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Specific Design Plan

SDP-0506-02

Application	General Data	
<p>Project Name: Smith Home Farms</p> <p>Location: South of Westphalia Road and east of Presidential Parkway, in the middle of the larger Smith Home Farms project site.</p> <p>Applicant/Address: SHF Project Owner, LLC 1999 Avenue of the Stars, Suite #2850 Los Angeles, CA 90067</p>	Planning Board Hearing Date:	02/23/12
	Staff Report Date:	02/15/12
	Date Accepted:	10/18/11
	Planning Board Action Limit:	N/A
	Plan Acreage:	61.7
	Zone:	R-M
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District:	15
	Municipality:	N/A
200-Scale Base Map:	205SE08	

Purpose of Application	Notice Dates	
To reduce the right-of-way width of MC- 631 to 100 feet in accordance with the 2007 <i>Approved Westphalia Sector Plan and Sectional Map Amendment</i> , to relocate five stormwater management (SWM) facilities, and to adjust the grading associated with the proposed roadways and stormwater management facilities.	Informational Mailing:	08/24/11
	Acceptance Mailing:	10/17/11
	Sign Posting Deadline:	01/24/12

Staff Recommendation		Staff Reviewer: H. Zhang, AICP Phone Number: 301-952-4317 E-mail: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Infrastructure Specific Design Plan SDP-0506-02, Smith Home Farms
Type II Tree Conservation Plan TCPII/57/06-02

The 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 specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment A-9965-C.
- b. The requirements of the Zoning Ordinance, specifically,
 - (1) Sections 27-507, 27-508, 27-509, and 27-510 of the Zoning Ordinance governing development in the R-M Zone.
 - (2) Sections 27-274(a)(7), Design Guidelines, and 27-528(b) Required findings for approval of a Specific Design Plan for Infrastructure.
- c. The requirements of Comprehensive Design Plan CDP-0501 and its revision.
- d. The requirements of Preliminary Plan of Subdivision 4-05080.
- e. The requirements of Specific Design Plan SDP-0506 for infrastructure and its revision.
- f. The requirements of the Woodland Conservation Ordinance and Tree Canopy Coverage Ordinance.
- g. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is a revision to a previously approved infrastructure Specific

Design Plan SDP-0506 to reduce the right-of-way (ROW) width of MC-631, also known as Suitland Road extension, to 100 feet in accordance with the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*, to relocate five stormwater management facilities and to change the grading associated with the proposed roadways and stormwater management facilities accordingly. The SDP application will also add one roundabout for traffic calming purposes at the intersection of MC-631 and C-627, also known as D'Arcy Road, and add another one at the intersection of C-627 and future Road A.

The plan also includes one cul-de-sac on the existing Melwood Road south of the Cook and Wright properties and another cul-de-sac close to the intersection of Melwood Road and Westphalia Road to serve the existing single-family detached houses in anticipation of the abandonment of existing Melwood Road in future.

2. **Development Data Summary:**

	Previously Approved	Proposed
Zones	R-M	R-M
Uses	Roadway and stormwater management facilities	Roadway and stormwater management facilities
Acreage (in the subject SDP)	62.1	62.1
Lots	*	*

***No lots are included in either the existing or the proposed SDP for infrastructure.**

3. **Location:** The larger Smith Home Farms subdivision is a tract of land consisting of wooded, undeveloped land and active farmland located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4), and measuring approximately 757 acres, in Planning Area 78, Council District 6.

The subject SDP includes two road segments: MC-631, classified as a master plan major collector, which is an east/west-oriented major roadway extending from Presidential Parkway and connected thereby to the intersection of Suitland Parkway and Pennsylvania Avenue (MD 4); and C-627, classified as a master plan collector, which is a north/south-oriented major roadway extending from Westphalia Road. MC-631 and C-627 intersect in front of the planned central park, which is located in the middle of the larger Smith Home Farms site. According to the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*, MC-631 further extends to the northeast of the project site and connects to the planned Woodside Village to the east of the Smith Home Farms site. C-627 uses a portion of Melwood Road at its intersection with Westphalia Road and then is realigned toward the western boundary of the Smith Home Farms project.

4. **Surrounding Uses:** The subject site of (SDP-0506-02) includes a limited part of the Smith Home Farms project along both sides of MC-631 and C-627. C-631 is the major access off Presidential Parkway to the site and C-627 is a secondary access road to the site off Westphalia Road. The two roadways intersect in front and to the west of the central park in the middle of the larger Smith Home Farms project site. Along both sides of MC-631, future specific design plans propose single-family detached and single-family attached residences, and the community center. After its intersection with C-627, MC-631 becomes a single-loaded roadway. A mixed retirement development will be located to the west of MC-631. C-627 uses a portion of existing Melwood Road around its intersection with Westphalia Road. C-627 has been realigned toward the west part of the Smith Home Farms project site along the alignment of one of the stream valleys. C-627 is also a single-loaded road until after its intersection with MC-631. To the east of C-627 is

the Mixed Retirement Development (MRD) in the R-M Zone.

The Smith Home Farms project, as a whole, is bounded to the north by the existing subdivisions and undeveloped lands in the R-R (Rural Residential), R-A (Residential-Agricultural), C-M (Commercial Miscellaneous), C-O (Commercial Office), and R-T (Residential-Townhouse) Zones; to the east by undeveloped lands in the R-R and the R-A Zones; to the south by existing development such as the German Orphan Home, existing single-family detached houses, and undeveloped land in the R-A Zone; and to the west by the existing development (Mirant Center) in the I-1 Zone, existing residences in the R-R and the R-A Zones, and undeveloped land in the I-1 and M-X-T Zones.

5. **Previous Approvals:** The subject application covers a linear area along both sides of two main roadways within a larger project known as Smith Home Farms, which has 757 gross acres, including 727 acres in the R-M Zone and 30 acres in the L-A-C Zone. The Smith Home Farms project was rezoned from the R-A Zone through Zoning Map Amendments A-9965 and A-9966 to the R-M (Residential Medium 3.6-5.7) Zone with a mixed-retirement development and the L-A-C (Local Activity Center) Zone with a residential component, for 3,648 dwelling units (a mixture of single-family detached, single-family attached, and multifamily condominiums) and 140,000 square feet of commercial/retail space. On September 29, 2005, the Planning Board approved Zoning Map Amendments A-9965 and A-9966 subject to 19 conditions. On October 26, 2005, the ZHE approved the Zoning Map Amendment applications A-9965 and A-9966 with two conditions, which included all of the conditions of approval of the Planning Board as sub-conditions. The District Council finally approved both Zoning Map Amendment applications on February 13, 2006 and the approved Ordinances became effective on March 9, 2006.

On February 23, 2006, the Planning Board approved (through PGCPB Resolution No. 06-56(C)) Comprehensive Design Plan CDP-0501 for the entire Smith Home Farms project with 30 conditions. On June 12, 2006, the District Council adopted the findings of the Planning Board and approved CDP-0501 with 34 conditions. On July 20, 2011, a revision to CDP-0501 was filed to modify Condition 3 regarding the construction of the MD 4/Westphalia Road interchange, Condition 7 regarding the location and the size of the proposed community center and pool, and Condition 16 regarding the size of the market-rate single-family attached lots in the R-M Zone. On December 1, 2011, the Planning Board approved CDP-0501-01 (through PGCPB Resolution No. 11-112) with four conditions.

On July 27, 2006, the Planning Board approved (through PGCPB Resolution No. 06-64(A)) Preliminary Plan of Subdivision 4-05080 for 1,176 lots (total 3,628 dwelling units) and 355 parcels with 77 conditions. On July 27, 2006, the Planning Board approved (through PGCPB Resolution No. 06-192) infrastructure Specific Design Plan SDP-0506 for portions of roadways identified as MC-631 (oriented east/west, also known as C-631) and C-627 (oriented north/south) in the R-M Zone. This application also showed a portion of the roadway between MC-631 and the Presidential Parkway, also known as A-67. On December 12, 2007, the Development Review Division as designee of the Planning Director approved Specific Design Plan SDP-0506-01 for the purpose of revising A-67 to a 120-foot right-of-way and adding bus stops and a roundabout.

In addition to the prior approvals for the site mentioned above, two later actions by the District Council have revised several conditions of Comprehensive Design Plan CDP-0501 that governs the development of the entire Smith Home Farms project. The *Approved Westphalia Sector Plan and Sectional Map Amendment* (SMA) was approved by the District Council on February 6, 2007. In Resolution CR-2-2007, the District Council modified several conditions in CDP-0501. Specifically, the District Council prescribed a minimum residential lot size for single-family attached lots (Condition 16) near the Westphalia Town Center to be in the range from 1,300 to 1,800 square feet in Amendment 1 and further, in the resolution, established a minimum lot size for single-family attached dwellings in the R-M (Market rate) Zone to be 1,300 square feet; established park fees (Condition 22) of \$3,500 per new dwelling unit (in 2006 dollars) in Amendment 8; and further clarified the intent of the District Council regarding Conditions 10–23 in Comprehensive Design Plan CDP-0501 for Smith Home Farms to require submission of an SDP for the Central Park following approval of the Westphalia Sector Plan and SMA and not as the second SDP as stated in the original Condition 23 of CDP-0501.

On October 26, 2010, the District Council approved a resolution concerning *Public Facilities Financing and Implementation Program (PFFIP) District Westphalia Center* to provide financing strategies including, but not limited to, pro-rata contributions, sale leasebacks, funding clubs, the Surplus Capacity Reimbursement Procedure provided in Section 24-124 of the Subdivision Regulations, and other methods in order to ensure the timely provision of adequate public facilities for larger projects such as Westphalia.

This application also has an approved Stormwater Management Concept Plan 24819-2006-01, which will be valid through May 4, 2013. The related parent Stormwater Management Concept Plan for the larger Smith Home Farms project is 36059-2005-02.

6. **Design Features:** This application is a revision of the previously approved infrastructure specific design plan for portions of two roadways, MC-631 and C-627, that provide access to the subject site. The plan also includes one cul-de-sac on existing Melwood Road south of the Cook and Wright properties and another cul-de-sac close to the intersection of Melwood Road and Westphalia Road to provide future vehicular access to the existing single-family residences that are accessed now from Melwood Road, which will be abandoned in future. The site plan shows grading of approximately 4,500 linear feet of MC-631 and a 300-foot-wide strip along both sides. MC-631 has a 100-foot-wide right-of-way (ROW) with a median, which is an urban collector road pursuant to the standards of the Department of Public Works and Transportation (DPW&T). The site plan also shows grading of approximately 6,000 linear feet of C-627 with ROW of 80 feet. The cross section of C-627 changes from an urban four-lane collector road to an urban primary residential road as it runs through different sections of the site. A 300-foot-wide strip along both sides of C-627 is also included in the site plan. However, on Sheet 6 of the specific design plan, the intersection of D'Arcy Road and Suitland Road has been shown as a T-intersection, not as a full intersection as previously approved. A condition has been proposed in the Recommendation Section to require the applicant to revise Sheet 6 to show the intersection as a full intersection with D'Arcy Road extending east of the MC-631, Suitland Road Extension.

The site plan also shows the grading of five stormwater management ponds. One stormwater management pond is located within the proposed central park area as approved in Comprehensive Design Plan CDP-0501 and SDP-0506. The five stormwater management facilities included in this SDP application have been relocated from previous locations, necessitated by more detailed engineering requirements. Currently, the ponds are approved on higher elevation parts of the

property; this SDP revision relocates the ponds appropriately to lower portions of the property. This application includes only two segments of roadways, five stormwater management ponds and the associated grading. There are no lots and no architecture included in this application.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9965-C:** On February 13, 2006, the District Council approved Zoning Map Amendment A-9965-C, subject to three conditions, of which the following are applicable to the review of this SDP:

2.H. At the time of the first Specific Design Plan, the Applicant shall:

- 1. Provide a comprehensive trail and sidewalk map for the entire site.**
- 2. Provide noise mitigation construction methods to reduce the internal noise level of the residential buildings to 45 dBA (Ldn) or lower.**

Comment: The subject application is a revision to the previously approved infrastructure specific design plan for segments of two roadways and, although it is technically the first specific design plan, it is not an appropriate plan for reviewing either of these issues because this SDP does not have any buildings nor any lots. Appropriate sidewalks have been incorporated into the two segments of the roadways in question. The above condition will be reviewed at time of a full-scale specific design plan.

2.L. The development of this site should be designed to minimize impacts by making all road crossings perpendicular to the streams, by using existing road crossings to the extent possible and by minimizing the creation of ponds within the regulated areas.

2.M. The woodland conservation threshold for the site shall be 25 percent for the R-M portion of the site and 15 percent for the L-A-C portion. At a minimum, the woodland conservation threshold shall be met on-site.

2.N. All Tree Conservation Plans shall have the following note:

“Woodland cleared within the Patuxent River Primary Management Area Preservation Area shall be mitigated on-site at a ratio of 1:1.”

Comment: The subject SDP includes a very small portion of the previously approved larger Smith Home Farms project. Pursuant to the review by the Environmental Planning Section (Finch to Zhang, dated February 13, 2012), the above conditions were carried forward for implementation with the appropriate step of the development process. Condition L is subject to revisions proposed under the current application. Conditions M and N were applied to the approval of Type I Tree Conservation Plan TCPI-038-05 and Type II Tree Conservation Plan TCPII-057-06, and have been applied to the current TCPII revision.

- 3. Before approval of the first Specific Design Plan, staff and Planning Board shall review and evaluate the buffers between this development project and the adjoining properties, to determine appropriate buffering between the subject property and**

existing development on adjacent properties.

Comment: As noted above, this SDP is for infrastructure only. There are neither lots nor buildings included in this application. The section included in this SDP is located in the middle of the larger Smith Home Farms project without abutting any existing properties. The above condition will be reviewed at the time of a full-scale specific design plan that abuts the existing properties in the vicinity of the project.

8. **Comprehensive Design Plan CDP-0501 and its revision:** Comprehensive Design Plan CDP-0501 as approved includes a maximum of 3,648 dwelling units, of which 2,124 dwelling units are in the regular R-M Zone, including 319 single-family detached, 552 single-family attached, 361 two-over-two, and 892 multifamily condominium units; 1,224 dwelling units are in the R-M Zone under Mixed Retirement Development (MRD); and 300 condominium dwelling units and 140,000 square feet of commercial/retail in the L-A-C Zone. Comprehensive Design Plan CDP-0501 was approved by the Planning Board with 30 conditions. The District Council approved CDP-0501 on May 22, 2006 with 34 conditions, without approving the accompanying three variances. Of the 34 conditions attached to the CDP approval (see attached Council Order), Conditions 1, 7, 8, 9, 11, 12, 16, 23, 29, 31, 32 and 34 are SDP-related conditions that are applicable to a future special-purpose SDP or a full-scale SDP.

On December 1, 2011, the Planning Board approved Comprehensive Design Plan CDP-0501-01, which is a revision to the previously approved CDP-0501 to change the following three conditions: Condition 3, regarding the construction of the MD 4/Westphalia Road interchange; Condition 7, regarding the location and the size of the proposed community center and swimming pool; and Condition 16, regarding the size of the market-rate single-family attached lots in the R-M Zone. The Planning Board approved the applicant's requests and added two new conditions regarding the timing of construction and completion of the second community building and possible additional community buildings with the approval of CDP-0501-01. Since the subject application is a revision to the previously approved infrastructure SDP for segments of two roadways, the aforementioned conditions in both the original approved CDP-0501 and CDP-0501-01 will not have any impact on this application. The new conditions will be reviewed at time of a full-scale SDP to which they are applicable.

9. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:
- a. The subject SDP is an infrastructure application for segments of two major roadways to the site pursuant to the previous approvals and is therefore consistent with Sections 27-507, 27-508, 27-509, and 27-510 of the Zoning Ordinance governing development in the R-M Zone.
 - b. Section 27-528, requires that the Planning Board make the following findings for approval of a specific design plan for infrastructure:
 - (b) **Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved Comprehensive Design Plan, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

Comment: The subject SDP for infrastructure is for segments of two major roadways that lead to the site. The SDP proposes a grading plan for two major roadways in the middle of the larger Smith Home Farms project site and five stormwater management ponds that are consistent with the previously approved Comprehensive Design Plan CDP-0501. The road improvements will be provided as part of the larger Smith Home Farms to support the development. As the only construction resulting from the subject SDP will be road facilities that will serve future development, the SDP does not include development of any kind that will need to be served within a reasonable period of time by public facilities.

The application also has an approved Stormwater Management Concept Plan 24819-2006-01. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties. The Environmental Planning Section (Vance to Zhang, dated November 23, 2011), after review of the submitted SDP for infrastructure and Type II Tree Conservation Plan TCPII/57/06-02, concludes that the application is in substantial conformance to the approved Type II Tree Conservation Plan TCPII/057/06/ approval of this application with several conditions. With the approved stormwater management plan and Type II Tree Conservation Plan, this application will prevent off-site property damage, and prevent environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

10. **Preliminary Plan of Subdivision 4-05080:** The Planning Board approved Preliminary Plan of Subdivision 4-05080 for the entire Smith Home Farms on July 27, 2006 with 77 conditions. The conditions that are applicable to the review of this SDP are discussed below:

2. A Type II Tree Conservation Plan shall be approved with each specific design plan.

Comment: A Tree Conservation Plan TCPII/57/06 was approved with the original SDP-0506. A Tree Conservation Plan TCPII/57/06-02 has been submitted with this SDP. According to the review by the Environmental Planning Section (Vance to Zhang, November 23, 2011), TCPII/57/06-02 is consistent with the previous approval.

- 11. The submittal requirements for the specific design plan (SDP) filed subsequent to SDP-0506 shall include a proposal for a sequential platting plan (24-119.01(e)(2)) of all of the land within this preliminary plan of subdivision. This plan shall establish a framework for the orderly development of the property.**

Comment: This SDP is a revision to the previously approved SDP-0506 and its scope is limited to two road segments and five stormwater management ponds. Neither lots nor buildings are included in the application.

- 14. The applicant, his heirs, successors and/or assignees shall preserve as much of Melwood Road as feasible for use as a pedestrian/trail corridor, in keeping with recommendations from the WCCP study. Consideration should be given to the use of existing Mellwood Road as a pedestrian/trail corridor east and west of C-632 at the time of SDP. The Cabin Branch Stream Valley trail and the Mellwood Road trail should converge on the west side of the C-632 and a pedestrian trail crossing provided under C-632 where the bridging of the stream valley and Cabin Branch**

could occur for the construction of C-632. An at-grade pedestrian crossing of C-632 shall be avoided, unless otherwise determined appropriate by the DRD and the DPR. The grade-separated crossing shall be provided for the master-planned Cabin Branch Stream Valley trail at major road crossings. The SDP for the central park shall identify all needed road crossings and bridging.

Comment: Both Melwood Road and C-632 are outside the area that is contained in this SDP. This condition will be reviewed at time of the future SDP that encompasses the said roadways.

15. The applicant, his heirs, successors and/or assignees shall provide:

- a. **The Cabin Branch Trail from P-615 to the proposed trail east of Road RR. This connection will allow for a continuous stream valley trail through the site and extend the Cabin Branch Trail Road W. If feasible, the stream crossing should correspond with the construction required for stormwater management pond number 4 (access road and outfall) in order to minimize impacts to the PMA.**
- b. **Where the Melwood Legacy Trail crosses Blocks L, P, and R, it should be within a 30-foot-wide HOA parcel(s). This 30-foot-wide parcel will include Parcels 16, 17, and 20 (currently shown as 20 feet wide) shown on the submitted plans, plus an additional five feet on each side (30-foot-wide total). This additional green space will accommodate a buffer between the trail and the adjacent residential lots on both sides of the trail and allow the trail to be in the green corridor envisioned in the Westphalia Sector Plan (Sector Plan, page 28). Additional plantings and/or pedestrian amenities or other design modifications may be considered at the time of specific design plan.**
- c. **Provide a ten-foot wide multiuse trail along the subject site's entire portion of Suitland Parkway extended (MC-631) (Preliminary Westphalia Sector Plan, page 28). This trail shall be asphalt and separated from the curb by a planting strip.**
- d. **Provide a six-foot wide asphalt trail connector from Road FF to the Cabin Branch Trail. This trail may utilize a portion of the access road for SWM Pond number 19.**
- e. **Provide a six-foot wide trail connector from Road YY to the Cabin Branch Trail. This connection shall, unless another location is determined appropriate, be located between Lots 33 and 34, Block H within a 30-foot wide HOA access strip.**

Comment: All the requirements of this condition except for 15.c should be addressed at time of the future review of the appropriate SDP. A ten-foot-wide multi-use trail has been shown on the plan as required.

16. The applicant, his heirs, successors and/or assignees shall provide standard sidewalks along both sides of all internal roads. Wide sidewalks may be recommended within the community core or at the L-A-C. A detailed analysis of the internal sidewalk network will be made at the time of each SDP.

Comment: In addition to the above-mentioned ten-foot-wide multi-use trail, a five-foot-wide standard sidewalk has been provided along both sides of the rest of the two segments of the roadways included in this SDP.

- 27. The applicant shall submit Phase II archeological investigation for pit feature 18PR766, with the first SDP within the R-M zoned mixed retirement portion of the property for review and approval. The pit feature is located within this portion of the site and is labeled on the preliminary plan of subdivision. A Phase III Data Recovery Plan as determined by DRD staff may be required as needed. The SDP plan shall provide for the avoidance or preservation of the resources in place, or shall provide for mitigating the adverse effect upon these resources. All investigations must be conducted by a qualified archaeologist and must follow *The Standards and Guidelines for Archeological Investigations in Maryland (Schaffer and Cole: 1994)* and must be presented in a report following the same guidelines.**

Comment: This SDP covers the area in the regular R-M Zone that is outside of the R-M zoned mixed retirement portion of the Smith Home Farms project.

- 29. Prior to signature approval of the preliminary plan, the 5.9-acre boundary line around “Historic Blythewood Homesite Parcel” should be revised to also include the tree-lined lane leading to the house and outbuildings, and the land connecting these two stems. The tree-lined access appears to be approximately 15 feet wide and may not be adequate to serve as vehicular access to a commercial or office use. To ensure that the historic entrance remains intact, options for review at the time of SDP including the conversion of the tree-lined driveway to a pedestrian path may be appropriate.**

Comment: The Historic Blythewood Homesite Parcel as stated in this condition is not included in this SDP.

- 58. The SDPs and Type II Tree Conservation Plans shall show the 1.5 safety factor line and a 25-foot building restriction line for Marlboro clay in relation to all proposed structures. The final plat shall show all 1.5 safety factor lines and a 25-foot building restriction line from the 1.5 safety factor line for any affected lots. The location of the 1.5 safety factor lines shall be reviewed and approved by M-NCPPC, at the time of SDP by the Environmental Planning Section and the Prince George’s County Department of Environmental Resources. The final plat shall contain the following note:**

“No part of a principal structure may be permitted to encroach beyond the 25-foot building restriction line established adjacent to the 1.5 safety factor lines. Accessory structures may be positioned beyond the BRL, subject to prior written approval of the Planning Director, M-NCPPC and DER.”

Comment: This SDP is for roadway and stormwater management ponds and the associated grading and does not contain any lots and/or buildings. The above condition will be addressed at time of future SDP review when the lot and building information are available.

- 65. At the time of specific design plan, the TCPII shall contain a phased worksheet for each phase of development and the sheet layout of the TCPII shall be the same as the SDP for all phases.**

Comment: The condition is applicable to the review of subject application. In accordance with a review by the Environmental Planning Section (Finch to Zhang, February 13, 2012) the Type II Tree Conservation Plan TCPII/057/06/02 submitted with this SDP requires significant revisions in terms of the numbers of the plan sheets, sheet layout, phasing lines, in addition to several missing technical elements. The Environmental Planning Section recommends several conditions that have been included in the Recommendation Section of this report.

77. Prior to specific design plan approval for the applicable area, the road network shall show a connection (r/w to be determined) between the cul-de-sac of Private Road DD to the north to connect to the Woodside Village property (Sheet 10), and to the south to connect to the Westphalia Town Center as a dedicated public right-of-way.

Comment: The two connections stated in this condition are located to the south and east of the area included in this SDP. The review for conformance with this condition will be carried out at time of the SDP covering the stated area.

11. **Specific Design Plan SDP-0506 and its revision:** The Planning Board approved Specific Design Plan SDP-0506 for infrastructure with three conditions. Two conditions are related to the review of the subject SDP as follows:

2. A limited SDP for stream restoration shall be developed outlining areas that are identified to be in need of stream restoration. The limited SDP shall receive certificate approval prior to the certificate approval of the SDP for the first phase of development, excluding SDP-0506. Prior to issuance of any grading permits, all SDP's shall be revised to reflect conformance with the certified stream restoration SDP. There will not be a separate TCPII phase for the stream restoration work; it shall be addressed with each phase of development that contains that area of the plan. Each subsequent SDP and associated TCPII revision shall reflect the stream restoration work for that phase. As each SDP is designed, it shall include the detailed engineering for the stream restoration for that phase.

The limited SDP for stream restoration shall:

- a. Be coordinated with the Department of Parks and Recreation for land to be dedicated to DPR, other agencies who have jurisdiction over any other land to be dedicated to that agency and the review agency that has authority over stormwater management**
- b. Consider the stormwater management facilities proposed;**
- c. Include all land necessary to accommodate the proposed grading for stream restoration;**
- d. Address all of the stream systems on the site as shown on the submitted Stream Corridor Assessment and provide a detailed phasing schedule that is coordinated with the phases of development of the site;**
- e. Be developed using engineering methods that ensure that the stream restoration measures anticipate future development of the site and the addition of large expanses of impervious surfaces;**

- f. **Identify what areas of stream restoration will be associated with future road crossings, stormwater management and utility crossings; and**
- g. **Identify areas of stream restoration that are not associated with future road crossings, stormwater management and utility crossings that have an installation cost of no less than \$1,476,600 which reflects the density increment granted in the M-R-D portion of the project (see Finding No. 8, 15 of CDP-0504).**

Comment: This SDP is a revision to the previously approved specific design plan for infrastructure. A separate specific design plan SDP-1002 for stream restoration has been heard and approved by the Planning Board on January 26, 2012. This condition was reviewed for conformance at time of SDP-1002 approval.

- 3. **Prior to issuance of a grading permit, the applicant shall redesign the stormwater management pond and road grading for the segment along the park's frontage, if necessary, in accordance with the approved central park concept plan for review and approval by the Department of Parks and Recreation.**

Comment: This application also proposes changes to the location and grading of the five previously approved stormwater management ponds, of which one is located on the land that will be dedicated to the Department of Parks and Recreation (DPR) for a central park. At the time of writing of this technical staff report, the applicant and the Department of Parks and Recreation have not agreed upon the specific design of the stormwater management pond that will be located on the future park land. In a memorandum dated February 13, 2012 (Asan to Zhang), however, DPR recommends approval of this SDP with six conditions that have been included in the Recommendation Section of this report. One of the conditions governs the redesign of the SWM pond in question.

On December 12, 2007, the Development Review Division as designee of the Planning Director approved Specific Design Plan SDP-0506-01, a revision to previously approved SDP-0506, in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. That revision was for the purpose of increasing the right-of-way width of A-67 from 100 feet to 120 feet and adding bus stops and a roundabout. No conditions were attached to that approval.

- 12. **The requirements of the Woodland and Wildlife Habitat Conservation Ordinance and Tree Canopy Coverage Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet; there are more than 10,000 square feet of existing woodland on-site; and there are previously approved Type I and Type II Tree Conservation Plans TCP I/38/05 and TCPII/057/06.

- a. A Type I Tree Conservation Plan TCPI/38/05 was approved with Comprehensive Design Plan CDP-0501 for the entire Smith Home Farms, subject to many conditions. The TCPI/38/05 was approved along with CDP-0501. A revision to previously approved Type I Tree Conservation Plan TCPI/38/05-01 was submitted at time of Preliminary Plan of Subdivision 4-05080 review and was approved by the Planning Board along with 4-05080 for the entire Smith Home Farms property.
- b. A Type II Tree Conservation Plan, TCPII/57/06, was submitted with the original

SDP-0506 for infrastructure that covers a very limited part of the Smith Home Farms project around the two segments of two major roadways and approved by the Planning Board. A revised Type II Tree Conservation Plan TCPII/57/06-01 was approved with SDP-0506-01. A revised Type II Tree Conservation Plan TCPII/57/06-02 was also submitted with this SDP. According to the review of Environmental Planning Section, the overall woodland conservation sheet for the site has been significantly revised. TCPII-057-06-02 submitted with this application is generally consistent with the TCP2 format recommended for the Smith Home Farms development, but is subject to numerous conditions that have been included in the Recommendation Section of this report.

- c. Since the Smith Home Farms project will be developed in phases, the tree canopy coverage requirements will be addressed with each phase along with the pertinent regular specific design plan and/or at time of grading permit.

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

- a. **The Community Planning South Division**—In a memorandum dated November 28, 2011 (Carlson-Jameson to Zhang), this Division stated that there are no General Plan issues related to this specific design plan for infrastructure. The road alignments proposed by the specific design plan are generally consistent with the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*.
- b. **The Transportation Planning Section**—In a memorandum dated December 14, 2011 (Burton to Zhang), the Transportation Planning Section has stated that the application that has been submitted is found to be acceptable.

In a separate memorandum (Shaffer to Zhang, November 30, 2011) on specific design plan review for master plan trail compliance, the Transportation Planning Section has provided a comprehensive background discussion on trails issues for this site and recommended six specific trails/sidewalk improvements, which have been incorporated into the conditions of approval for this SDP.

- c. **The Environmental Planning Section**—In a memorandum dated February 13, 2012 (Finch to Zhang), the Environmental Planning Section has provided a comprehensive review of all previous approvals governing the subject application. The Environmental Planning Section found that the Type II Tree Conservation Plan TCPII-057-06/02 submitted with this application proposes significant changes from the previously approved Tree Conservation plan in terms of phasing, number of plan sheets, sheet layout and phasing lines in addition to several missing technical elements. The Environmental Planning Section recommends approval of the subject Specific Design Plan SDP-0506/02 and TCPII-057-06/02 subject to 10 conditions. The conditions have been included in the Recommendation Section of this report.
- d. **The Subdivision Review Section**—In a memorandum dated November 10, 2011 (Chellis to Zhang), the Subdivision Review Section indicated that the subject site is covered by the previously approved Preliminary Plan of Subdivision 4-05080 and provided a review of the conditions related to right-of-way alignment and their environmental impacts. The Subdivision Review Section concludes that there are no other subdivision issues with this application.

- e. **The Department of Parks and Recreation (DPR)**—In a memorandum dated February 13, 2012 (Asan to Zhang), the Department of Parks and Recreation provided a comprehensive review of the central park-related conditions attached to all previous approvals for this project. In addition, the staff also provided discussion on issues such as central park recreational facilities, lake design and permitting in the central park. The staff expressed the DPR's concerns over the proposed stormwater management pond and its associated grading land to be dedicated to DPR for the central park, the access to the existing house on the parkland from Suitland Parkway, and the additional land strip along the master plan trail to be used for pedestrian lighting purposes. The DPR recommends approval of Specific Design Plan SDP-0506-02 and Type II Tree Conservation Plan TCPII-057-06/02 with six conditions that have been included in the Recommendation Section of this report.
- f. **The Special Projects Section**—In a memorandum dated October 27, 2011 (Mangalvedhe to Zhang), the Special Projects Section reviewed the subject SDP and provided no comment on this application.
- g. **The Department of Public Works and Transportation (DPW&T)**—In a memorandum dated November 22, 2011 (Abraham to Zhang), DPW&T provided comments on the proposed roadways and stated that DPW&T has no objection to the proposed revisions included in this application. The requirements of DPW&T will be enforced at time of road permits review by DPW&T.
- h. **The Maryland State Highway Administration (SHA)**—In a memorandum dated October 24, 2011 (Katzenberger to Zhang), SHA provided no comment regarding this application because all the roadways included in this SDP are County roads.
- i. **The Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated November 14, 2011 (Parent to Zhang), WSSC provided standard comments on this application. WSSC also noted that a site development project (DA4358Z06) was previously submitted and conceptually approved. A revision to DA4358Z06 is required to reflect the changes shown on this application. The requirements of WSSC will be enforced at the time of appropriate permit review by the agency.
- j. **The Prince George's County Health Department**—In a memorandum dated January 13, 2012 (Hoban to Zhang), the Health Department after reviewing the application had no comments to provide.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0506-02 for Smith Home Farms and Type II Tree Conservation Plan TCPII/57/06-02, subject to the following conditions:

- 1. Prior to certificate approval of this SDP, the applicant shall:
 - a. Revise the grading around the intersection of Suitland Parkway MC-631 and D'Arcy Road, C-627 to show future extension of D'Arcy Road east of Suitland Parkway.

- b. Revise the TCPII as follows:
- (1) Include the most recently approved overall woodland conservation worksheet, which has been updated to reflect woodland conservation data for the current application after all required revisions have been completed. The overall woodland conservation worksheet must demonstrate how the woodland conservation requirement has been distributed over the entire development, and how the total woodland conservation requirement for the development will be fulfilled.
 - (2) Eliminate all woodland conservation and reforestation/afforestation outside of the 100-year floodplain on the land within the central park area to be dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC).
 - (3) On all sheets of the plan:
 - (a) Show the correct format for the TCPII number, TCPII-057-06.
 - (b) Include labeling to identify what phase or phases the sheet is located in. The phasing labels shown on the plan sheet shall conform to the phasing names on the cover sheet and in the overall woodland conservation worksheet.
 - (c) Each plan sheet shall include a woodland conservation summary table for the total amount of woodland conservation by each methodology provided on the plan sheet, and the total number of specimen trees to be removed. A separate summary table shall be provided for each methodology for the overall TCPII and placed at an appropriate location in the plan set.
 - (d) Revise the legend to consistently use the term “woodland cleared” and “woodland preservation” instead of “forest cleared” and “forest preservation.”
 - (e) Adjacent SDPs and TCPs shall be labeled by number.
 - (f) Label ownership for all parcels proposed for homeowners association (HOA) or (M-NCPPC) Maryland-National Capital Park and Planning Commission ownership.
 - (g) Add the graphic for the phasing/TCP boundary line to the legend and identify.
 - (4) On Sheet 1:
 - (a) The woodland reforestation table should be removed from the plan, since no reforestation is being done under this TCPII.
 - (b) The woodland area summary tables should be limited to areas within the area within the current application, and clearing onto adjacent TCPIIs necessary to implement the plan.

- (c) The woodland conservation summary tables shall be removed.
- (5) On Sheet 2:
 - (a) Indicate on the Specimen Tree Table what phase each specimen tree is located in, and graphically identify which trees are proposed to be removed under the current application.
 - (b) Use the term “remove” instead of clear
 - (c) Relocate the tree canopy coverage schedule to the landscape plan
 - (6) On Sheet 4, confirm the amount of off-site woodland clearing necessary to provide a connection to Presidential Parkway by review of the approved NRI for the site, and revised if appropriate.
 - (7) On Sheet 6, show the master planned right-of-way for the extension of D’Arcy Road adjacent to the central park, and remove any woodland conservation areas from the master planned right-of-way. If there are existing woodlands within the right-of-way, label them as “woodland retained-assumed cleared.”
 - (8) Remove Sheets 12 through 17 from the plan set which deal with areas of the overall development outside of the current application limits.
 - (9) On Sheet 18:
 - (a) Add a detail showing how the reforestation area sign can be attached to the permanent (split rail) tree preservation fence.
 - (b) Indicate on the temporary tree protection fence detail that the use of cross timber bracing is optional.
 - (10) On Sheet 19:
 - (a) Remove any planting schedules for the afforestation/reforestation area that will not be implemented with the current application.
 - (b) Identify all planting area schedules by the phase they are located in, and the sheet they are located on; and
 - (c) Provide a summary planting schedule for all planting proposed as part of the TCPII.
- c. Demonstrate the following trail/sidewalk improvements on the plans:
- (1) Provide designated bike lanes with appropriate signage and pavement markings along both sides of C-627, unless modified by DPW&T. These bike lanes should be striped and signed in conformance with the *AASHTO Guide for the Development of Bicycle Facilities*.

- (2) Provide standard sidewalks along both sides of C-627, unless modified by DPW&T.
 - (3) Provide a ten-foot-wide multi-use trail along the subject site's entire frontage of the south side of Suitland Parkway extended (MC-631), unless modified by DPW&T. This trail should be asphalt and separated from the curb by a planting strip.
 - (4) Provide a standard sidewalk along the north side of MC-631, unless modified by DPW&T.
 - (5) Provide one bicycle warning sign (W11-1) along C-627 at each approach to the two traffic circles, unless modified by DPW&T.
 - (6) Revise the plans to indicate how the Melwood Legacy Trail will cross MC-631. Appropriate ramps, curb cuts, crosswalks, or other treatments should be included.
- d. Revise SDP and TCPII to show consistent phasing lines and gross tract areas, which are consistent with phase lines for adjacent development delineated for SDP-1003 and for the overall development.
- e. Revise the SDP and TCP2s cover sheets as follows:
- (1) Show the noise contours associated with Andrews Air Force Base as depicted on the latest Air Installation Compatibility Use Zone Study (2009) on the cover sheet;
 - (2) Add the graphic for noise contours to the legend of the cover plan sheet; and
 - (3) Add a note to the cover sheet of the SDP and TCP correctly citing the source for the noise contours delineated.
 - (4) Add a note which indicates that Westphalia Road is a designated historic road.
 - (5) Add a general note which indicates the presence of Marlboro clay on the property.
 - (6) Add phasing lines to the sheet key.
 - (7) Label each phase delineated on the cover with a SDP and revision number, TCP and revision number, and gross tract area (GTA). Add graphic emphasis so the area covered by the current application is identifiable.
 - (8) Label the 141.05-acre park "Central Park."
- f. Eliminate any primary management area (PMA) impacts which have not been approved by the Planning Board from the plans and the associated PMA shall be included in the conservation easement established at time of final plat.

- g. Demonstrate consistency between the SDP, TCP2 and Stormwater Concept Approval Plan with regards to conditions of SWM approval which may affect site design and layout requirements.
 - h. Compare the revised SWM concept approval plan to the impacts approved by the Planning Board to determine consistency. If there are impacts to the PMA that were not approved by the Planning Board on the revised approved SWM concept plan, the concept plan shall be revised to conform to the Planning Board's approval.
 - i. Revise the SDP and TCP2 to show a design for SWM Pond A which is consistent with the level of PMA impacts shown on the approved SWM concept approval plans
 - j. Submit written confirmation from the Department of Parks and Recreation (DPR) which indicates approval of the final design for Pond C as shown on the SDP and TCP plan. If DPR requests revisions to the design of Pond C, which are acceptable to the Prince George's Department of Public Works and Transportation (DPWT), the SDP and TCP2 shall be revised to reflect the final pond design approved by DPR.
 - k. Provide vehicular access from the planned Suitland Parkway extension to the existing house in the planned Central Park. The access road shall be from the existing house to the intersection of Suitland Parkway with Road-N. The landscaping strip in the center of Suitland Parkway should be open at the intersection with Road-N to provide safe and convenient access to the Central Park from Suitland Parkway. The access road design shall be reviewed and approved by the DPR and DPW&T staff.
 - l. Revise Type II Tree Conservation Plan TCPII-057-06/02 to eliminate any woodland conservation outside the 100-year floodplain on the land to be dedicated to M-NCPPC for the Central Park Area and eliminate the 100-year floodplain afforestation on the land to be dedicated to M-NCPPC for the Central Park. In addition, the applicant shall submit revised TCP plans to show the tree conservation areas (20 ± acres) needed to facilitate the development of the Central Park at locations acceptable to DPR and the Maryland-National Capital Park and Planning Commission (M-NCPPC) Prince George's County Planning Department.
 - m. Revise the SDP plan to show a 19-foot public utility easement (PUE) (existing 15 feet plus additional 4 feet proposed by DPR) for MC-631 along the frontage of Central Park between the roundabout at the intersection of Suitland Parkway and D'Arcy Road to the ultimate intersection of Suitland Parkway and Westphalia Boulevard (MC-632).
2. Prior to issuance of a grading permit, the applicant shall:
- a. Redesign the stormwater management pond and road grading for the segment along the park's frontage, if necessary, in accordance with the approved central park concept plan and with *Park and Recreation Facilities Guidelines* for review and approval by the Department of Parks and Recreation (DPR). The applicant shall also redesign adjoining slopes for all roadway segments along the park's frontage to create mowable and natural slopes (3:1). The DPR shall review and approve revised plans addressing these issues.
 - b. Fulfill the woodland conservation requirement by submitting recorded transfer certificates. The location of off-site woodland conservation requirements shall be in accordance with the priorities listed in Section 24-122(a)(6): within the same eight-digit

sub-watershed (Cabin Branch), within the same watershed (Western Branch), within the same river basin (Patuxent), within the same growth policy tier (Developing), or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out appropriate location opportunities for off-site woodland conservation.

- c. Enter into a joint/use and maintenance agreement with DPW&T and DPR.
The applicant shall be responsible for functional maintenance and M-NCPPC shall be responsible for the aesthetic maintenance of the SWM pond.
3. Prior to the issuance of any grading permit, which impact the waters of the U.S., nontidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.
4. Prior to the approval of final plats, the proposed road network shall be evaluated at an interagency meeting attended by the US Army Corps of Engineers, the Maryland Department of the Environment, and the Department of Environmental Resources (DER). The meeting minutes shall reflect the direction provided by these agencies and the road network shall consider the direction provided which is determined at the time of permit applications plan approval.
5. Prior to the approval of final plat for MC-631, the applicant, the Department of Parks and Recreation (DPR) and the Prince George's County Department of Public Works and Transportation (DPW&T) shall enter into construction and maintenance agreement for the installation and maintenance of the pedestrian lights along the ten-foot-wide master planned trail located in the MC-631 right-of-way. The applicant shall be responsible for the installation of the lights in the right-of-way, and the DPR shall be responsible for the maintenance and operation of the pedestrian lights.