Because the Landscape Manual requires a Type "D" bufferyard between the historic site and structures on adjacent residential lots, the woodland adjacent to the historic site has additional priority for preservation.

Based on a site visit conducted in January 2010, new information came to light regarding the possible presence of a regulated stream on the subject property. The heavy snow cover prevented further exploration of this issue throughout much of February. A subsequent on-site exploration was conducted on March 9, 2010 and it was determined that the channel is ephemeral in nature and is not a regulated feature.

This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. A Type I tree conservation plan is required. A Type I Tree Conservation Plan, TCPI/012/09, has been reviewed and was found to require revisions. It should be noted that revisions made to the layout or design may change the woodland conservation requirements and a revised worksheet must be provided on resubmitted plans. The plan shows a different lot layout than that shown on the stormwater management concept plan and the preliminary plan (stamped as received January 11, 2010). All plans must show the same lot layout and limits of disturbance.

The plan shows extensive areas along the northern and southern property lines as being "preservation area—not counted." These areas need to be addressed as follows:

Northern property line: The 20-foot-wide right-of-way along the northern property line shows this area as "woodland preserved—counted as cleared" because it is an easement and could be cleared at any time. The remaining block of woodlands on the lots can continue to be shown as "preservation area—not counted," except for the narrow area between Lots 15 and 17 where severe grading in this area will not likely result in these trees being preserved. This will allow for any field changes that may be needed to accommodate proper grading in this area.

Southern property line: The area along the southern property line within the easement on proposed Lots 1 and 3 through 9 must be calculated as cleared and symbols added to the plan and the legend to reflect this. The remaining block of woodlands on the lots can continue to be shown as "preservation area—not counted," except for the area of woodlands on Lot 1 because it skews the house location on that lot and unduly constrains the layout design. This area must be shown to be counted as cleared.

The worksheet will need to be revised to address these changes.

The stormwater management concept plan shows clearing within the public right-of-way of Cagle Road; however, the limits of disturbance do not reflect this work on the TCPI. The limits of disturbance should also be revised to show this work as required on the stormwater management concept plan and it needs to be labeled on the plan with the acreage.

The subject property contains an evaluation area that represents a significant block of woodland in this otherwise developed community. The woodland connects to larger woodland areas through Parcel 156 to the west, which is owned by the United States of America. This connectivity provides an opportunity for the protection of a portion of this pocket of woodlands. The plan proposes to meet the requirements using off-site woodland conservation. Because of the site's location within the designated network of the Green Infrastructure Plan, all of the woodland conservation should be provided on-site.

According to the *Prince George's County Soil Survey*, the principal soils on the site are in the Aura and Rumford series. Aura series soils are typically highly erodible, but pose no other special problems for development. Rumford soils pose no other special problems for development.

Water and Sewer Categories

The water and sewer categories are W-3 (Dormant) and S-3 (Dormant), according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and will therefore be served by public systems.

4. **Community Planning**—The 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. Specifically, this application is consistent with Developing Tier goals to “[m]aintain low- to moderate-density land uses (except in Centers and Corridors)” and to “[r]einforce existing suburban residential neighborhoods.” (p 37) This preliminary plan of subdivision application is consistent with the 2002 *Prince George’s County General Plan Development Pattern* policies for the Developing Tier by maintaining a pattern of low- to moderate-density suburban residential communities.

The site is in the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area. This master plan and sectional map amendment (SMA) classified the subject property in the R-R Zone, permitting residential low-density land use (up to 3.5 dwelling units per acre). The primary residential use on the property conforms to the residential, low-density land use recommendation of the 2006 approved Henson Creek-South Potomac master plan and SMA.

5. **Parks and Recreation**—In accordance with Section 24-135 of the Subdivision Regulations, the Department of Parks and Recreation, Park Planning and Development Division recommends that a fee-in-lieu of mandatory parkland dedication be required because the land available is unsuitable for dedication due to its location and topography.
6. **Trails**—The plan was reviewed for conformance with the *Adopted and Approved Countywide Trails Plan* and the appropriate area master plan in order to implement planned trails. The approved Henson Creek-South Potomac master plan recommends pedestrian connections as important community priorities, particularly in the vicinity of the 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.

The proposal for 19 single-family detached lots is located just south of National Harbor. Many of the surrounding neighborhoods contain sidewalks along both sides of the internal roads. The pedestrian facilities, as shown on the proposal, are not adequate for the proposed use. The proposed 50-foot rights-of-way for Roads A and B on the subject preliminary plan do not contain sidewalks. Staff recommends that these roads contain sidewalks along both sides of the road so that pedestrians will have a safe place to walk, and so that they do not have to share the roads with vehicles.

The proposal includes a footpath that will connect the subdivision along Road A to Cagle Road. Sidewalks along Road A will serve this trail connection.

7. **Transportation**—The application is a preliminary plan of subdivision for a residential subdivision consisting of 19 single-family detached lots. Using trip generation rates in the “Guidelines for the Analysis of the Traffic Impact of Development Proposals,” it is determined that the proposed development would generate 15 AM (3 inbound and 12 outbound) and 18 PM (12 inbound and 6 outbound) weekday peak-hour vehicle trips. The traffic generated by the

proposed preliminary plan would impact the following intersections, interchanges, and links in the transportation system:

- Oxon Hill Road and Fort Foote Road—north intersection (signalized)

Due to the size of the subdivision, a traffic study was not required. Traffic counts at the critical intersection were requested for the purpose of making an adequacy finding, and counts dated September 2009 were submitted by the applicant. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by staff of the Transportation Planning Section, consistent with the guidelines.

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. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the guidelines.

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 intersection of Oxon Hill Road and Fort Foote Road, when analyzed with existing traffic and existing lane configurations, operates with a CLV of 974, LOS A during the AM peak hour, and with a CLV of 1,097, LOS B during the PM peak hour. The Prince George's County Planning Board has defined an upper CLV limit of 1,450, LOS D in any peak hour as the worst acceptable operating condition on the transportation system within the Developing Tier when mitigation is not utilized.

The identified critical intersection (Oxon Hill Road and Fort Foote Road) 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. Background traffic has been developed by using five approved developments in the area and a 1.5 percent annual growth rate in through traffic along Oxon Hill Road. The critical intersection of Oxon Hill Road and Fort Foote Road, when analyzed with background traffic and existing lane configurations, would operate as follows: AM peak hour—LOS B, with a CLV of 1,062; PM peak hour—LOS C, with a CLV of 1,237.

Trip distribution from the site is projected as follows: 85 percent north along Oxon Hill Road, 5 percent south along Oxon Hill Road, and 10 percent south from the site along Fort Foote Road to the south. The critical intersection of Oxon Hill Road and Fort Foote Road, when analyzed with total future traffic as developed using the guidelines, including the site trip generation and trip distribution, would operate as follows: AM peak hour—LOS B, with a CLV of 1,072; PM peak hour—LOS C, with a CLV of 1,243.

Therefore, it is found that the critical intersection operates acceptably under existing, background, and total traffic in both peak hours.

The site is not within or adjacent to any master plan transportation facilities.

All access in the short term would be via a proposed extension of Clay Drive to the south of the site as a 60-foot right-of-way street. This is acceptable provided that the status of the 30-foot parcel on the east side of the site can be confirmed; this parcel is essential to complete the extension. There is no indication that the extension of Clay Drive to the north of the site is needed to serve this site. The extension would only be constructed at such time that the Admirathoria property to the north of this site would be redeveloped.

The adjacent Admirathoria property is served by a driveway crossing the subject property. It must be determined if there is also an easement associated with that driveway. In any regard, with the development of this site, that driveway would be replaced with access via proposed Street A and a driveway within proposed Parcel A. This is acceptable provided that access to the Admirathoria property is maintained during construction on the subject site, and any existing easement associated with the driveway is ultimately extinguished.

Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George’s County Code if the application is approved with regard to the confirmation of the extension of Clay Drive and assurance of a connection to Admirathoria during the construction of the subdivision.

8. **Schools**—This preliminary plan was reviewed for impacts on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and County Council Resolution CR-23-2003. The review concluded the following:

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 6	Middle School Cluster 3	High School Cluster 3
Dwelling Units	20 DU	20 DU	20 DU
Pupil Yield Factor	.16	.13	.14
Subdivision Enrollment	3.2	2.6	2.8
Actual Enrollment	4,507	3,954	7,230
Total Enrollment	4,510.2	3,956.6	7,232.8
State Rated Capacity	4,781	4,983	7,792
Percent Capacity	94.3%	79.4%	92.8%

Source: Prince George’s County Planning Department, M-NCPPC, September 2008

County Council Bill CB-31-2003 established a school facilities surcharge in the amounts 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.

County Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$8,120 and \$ 13,921, to be paid at the time of the issuance of each building permit. The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

9. **Fire and Rescue**—This preliminary plan was reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(C) and (E) of the Subdivision Regulations. This property is within the seven minute required response time for the first due fire station using the *Seven Minute Travel Times and Fire Station Locations Map* provided by the Prince George’s County Fire/EMS Department.

First Due Fire/EMS Company #	Fire/EMS Station	Address
47	Silesia	10900 Fort Washington Rd.

Pursuant to CR-69-2006, the Prince George’s County Council and the County Executive temporarily suspended the provisions of Section 24-122.01(e)(1)(A) and (B) of the Subdivision Regulations regarding sworn fire and rescue personnel staffing levels. The Fire/EMS Chief has reported that the Fire/EMS Department has adequate equipment to meet the standards stated in CB-56-2005.

10. **Police Facilities**—The subject property is located in Police District IV, Oxon Hill. The response time standard is ten minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The preliminary plan was accepted for processing by the Planning Department on October 30, 2009.

Reporting Cycle	Previous 12 Month Cycle	Emergency Calls	Nonemergency Calls
Acceptance Date 10/30/2009	10/2008–9/10/2009	9.0 minutes	12.0 minutes
Cycle 1			
Cycle 2			
Cycle 3			

The response time standards of ten minutes for emergency calls and 25 minutes for nonemergency calls were met November 6, 2009. The Police Chief has reported that the Police Department has adequate equipment to meet the standards stated in CB-56-2005. Pursuant to CR-69-2006, the Prince George’s County Council and the County Executive temporarily suspended the provisions of Section 24-122.01(e)(1)(A) and (B) of the Subdivision Regulations regarding sworn police personnel staffing levels.

11. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for Grande Vista and recommends a condition to remove an abandoned camper found on the site.
12. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T), Office of Engineering, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, 413-2009-00, has been approved with conditions to

ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.

13. **Cemeteries**—No cemeteries have been identified on the site.
14. **Historic**—The Historic Preservation Commission reviewed Preliminary Plan 4-08060, Grande Vista at its January 26, 2010 meeting and forwarded the following recommendations, findings, and conclusions to the Planning Board for its review of the subject application. The Historic Preservation Commission recommends that the Planning Board approve the application with conditions addressing street names and requiring a detailed site plan examining the relationship of the site to the historic property.

The subject preliminary plan of subdivision is located off of Clay Drive, approximately 280 feet north of its intersection with Potomac Valley Drive. The subject property comprises 18.36 acres in the R-R Zone, and is adjacent to the south and west of Admirathoria/Upper Notley Hall (Historic Site 80-005). The subject preliminary plan of subdivision proposes a total of 19 building lots, 2 parcels, and 1 outparcel.

Archeology Findings

The original 2,500-acre land grant of Admirathoria was patented to George Thompson in 1662; 2,200 acres were resurveyed for Notley Rozer in 1715. Notley Rozer built a house on the Admirathoria patent which was later known as Lower Notley Hall, located southwest of the project area. After the death of Notley Rozer in 1727, his wife was granted a life tenancy with an estate of inheritance to their son Henry Rozer. According to the 1790 census, Henry Rozer held 120 slaves, making him one of the largest slaveholders in Prince George's County. It is likely that Upper Notley Hall was built about 1792, when Henry Rozer's granddaughter, Maria Rozer, married Francis Hall. Hall adopted his wife's surname and became Francis Hall Rozer. Francis H. Rozer is listed in the 1800 census; at that time, he held 37 slaves. Maria Rozer inherited most of Henry Rozer's property upon his death in 1802. Francis Hall Rozer died in 1803 and Maria remarried to William Daingerfield in 1807. William A. Daingerfield is included in the 1820 census and held 47 slaves at that time. There were also three free black males in the household. Maria Rozer Daingerfield sold 500 acres of Admirathoria to her son, Francis E. Rozer in 1822. Francis E. Rozer's two sons, Charles B. and Francis W. Rozer, inherited Upper Notley Hall after their father's death in the 1840s. Daniel Seltzer of Pennsylvania acquired 246 acres of Admirathoria in 1870. Seltzer died in 1887 and an Equity Cause for the division of his estate notes that his property contained "a large substantial brick dwelling...three tenant houses, stable, hay barracks, and other outbuildings..." The former Rozer property was divided many times during the 20th century and much of the land converted to housing developments. In 1945, the historic site and 4.13 acres were purchased by Van Arsdale Turner; the property was owned by Marian Bahrenburg Turner until 1974, and is still held by members of the Bahrenburg family. Grande Vista, LLC acquired the subject property identified on the deed as 18.75 acres from the Temple of Understanding on July 2, 2001, which had acquired the property on July 18, 1966 from Ralph and Jean Rocks and Thomas and Carol Martin.

Phase I archeological investigations were conducted on the subject property in June 2008. Two archeological sites, 18PR945 and 18PR946, were identified. Site 18PR945 is a light scatter of both prehistoric Native American and historic period artifacts. The prehistoric Native American artifacts date to the late Woodland period (900–1600 AD) and the historic artifacts include items made and used during the 1800s and 1900s. Site 18PR946 is also a scatter of both prehistoric Native American and historic period artifacts. The prehistoric Native American artifacts of Site 18PR946 date to the early to late Woodland periods (1000 BC–1600 AD) and the historic

artifacts include items made and used during the 1800s and early 1900s. Based on the findings of the Phase I archeological survey, Historic Preservation staff requested that Phase II investigations be conducted at both 18PR945 and 18PR946.

Phase II investigations were conducted on the Grande Vista property from August 2008 to February 2009. Phase II investigations at site 18PR945 consisted of a close-interval shovel test pit (STP) survey and the excavation of 1-x-1 m test units. A total of 99 STPs were excavated across site 18PR945. Seven 1-x-1 m test units were placed in the areas of highest artifact concentrations, five in the eastern area and two in the west. Phase II investigations of site 18PR945 produced 217 artifacts. It is evident from the excavation of the test units that the artifacts recovered have been mixed by the process of erosion. No intact cultural features were identified in any of the test units. Due to the lack of subsurface integrity and the lack of research value of site 18PR945, no further work was recommended.

Phase II investigations at site 18PR946 consisted of close-interval shovel testing and the excavation of 13 1-x-1 m units. A total of 328 STPs were excavated at 5-m intervals. Based on the results of the STP survey, five 1-x-1 m test units were placed in Area A, three in Area B, and five in Area C. A total of 2,690 artifacts, ranging in date from the early to late Woodland periods to the 20th century, were recovered from the Phase II investigations at site 18PR946. Only one possible feature was identified in Test Unit 11. It was not possible to determine whether the feature was natural or cultural and only one piece of unidentified metal was recovered. No additional features were identified in the other 12 test units. Layers within the units from which artifacts were collected exhibited deposition from secondary contexts and mixing of artifacts. All of the test units lacked subsurface integrity and, therefore, lacked any research context. Therefore, no further work was recommended on site 18PR946.

Findings—Historic Preservation

Built in the eighteenth century and altered in the 1870s, Admirathoria/Upper Notley Hall is a 2½-story, late Georgian brick plantation house. Its walls are laid in Flemish bond and the stairhall takes up one of the four large spaces of the square floor plan. Admirathoria/Upper Notley Hall was built in the mid-to-late 1700s for the Rozer family, and remained the family home for nearly a century. In the 1870s, the original hip roof was replaced with the present mansard roof. Admirathoria/Upper Notley Hall is a significant Georgian structure and a unique example of its type in the county. The historic site and its 4.13-acre environmental setting were designated through the 1981 *Prince George's County Historic Sites and Districts Plan*.

The subject preliminary plan proposes two new streets. Street A is approximately 1,000 feet long and terminates in a cul-de-sac south and west of the boundary of the historic site. The first 500 feet of Street A, along the southern boundary of the historic site will be single loaded and no building lots are proposed to be located adjacent to the historic site. Street B is approximately 200 feet long and includes four building lots as well as approximately 140 feet of open frontage at the southwest corner of the historic site. The historic site will be surrounded on two sides by a 50-foot-wide buffer that will be one of the parcels conveyed to the HOA for the development. Access to the historic site will be provided by an easement across the HOA parcel. The HOA parcel will also include a public utility easement. The area within the parcel outside the easement will be planted to provide additional screening for the historic site. Lot sizes range from 20,824 square feet to 29,388 square feet. Clay Drive will be developed to provide full frontage for the subject property, but that frontage will terminate at the historic site's southern property line.

Current access to the adjacent Admirathoria/Upper Notley Hall historic site is provided by an unpaved entry lane from Clay Drive (a public street) that traverses the southeast corner of the

developing property. The driveway for the historic site will meet Street A at the current grade. The entry lane leads to the south elevation or main façade of the historic site. The historic site is located on a slight rise above the developing property, which slopes to the south and east toward the Potomac River. Houses to the south of the developing property on Driftwood Lane and Bella Vista Terrace are now partially visible from the historic site; because of the historic site's elevation, houses to the north on River Bend Road, at a lower elevation, are not readily visible. With the construction of houses south of the historic site, the view of houses on Driftwood Lane and Bella Vista Terrace will be blocked.

Based on the topography of the developing property and the clearing and grading that will be associated with the proposed development, houses on a number of lots may be substantially visible from the historic site. In particular, Lots 2, 3, 4, 5, 6, 7, 8, 16, 17, and 18 will have front elevations visible from Admirathoria, and the front and east side elevation of Lot 19 will be visible from the western portion of the historic site. Lot 1 will be part of the view driving up Clay Drive.

The applicant's proposed Type "D" bufferyard is in compliance with the *Prince George's County Landscape Manual*. Nevertheless, the character of the existing woodland is largely deciduous and spotty as a result of the recent loss of trees from storm damage. As a result, only limited seasonal screening at a significant height will be provided. The woodland understory is largely transparent and lacks evergreens that would provide screening below the deciduous canopy.

Based on the applicant's proposed layout and the county's requirement that public roads be illuminated by streetlights, the required lighting in the vicinity of the historic site may impact the historic character of the historic site.

Conclusions

Staff concurs with the findings and conclusions of the Phase II archeology report that sites 18PR945 and 18PR946 lack subsurface integrity and research value. Although the cultural deposits are related to prehistoric occupation of the Grande Vista property and the occupation of Upper Notley Hall during the historic period, the deposits are mixed and do not retain their integrity. Therefore, staff also concurs with the report's conclusions that no further archeological work is necessary on sites 18PR945 and 18PR946.

The applicant's proposed development plan makes an effort to provide a buffer for the Admirathoria historic site. However, the required clearing and re-grading of house sites for the developing property will have a substantial impact on the character of the historic site, which is currently located on a rise and largely surrounded by trees. Road construction will also render the historic site substantially visible, in spite of the partially wooded character of the perimeter of the historic site's property. As a result, a requirement for detailed site plan review for the height, scale, massing, design, and materials of the proposed new houses in the vicinity of the historic site, as well as the character of landscape buffering, street-lighting, and the development's entrance features in the vicinity, will ensure that appropriate architecture for new construction and appropriately designed infrastructure, such as landscaping and street-lighting, are provided.

The applicant has not proposed names for the development's two proposed streets at this time and should work with Historic Preservation staff to identify street names that reflect the history of the property, the adjacent Admirathoria historic site, and its associated families.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan, the applicant shall revise the plan to consolidate Outparcel A into a single parcel with Parcels A and B. This consolidated parcel shall be identified as Parcel A for conveyance to the homeowners association.
2. At the time of final plat, the applicant shall demonstrate it has the authority to dedicate a public street over the Spring Road/Cagle Drive right-of-way.
3. Prior to approval of a final plat for the site, the applicant will abandon the right-of-way running along the southern border of the site.
4. Prior to submission of the required detailed site plan (DSP), the natural resources inventory (NRI) shall be revised to show the channel in the northwestern portion of the site clearly labeled as ephemeral. The revised, signed NRI is a submission requirement for the detailed site plan.
5. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. the plans shall conform with the provisions of this approval;
 - b. the plans shall show the land area within the two easements, parallel to the northern and southern property lines as “counted as cleared”;
 - c. for areas that are shown to be preserved but not counted, count as cleared areas less than 50 feet wide;
 - d. add a symbol to the legend and on the plan for woodland retained but calculated as cleared;
 - e. include all off-site clearing;
 - f. show proposed woodlands preserved—not counted on Lot 1 as “counted as cleared”;
 - g. revise the worksheet as needed;
 - h. show the same lot layout on all plans;
 - i. revise Note 1 to read “...in conjunction with the approval of the Detailed Site Plan.”;
 - j. illustrate a break in the buffer around the historic site showing the entrance to the historic site and any necessary construction;
 - k. revise the plan to match the NRI and show the channel clearly labeled as ephemeral; and
 - l. have the revised plan signed and dated by the qualified professional who prepared the plan.

6. 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/012/09), 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.”
7. In conjunction with the detailed site plan, a Type II tree conservation plan shall be approved.
8. Development of this site shall be in conformance with the Stormwater Management Concept Plan CSD 413-2009-00 and any subsequent revisions.
9. Unless modified by the Department of Public Works and Transportation (DPW&T), the applicant and the applicant’s heirs, successors, and/or assignees shall:
 - a. Provide standard sidewalks, a minimum of four feet in width, along both sides of the internal roadway network.
 - b. Place signage at both ends of the proposed footpath that will indicate the footpath terminus, such as “Cagle Road.”
10. Access to the adjacent Admirathoria property via the existing driveway shall be maintained during construction on the subject site until such time as adequate access via proposed Street A and a driveway within proposed Parcel A is provided. Any existing easement associated with the existing driveway shall ultimately be extinguished once alternative legal access is provided.
11. Total development within the subject property shall be limited to 19 single-family detached dwellings or equivalent development which generates no more than 15 AM (3 inbound and 12 outbound) and 18 PM (12 inbound and 6 outbound) weekday peak-hour trips. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
12. Prior to approval of the final plat, the applicant and the applicant’s heirs, successors, and/or assignees shall pay a fee-in-lieu of the mandatory dedication of parkland in accordance with the requirements of Section 24-135 of the Subdivision Regulations.
13. Prior to the issuance of any building permit, the abandoned camper found on the property must be removed and properly disposed.

14. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall have a detailed site plan approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. The DSP shall be reviewed by the Historic Preservation Commission prior to approval by the Planning Board. The purpose of the Historic Preservation Commission's detailed site plan review is to:
 - a. Ensure that the siting, scale, massing, materials, landscaping, and lighting of houses on Lots 1, 2, 3, 4, 5, 6, 7, 8, 16, 17, 18, and 19 are compatible with the historic and architectural character of the historic site.
 - b. Illustrate supplemental buffer plantings within proposed Parcel A to screen the views to and from the Admirathoria historic site.
 - c. Identify the character of improvements associated with the entry to the historic site across Parcel A to be provided by the applicant with particular reference to the provision of an entrance feature for the historic site.
 - d. Review the character of street lighting and the design of entrance features for the development in the vicinity of the historic site, to ensure that they do not impact its character and setting.
15. At the time of detailed site plan, the following design standards shall be addressed:
 - a. A reduction in the severe grading of the site and an increase in the on-site woodland conservation with the goal of providing all of the woodland conservation on-site;
 - b. The provision of a green, open space corridor from the historic site along the northern property line, inclusive of the established easement, to connect with the woodlands to the west at least 100 feet wide as it passes through the wide part of the subject property;
 - c. The provision of stormwater management techniques that implement environmental site design techniques to the fullest extent practicable and protects the downstream properties and stabilizes the receiving stream(s) as necessary; this may result in the need to obtain a revised stormwater management concept approval as determined by the Department of Public Works and Transportation; and
 - d. The treatment of the existing buffer around the historic site with regard to invasive plant removal, supplemental planting, and long-term maintenance recommendations.
16. Prior to approval of the detailed site plan for the Grande Vista development, the applicant and the applicant's heirs, successors, and/or assignees shall work with Historic Preservation staff to develop names for the subdivision's two streets that reflect the history of the property, the adjacent Admirathoria historic site, and its associated families.
17. Prior to the approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established and that the common areas have been conveyed to the homeowners association.

18. Prior to the approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association open space land in accordance with the approved detailed site plan. Land to be conveyed shall be subject the following:
- a. Conveyance shall take place prior to the issuance of building permits.
 - b. A copy of the unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Maryland-National Capital Park and Planning Commission, Planning Department, Development Review Division (DRD), along with the final plat.
 - c. All waste matter of any kind shall be removed from the property, prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse, or similar waste matter.
 - e. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair, or improvements required by the approval process.
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.
 - g. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
 - h. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/012/009.