

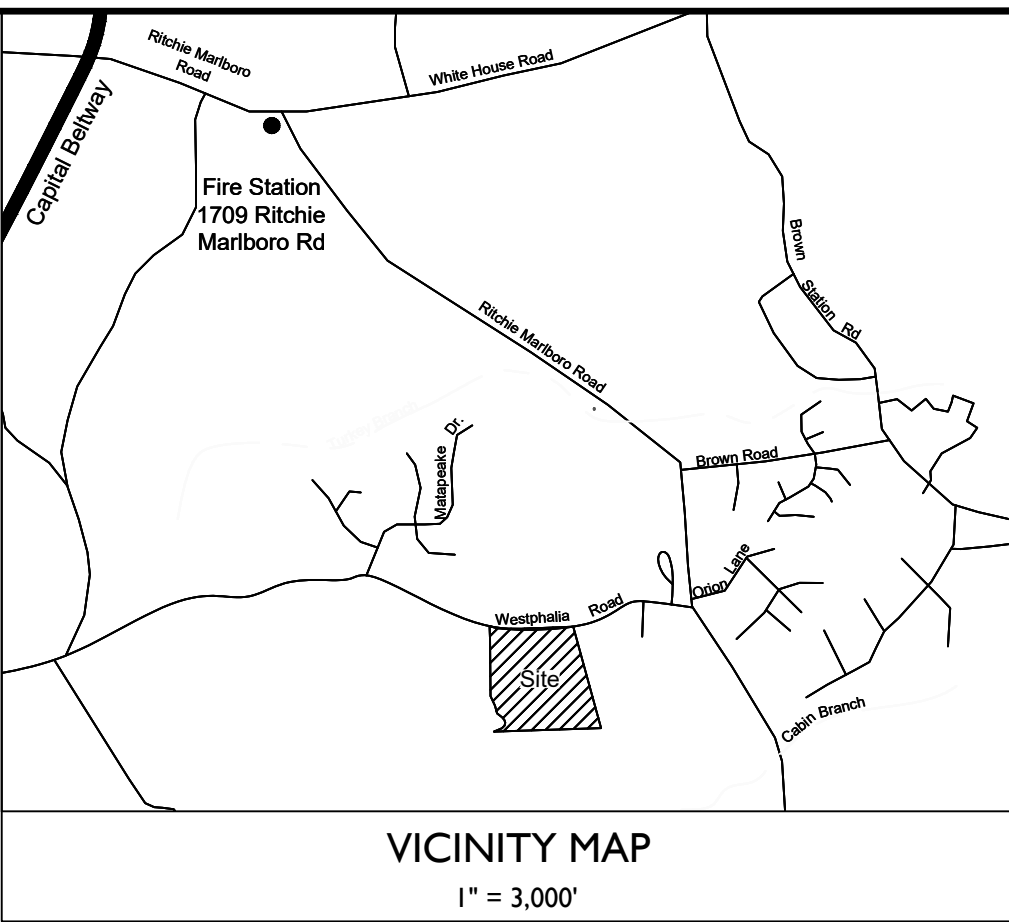
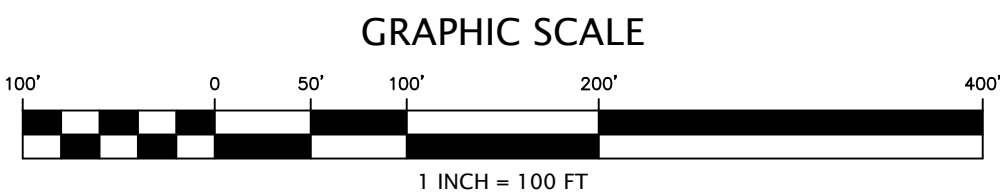
WOODSIDE VILLAGE
MEADOWS AT WESTMORE
PRELIMINARY PLAN OF SUBDIVISION
15TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

GENERAL NOTES	
1 The subject property consists of the following	Parcel 14, Liber 42390 Folio 548;
2 The subject property is located on Tax Map, grid	205509
3 The subject property is located on WSSC 200' Sheet	
4 The subdivision proposes:	Subdivision proposes the creation of 29 parcels, 14 single family detached lots and 268 townhouse lots, and the creation of private and public roads and alleys.
5 The prior approvals are as listed:	A-9973, A-9973-01, CDP-0601, CDP-0601-01, CDP-0601-02, NRI-158-05-01, TCP1-006-08
6 The Preliminary Plan of Subdivision is proposed for:	63.35 Gross Acres
Land zoned:	LCD; Prior to April 1, 2022: R-M
7 Net developable area outside the PMA:	52.85 Acres
8 Acreage of Environmental Regulated Features:	10.50 Acres PMA
9 Acreage of 100-year floodplain:	0.00 Acres
10 All proposed roads are:	Sutland Parkway (MC-631), Westphalia Road (C-626) & alleys are private
Acreage of private/public roads:	4.79 Acres
11 The existing zoning/use is:	LCD; Prior to April 1, 2022: R-M
12 The proposed use of this property is:	Residential
13 The proposed number of dwelling units for this subdivision is:	282 Units
This consists of:	268 Townhomes 14 Single Family Detached Homes 29 Parcels
14 Density Calculation (residential only)	Permitted Density: 3.6 D.U./Acre = 228 Dwelling Units* Proposed Density: 282 Units / 63.35 Ac. = 4.46 D.U./Acre *27-509(b)(1) For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre), an increment factor may be granted, not to exceed 25%. (This open space land should include any irreplaceable natural features, historic buildings, or natural drainage swales located on the property) 282 DU/100 D.U. = 2.82 x 3.5 acres open space = 9.87 acres Open space in excess of 9.87 acres is proposed, therefore, 228 D.U. x 125% = 285 D.U. permitted for a permitted density of 4.49 D.U./Acre.
15 Minimum lot size	Townhouses: 1,200 sq. ft. Single Family Detached: 6,000 sq. ft.
16 Minimum Lot Width at Front Building Line and Front Street Line:	Front Building Line: 16 ft Front Street Line: 16 ft
17 Sustainable Growth Tier	Tier 1
18 Military Installation Overlay Zone:	Area E
19 Center Corridor Location:	No
20 Stormwater Management Concept number and approval date:	6120-2023-0; pending approval
21 Water/Sewer Category Designation:	Existing W-4 & S-4, Proposed W-3 & S-3
22 Aviation Policy Area:	N/A
Mandatory park dedication requirement:	To be fulfilled by private facilities on-site and contributions to Central Park
23 Cemeteries on or contiguous to the property:	No
24 Historic sites in or in the vicinity of the property:	Yes - Osborn-Talburtt Cemetery & Talburtt Tobacco Barn
25 Type One Conservation Plan:	TCP1-006-08
27 Within Chesapeake Critical Bay Area (CBCA):	No
28 Wetlands:	Yes
29 Streams:	Yes
30 NRI:	NRI-158-05-01-04
31 In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust organization	No
32 The subject property proposes Public Utility Easements (P.U.E.'s):	10 foot P.U.E.'s
33 The boundary survey was prepared by:	Rodgers Consulting
34 Applicant:	Stanley Martin Homes, LLC
35 The 65dBA falls within the limits of this application	Yes (Westphalia Road)
36 The topography information if from:	McKenzie Snyder, April 2022



Survey and Datum Notes:

- Boundary information shown hereon is based on a boundary survey conducted by Rodgers Consulting, Inc., in April 2022.
- Horizontal datum is the Maryland Coordinate System (NAD83(2011), SPCS zone 1900(MD), U.S. Survey Feet), based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS). Observed points include RCI traverse station #9002. The average combined (scale x elevation) factor for the site is 0.99994669. (#9002 N: 420729.9150, E: 1564750.0560)
- Topography shown hereon was taken from photogrammetric mapping and LIDAR acquisition provided by McKenzie Snyder, Inc., and placed on ground control established by Rodgers Consulting, Inc. The aerial photography and LIDAR data was acquired on April 11, 2022, and is shown at 2 foot contour intervals in NGVD29 datum.
- Vertical datum is NGVD29, U.S. Survey Feet, based on GPS and trigonometric leveling to Washington Suburban Sanitary Commission (WSSC) Bench Mark 4680. (4680: EL. 279.918)



SHEET INDEX	
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	ROAD SECTIONS

PARCEL	ACRES	DESCRIPTION	DEDICATION
A	0.31	Open Space	HOA
B	1.49	Open Space	HOA
C	0.99	Open Space	HOA
D	0.54	Private Road	HOA
E	1.08	Private Road	HOA
F	0.02	Open Space	HOA
G	0.08	Open Space	HOA
H	0.02	Open Space	HOA
I	0.36	Private Alley	HOA
J	0.02	Open Space	HOA
K	0.10	Open Space	HOA
L	0.02	Open Space	HOA
M	0.90	Private Road	HOA
N	0.47	Private Road	HOA
O	0.47	Open Space	HOA
P	5.02	Open Space	HOA
Q	15.42	Open Space	HOA
R	0.59	Private Road	HOA
S	0.79	Open Space	HOA
T	0.48	Private Road	HOA
U	1.12	Open Space	HOA
V	0.41	Private Road	HOA
W	0.93	Open Space	HOA
X	0.87	Private Road	HOA
Y	0.85	Private Road	HOA
Z	0.53	Open Space	HOA
AA	0.07	Private Road	HOA
BB	3.31	Open Space	HOA
CC	2.52	Open Space	HOA
ROW DEDICATION	4.79	Public Road	Public

Surveyor's Certificate

I hereby certify that the boundary lines shown hereon are correct and based on a boundary survey conducted by Rodgers Consulting, Inc., and that the survey work reflected hereon was prepared under my direct responsible charge and is in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

5-1-2023
Date:

For:
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
License Expiration/Renewal Date: 12-23-2023



PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 40787, Expiration Date: 06/19/2025."



REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 21041
T. (301)368-8760

OWNER:
Westphalia Meadows, LLC
2077 Somerville Rd., Ste. 206
Annapolis, MD 21401
T. (401)266-5100
Contact: Kevin Setzer

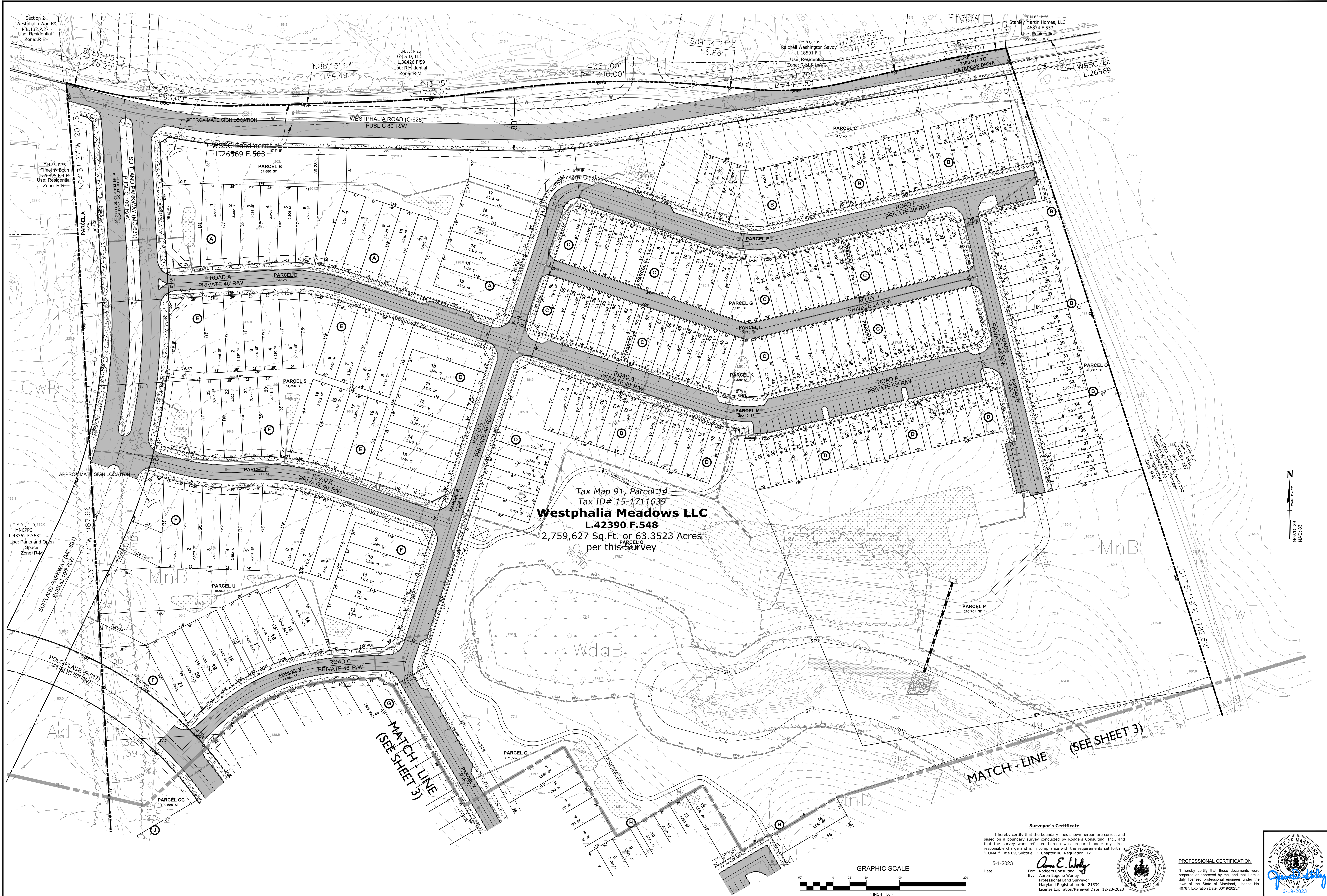
**WOODSIDE VILLAGE
MEADOWS AT WESTMORE**
15TH ELECTION DISTRICT
TAX MAP 91, PARCEL 14: L.42390 F.548
PRINCE GEORGE'S COUNTY, MARYLAND

**RODGERS
CONSULTING**
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	FMH	12/2022
DRAWN	FMH	12/2022
REVIEWED	NB	
RODGERS CONTACT: Neil Ballard		
RELEASE FOR <input type="checkbox"/>		
BY: _____	DATE: _____	

**COVER SHEET
4-22064**

SCALE: 1"=100'
JOB No: 0750T1
DATE: DEC 2022
SHEET No: 1 OF 4



REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER: Stanley Martin Homes, LLC 6404 Ivy Lane, Suite 600 Greenbelt, MD 20770 T. (301)368-8760	OWNER: Westphalia Meadows, LLC 2077 Somerville Rd., Ste. 206 Annapolis, MD 21401 T. (401)266-5100 Contact: Kevin Setzer
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WOODSIDE VILLAGE
MEADOWS AT WESTMORE
15TH ELECTION DISTRICT
TAX MAP 91, PARCEL 14: L.42390 F.548
PRINCE GEORGE'S COUNTY, MARYLAND

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	FMH	12/2022
DRAWN	FMH	12/2022
REVIEWED	NB	
RODGERS CONTACT: Nat Ballard		
RELEASE FOR		
BY	DATE	

PRELIMINARY PLAN OF SUBDIVISION
PRELIMINARY PLAN

5-1-2023

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
License Expiration/Renewal Date: 12-23-2023

STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR
No. 21539

PROFESSIONAL CERTIFICATION
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 40767. Expiration Date: 06/19/2025."

SCALE: 1" = 50'

JOB No. 0750T1

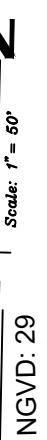
DATE: DEC 2022

SHEET No. 2 OF 4

6/19/2023 2:34:16 PM

N:\MD-Prince Georges\Westphalia Meadows\outocad\Plot Plans\PPS\2 PRELIMINARY PLAN.dwg

PRELIMINARY NOT FOR CONSTRUCTION

NGVD: 29
Scale: 1" = 50'

PR. WATER
PR. STORM DRAIN
PR. PUE
PR. EASEMENT
EX. ESMT
REQUIRED LOT DEPTH
WETLAND
SPECIMEN TREE

I hereby certify that the boundary lines shown hereon are correct and based on a boundary survey conducted by Rodgers Consulting, Inc., and that the survey work reflected hereon was prepared under my direct responsible charge and is in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

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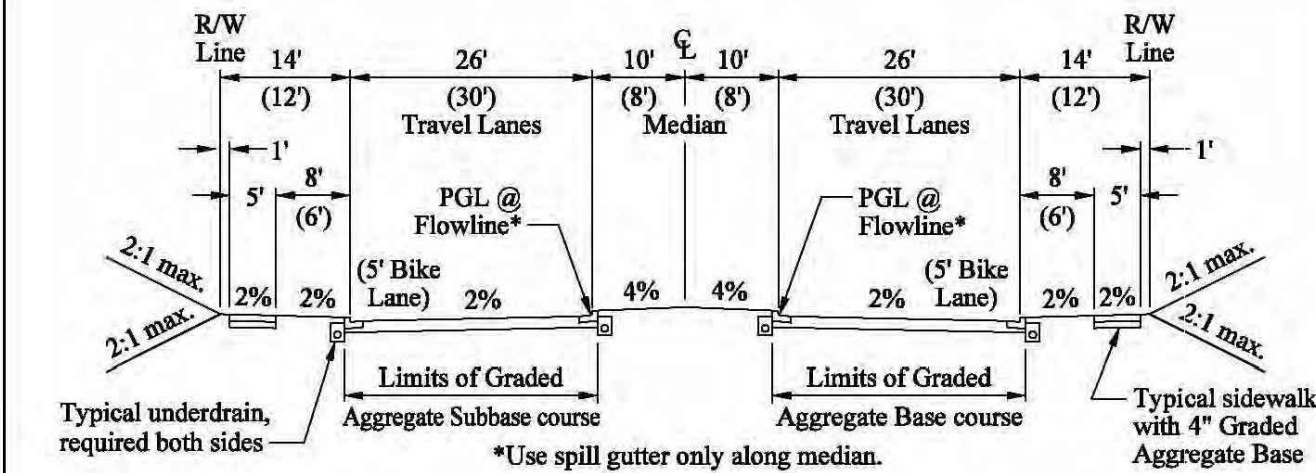
OWNER:
Westphalia Meadows, LLC
2077 Somerville Rd., Ste. 206
Annapolis, MD 21401
T. (401)266-5100
Contact: Kevin Setzer

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

PRELIMINARY PLAN OF SUBDIVISION PRELIMINARY PLAN

SCALE:	1" = 50'
JOB No.	0750T1
DATE:	DEC 2022
SHEET No.	3 OF 4



		Pavement Section				Right-of-Way Width
Design Speed	Subgrade (A)	GASB Course (B)	HMA Base Course (C)	Intermediate Surface Course (D)	Final Surface Course (E)	
40 MPH	CBR ≥ 7	6"	4 1/2"	2"	2"	100'

- Footnotes**
- The top 12" of in-situ subgrade material shall have a minimum California Bearing Ratio (CBR) value of 7. See Table 1-3, 1-4, 1-5, 1-6, 1-7, 1-8 and 1-9 of Section I "Roadway Development Guidelines" for subgrade criteria.
 - Graded Aggregate Subbase (GASB). See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) base, 25mm, PG 64-22. See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) surface, 12.5mm, PG 70-22. See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 70-22. See Section II "Technical Specifications."

General Notes

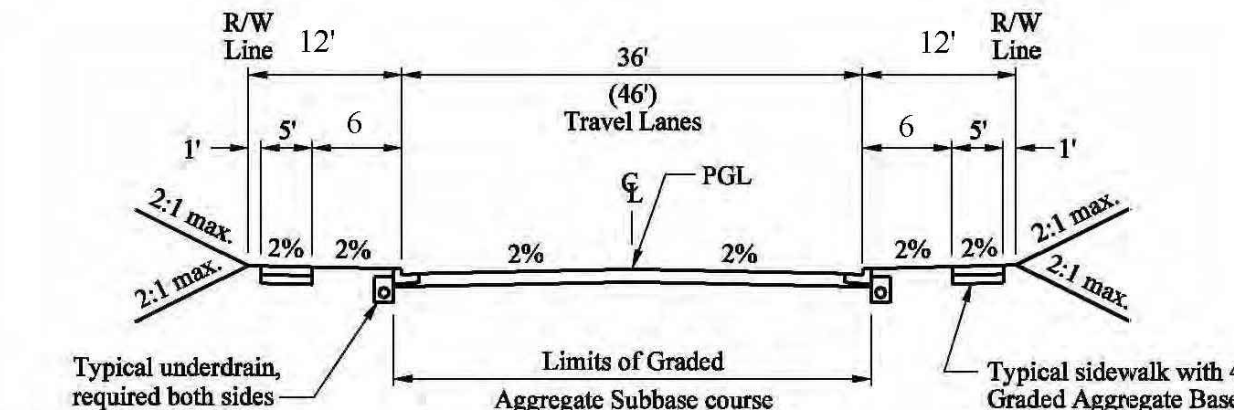
- Travel lanes accommodate two (2) 11-foot minimum lanes and appropriate striping. For bike lanes, alternate configuration shown in parenthesis accommodates two (2) 12-foot lanes, and one (1) 5-foot (one-way) bike lane within the travel lanes. Alternate configuration may require additional dedication to accommodate streetcarts.
- See Table 1-2 of Section I "Roadway Development Guidelines" for design criteria.
- See Section II "Technical Specifications" for materials and method of construction.
- Refer to Standard 300.13 for underdrain details.
- Refer to Standards 300.01 and 300.02 for curb and gutter details.
- Refer to Standards 300.05 through 300.08 for sidewalk details.
- For hiker/biker trail, right-of-way accommodates 6' hiker/biker trails. See Standard 100.18.
- Refer to Category 500 for street light standards.
- Refer to Category 600 for landscaping within the County right-of-way.
- All unpaved areas within the County right-of-way shall receive a minimum of 3" of topsoil and sod.
- Use spill curb and gutter in median sections, unless otherwise specified by the Department.
- All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act.
- Refer to Standards 300.09 and 300.10 for median crosswalk details.
- Top of outside curb elevation equals Profile Grade Line (PGL) elevation minus 0.12' (0.20') for 6" curb.

APPROVED:			DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE		Urban Major Collector Road	STD. 100.02
REVISION DATE	APPROVED BY:			

Revision 03/14/12 Specifications and Standards for Roadways and Bridges Section III - 3

PUBLIC 100' RIGHT OF WAY

SECTION A-A
(TYPICAL)



		Pavement Section				Right-of-Way Width
Design Speed	Subgrade (A)	GASB Course (B)	HMA Base Course (C)	Intermediate Surface Course (D)	Final Surface Course (E)	
35 MPH	CBR ≥ 7	6"	3"	1 1/2"	1 1/2"	60' (70')

- Footnotes**
- The top 12" of in-situ subgrade material shall have a minimum California Bearing Ratio (CBR) value of 7. See Tables 1-3, 1-4, 1-5, 1-6, 1-7, 1-8 and 1-9 of Section I "Roadway Development Guidelines" for subgrade criteria.
 - Graded Aggregate Subbase (GASB). See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) base, 19mm, PG 64-22. See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 64-22. See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 70-22. See Section II "Technical Specifications."

General Notes

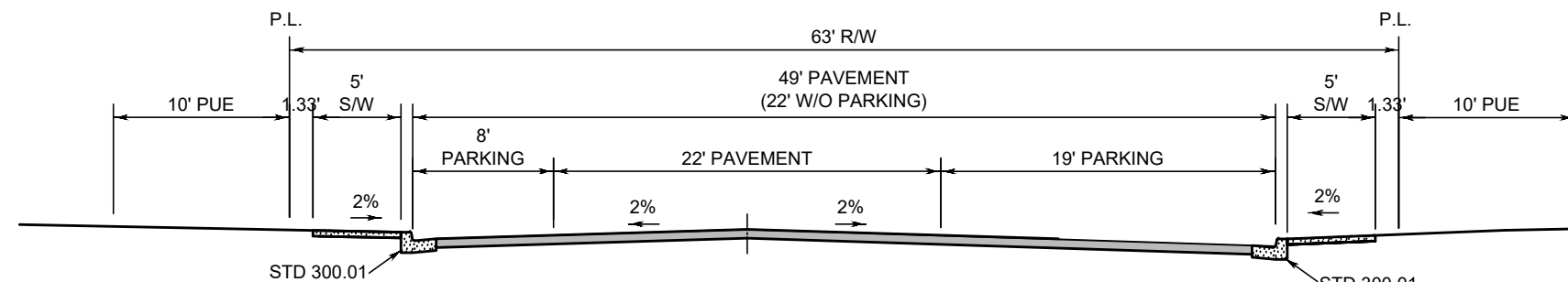
- Travel lanes accommodate two (2) 11-foot minimum lanes and appropriate striping plus 7-foot parking lanes on both sides. Alternate configuration shown in parenthesis accommodates two (2) 12-foot lanes, one (1) 12-foot left turn lane, and two (2) 5-foot (one-way) bike lanes within the travel lanes. (Where right-of-way width permits, pavement width may be increased to 38' to allow 8-foot parking lanes).
- See Table 1-2 of Section I "Roadway Development Guidelines" for design criteria.
- See Section II "Technical Specifications" for materials and method of construction.
- Refer to Standard 300.13 for underdrain details.
- Refer to Standards 300.01 and 300.02 for curb and gutter details.
- Refer to Standards 300.05 through 300.08 for sidewalk details.
- Refer to Category 500 for street light standards.
- Refer to Category 600 for landscaping within the County right-of-way.
- All unpaved areas within the County right-of-way shall receive a minimum of 3" of topsoil and sod.
- All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act, including acceptable sidewalk passing space requirements.
- If roadway is designated by the Department as a Transit Route, use modified surface courses as indicated.
- Top of curb elevation equals Profile Grade Line (PGL) elevation plus 0.04' (minus 0.06') for 6" curb.

APPROVED:			DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE		Urban Primary Residential Road	STD. 100.06
REVISION DATE	APPROVED BY:			

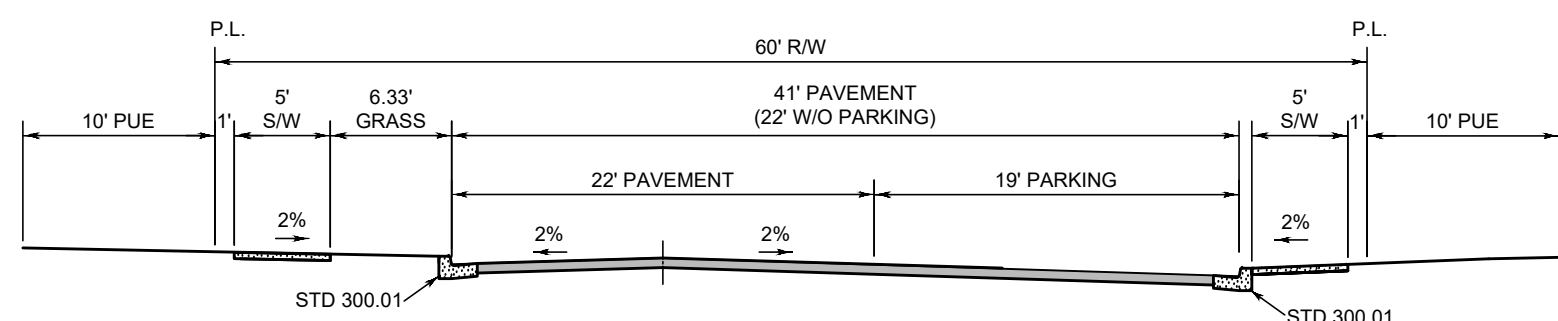
Revision 03/14/12 Specifications and Standards for Roadways and Bridges Section III - 7

PUBLIC AND PRIVATE 60' RIGHT OF WAY

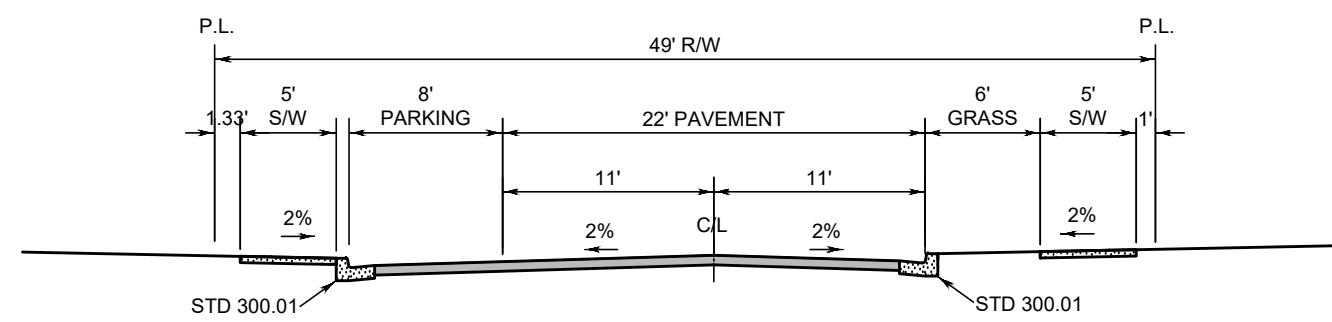
SECTION B-B
(TYPICAL)



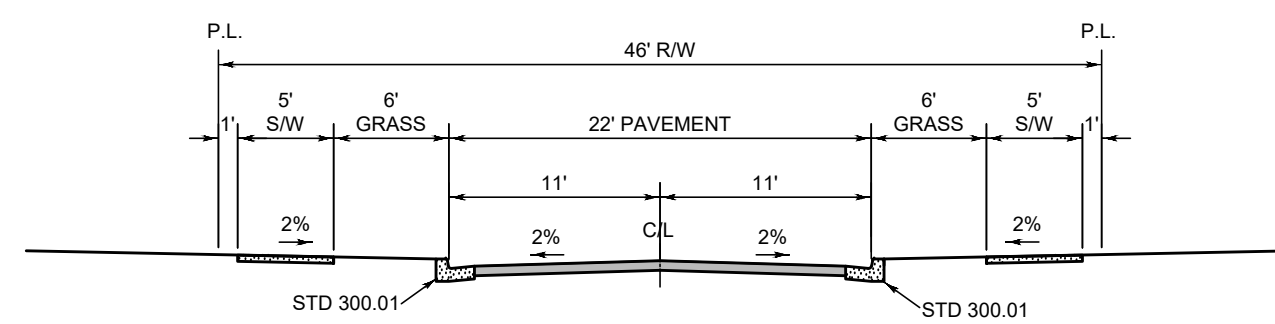
SECTION C-C
(TYPICAL)



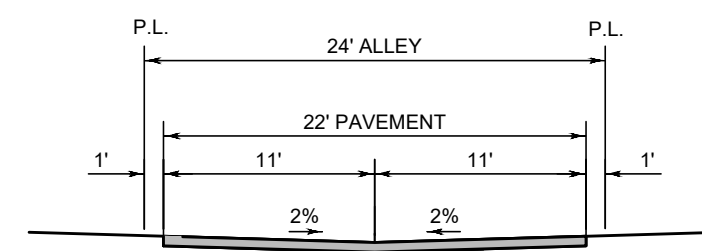
SECTION D-D
(TYPICAL)



PRIVATE 49' RIGHT OF WAY
PARALLEL PARKING
SECTION E-E
(TYPICAL)



PRIVATE 46' RIGHT OF WAY
NO ON-STREET PARKING
SECTION F-F
(TYPICAL)



24' ALLEY
SECTION G-G
(TYPICAL)



Surveyor's Certificate

I hereby certify that the boundary lines shown hereon are correct and based on a boundary survey conducted by Rodgers Consulting, Inc., and that the survey work reflected hereon was prepared under my direct responsible charge and is in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

5-1-2023
For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
License Expiration/Renewal Date: 12-23-2023



PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 40787, Expiration Date: 06/19/2025."



REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Annapolis, MD 21401
T. (301)368-8760

OWNER:
Westphalia Meadows, LLC
2077 Somerville Rd., Ste. 206
Annapolis, MD 21401
T. (401)266-5100
Contact: Kevin Setzer

**WOODSIDE VILLAGE
MEADOWS AT WESTMORE**
15TH ELECTION DISTRICT
TAX MAP 91, PARCEL 14: L.42390 F.548
PRINCE GEORGE'S COUNTY, MARYLAND

**RODGERS
CONSULTING**
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	FMH 12/2022
DRAWN	FMH 12/2022
REVIEWED	NB
RODGERS CONTACT: Nat Ballard	
RELEASE FOR	
BY: _____	DATE: _____

**PRELIMINARY PLAN OF SUBDIVISION
ROAD SECTIONS**

SCALE:	NTS
JOB No.	0750T1
DATE:	DEC 2022
SHEET No.	4 OF 4

STATEMENT OF JUSTIFICATION
WESTPHALIA MEADOWS
FORMERLY WOODSIDE VILLAGE, BEAN PROPERTY
4-22064
APRIL 14, 2023

Applicant

Stanley Martin Homes, LLC
6404 Ivy Ln, Suite 600
Greenbelt, MD 20770
Contact: Brandon Gurney
(301) 368-8760

Attorney

Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
Contact: Thomas Haller
301-306-0033

Engineer

Rogers Consulting
1101 Mercantile Lane, Suite 280
Largo, Maryland 20774
Contact: Nat Ballard
301-848-4700

TABLE OF CONTENTS

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6.0 CONFORMANCE WITH THE REGULATIONS OF THE R-M ZONE	22
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STATEMENT OF JUSTIFICATION
WESTPHALIA MEADOWS
FORMERLY WOODSIDE VILLAGE, BEAN PROPERTY
PRELIMINARY PLAN OF SUBDIVISION 4-22064

1.0 INTRODUCTION/OVERVIEW/ORIENTATION

Stanley Martin Homes, LLC (the "Applicant") files this Preliminary Plan of Subdivision for approximately 63.35 acres of land located on the south side of Westphalia Road approximately 2000 feet from its intersection with Ritchie Marlboro Road. The property which is the subject of this application consists of a single parcel of land known as the Bean Property, which is more particularly described as Parcels 14 on Tax Maps 83 & 91 (the "Subject Property"). The current owner of the Subject Property is owned by Westphalia Meadows, LLC.

The Subject Property is currently zoned LCD (formerly R-M). The Subject Property was originally included in an assemblage of land known as Woodside Village. In 2005, Toll Brothers, Inc. filed a Zoning Map Amendment Application referenced as ZMA A-9973. This application sought to rezone 381.95 acres of land located on the south side of Westphalia Road from the R-A Zone to the R-M (Residential-Medium) Zone. On February 6, 2007, the Prince George's County Council, Sitting as the District Council, adopted CR-2-2007 approving the Sector Plan and Sectional Map Amendment for Westphalia and along with it, A-9973.

The August 6, 2021, the property owner filed an amendment of the Basic Plan pursuant to the provisions of Section 27-197(b) of the Prince George's County Code. The purpose of the application was to request approval of a separate Basic Plan for the Subject Property to allow it to develop separate and apart from the rest of Woodside Village. On April 12, 2022, the Prince George's County District Council issued a Notice of Final Decision approving the request, subject to six conditions. A copy of the Notice of Final Decision is attached hereto as Exhibit "A". This approval established a separate Basic Plan only for the Subject Property. It should also be noted that a separate Basic Plan Amendment, A-9973-02, was filed by the owners of Parcels 19 and 5 of the original Woodside Village assemblage. Neither of the two aforementioned basic plan amendments include portions of Woodside Village that have since been acquired by M-NCPPC which totals approximately 160.36 acres and includes Parcels 13, 42, & 48.

On March 30, 2023, the Planning Board approved CDP-0601-02 for the Subject Property, subject to nine conditions. Conformance with the conditions will be addressed below.

Pursuant to Section 27-4205(c)(3), "[D]evelopment within the LCD Zone shall comply with the applicable approved Basic Plan, CDP, and SDP, and with the standards applicable in the zone...in which the development was located prior to its placement in the LCD Zone, in accordance with Section 27-1700, Transitional

Provisions.” Section 27-1704(h) states that “property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to the effective date of this Ordinance, subject to the terms and conditions of the development approvals which it has received.”

2.0 ZONING HISTORY OF WOODSIDE VILLAGE

As noted above, the Subject Property is included in an assemblage of land known as Woodside Village. In 2005, Toll Brothers, Inc. filed a Zoning Map Amendment Application referenced as ZMA A-9973. This application sought to rezone 381.95 acres of land located on the south side of Westphalia Road from the R-A Zone to the R-M (Residential-Medium) Zone. The R-M Zone is a comprehensive design zone under the prior Zoning Ordinance that permits development of a variety of residential dwelling unit types at densities ranging from 3.6 dwelling units per acre to 7.9 dwelling units per acre. As discussed in greater detail below, the requested rezoning was ultimately approved by the adoption of the Westphalia Sector Plan in 2007. The Woodside Village assemblage consisted of five parcels of land under separate ownership, listed below:

- Bean Property 63.3 acres;
- Yergat Property 78.9 acres;
- Case Property 79.4 acres;
- Suit Property 148.7 acres;
- Wholey Property 11.66 acres;

The Basic Plan for Woodside Village proposed an exclusively residential development consisting of single family detached lots, single family attached lots, two-over-two condominium units and multifamily condominium units.

On May 11, 2006, the Prince George's County Planning Board recommended approval of A-9973 through the adoption of Resolution PBCPB No. 06-112, The Woodside Village zoning map amendment application was heard by the Zoning Hearing Examiner in mid-2006. On July 13, 2006, the Decision of the Zoning Hearing Examiner was filed with the District Council. As with the Planning Board, the application before the Zoning Hearing Examiner only included four parcels—the Wholey Property had not yet been included. The Zoning Hearing Examiner mirrored the Planning Board's recommendation for base and maximum residential densities, approved land use types and quantities and public and private opens space.

Despite being transmitted from the Zoning Hearing Examiner to the District Council, the District Council remanded A-9973 to allow for its consideration as part of the then pending Sector Plan and Sectional Map Amendment for Westphalia.

On February 6, 2007, the Prince George's County Council, Sitting as the District Council, adopted CR-2-2007 Approving the Sector Plan and Sectional Map Amendment for Westphalia. The Woodside Village project was addressed in several locations in the Sector Plan. On Map 14, Page 54 of the Sector Plan, Woodside

village is identified as a Key Development Proposal. In Table 5 on Page 89, which lists the Approved Zoning Changes, Item 6A and 6B address Woodside Village. Further, in Appendix 1 of the Sector Plan, development Concept 3 on Page 106 depicts the Woodside Village project. Included in CR-2-2007 was Amendment 12, which rezoned the 11.65 acre Wholey property from the R-A Zone to the R-M zone. Also included was the approval of the Basic Plan for Woodside Village, including the Wholey Property. The approval of the Basic Plan included the following Development Data:

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved Basic Plan:

DEVELOPMENT DATA:

Total area	381.95 acres
Land in the 100 year floodplain*	15.69 acres
Adjusted gross area: (381.95 less half the floodplain)*	374.15 acres
Density permitted under the R-M (Residential Medium Zone)	3.6–5.8 dwellings/acre
Base residential density (3.6 du/ac)*	1,347 dwellings
Maximum residential density (5.8 du/ac)*	2,170 dwellings

Approved Land Use Types and Quantities:	
Residential: 374.15 adjusted gross acres @ 3.8-4.0 du/ac*	1,422-1,497 dwellings
Number of the units above the base density:	75-150 dwellings
Permanent open space: (31 percent of original site area)*	116 acres
Public active open space: (parkland and school sites)*	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

* To be validated during the review of a CDP to account for the addition of the 11.65-acre Toll Brothers, Inc. property.

In addition to the above Land Use Types and Quantities, the District Council also adopted five conditions listed in Appendix 5 of the Westphalia Sector Plan SMA.

Subsequent to the approval of the Basic Plan, Comprehensive Design Plan CDP-0601 was approved for Woodside Village. Comprehensive Design Plan, CDP-0601 was approved by the Planning Board on July 31, 2008, for the entire 381.95-acre Woodside Village tract, (PGCPB No. 08-121). The prior approved CDP included 1,422 to 1,496 residential units including approximately 1,276 single family dwelling units (attached and detached) and 220 multifamily units, in the R-M Zone. The Order Affirming Planning Board Decision, With Conditions was adopted by the District Council on February 9, 2009 and is attached hereto as Exhibit "B". The CDP approved the construction of up to 1,496 dwelling units, including 1,276 attached and detached units and 220 multifamily dwelling units. For purposes of clarity, CDP-0601-02 and this application only include Parcel 14 (Bean Property). The status of the parcels contained in the original Woodside Village comprehensive design plan assemblage can be further described as follows:

- Parcel 14 (Bean Property; 63.3 acres): Included in A-9973-01 & CDP-0601-02;
- Parcels 3 & 19 (Case/Yergat Property; 158.28 acres): Included in A-9973-02 a & CDP-0601-01;
- Parcels 42, 48 & 13 (Suit/Wholey Property; 160.30: Owned by M-NCPPC;

The development of the Woodside Village project never proceeded due to the impacts of the recession. Subsequently, approximately 160 acres of the Woodside Village assemblage was acquired by the Maryland-National Capital Park and Planning Commission ("M-NCPPC") to be added to the Westphalia Town Center Central Park. The properties acquired were the Suit Property (148 acres) and the Wholey Property (11.66 acres). It was the acquisition of these properties that prompted the filing of A-9973-01 and A-9973-02 to allow the remaining acreage included in A-9973 to develop as separate basic Plans.

The proposed Preliminary Plan was designed to conform to the conditions of the Basic Plan, as amended, and the recently approved CDP.

3.0 SUMMARY OF DEVELOPMENT PROPOSAL

As noted above, the Subject Property consists of 63.3 acres in the LCD/MIO Zone. Prior to the adoption of the current Zoning Ordinance, the Subject Property was zoned R-M/MIO (Residential-Medium Development, Military Installation Overlay) Zone. The property in this application is bounded to the north by Westphalia Road. Across Westphalia Road is land in the LCD/MIO Zone (formerly R-M/MIO). To the west is land that is part of the former Woodside Village assemblage in the LCD/MIO Zone (formerly R-M/MIO) Zones. To the south is the Marlboro Ridge development in the RR (formerly R-R) Zone. To the east is

undeveloped land in the RE (formerly R-E) Zone. The Subject Property is located within Planning Area 78 and Council District 6.

Consistent with the approved CDP, the Preliminary Plan of Subdivision proposes a total of 282 dwelling units, consisting of 268 single family attached units and 14 single family detached units. The Subject Property is located at the intersection of Westphalia Road and a proposed Major Collector Road (MC-631). MC-631 extends south from Westphalia Road into the Subject Property and then turns west into the adjacent Wholey Property (now owned by M-NCPPC). At the approximate location of where MC-631 turns into the Wholey Property, a master planned primary roadway (P-617) extends in an east-west direction into the Subject Property, turns south and intersects with Polo Place in the Marlboro Ridge community to the south. To accommodate these Master Planned roadways, the Preliminary Plan shows MC-631 extending along the western boundary of the Subject Property before transitioning to the west, where it will intersect with P-617 and extend south toward the Westphalia Central Park. No direct access to the Subject Property is proposed from Westphalia Road.

Within this development pod, single family attached units are proposed, comprised of a mix of front load and rear load garage units. A mix of unit widths is also proposed, varying

from 16-28 feet. All of the single family detached lots are proposed to be sixty (60) feet in width.

4.0 COMPLIANCE WITH BASIC PLAN (ZMA A-9973-01)

Basic Plan Amendment A-9973-01 was approved for the subject property by the District Council on April 11, 2022. This CDP amendment satisfies the conditions in A-9973-01 as follows:

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved Basic Plan:

Total Area	63.3 acres
Land in the 100-year floodplain*	0.0 acres
Adjusted gross area: (63.3 acres less half the floodplain)	63.30 acres
Density permitted under the Residential Medium Zone	3.6-5.8 dwelling units/acre
Base residential density (3.6 du/ac)	228 dwelling units
Maximum residential density (5.7 du/ac)	367 dwelling units

Proposed Land Use Types and Quantities	
Residential: 63.3 gross acres@ 3.6-5.6 du/ac	228-354 dwelling units
Number of units above the base density	126 dwelling units
Density proposed in the Residential Medium Zone	5.6 dwelling units/acre
Permanent Open space: (33 percent of original site area) (Includes environmental, recreational, and HOA areas)	20.52 acres

COMMENT: The Applicant's request in this Preliminary Plan conforms to the approved land use types and quantities approved

in A-9973-01. The proposed 282 dwelling units is lower than the 354 dwelling units permitted. In addition, a total of 32 parcels are proposed to be dedicated to the HOA as open space or for recreational purposes. These HOA parcels are 40.4 acres of the total site (63%), greater than the 33% or 20.52 acres required.

2. Prior to certification of the Basic Plan, add bearing and distances for the boundaries of the Subject Property (on Sheet 2) and for the A-9973 Basic Plan area (on Sheet 1).

COMMENT: The Basic Plan will be certified prior to certification of the CDP with these revisions.

3. Internal streets and shared-use paths are to follow the *2009 Approved Countywide Master Plan of Transportation Complete Streets Policies and Principles* and provide multimodal transportation.

COMMENT: The Preliminary Plan conforms with this requirement.

4. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:
 - a. Provide a description of the type, amount and general location of any recreational facilities on the site, including provision of private open space and recreational facilities to serve development on all portions of the Subject Property.

COMMENT: The CDP plan included the required information and reflected the potential trails, sitting areas, open play area, active recreation and playgrounds.

- b. The Transportation Planning Division will review the list of internal access points as proposed by the Applicant along master plan roadways

including intersections of those roadways within the site. The list of intersections shall receive a detailed adequacy study at the time of Preliminary Plan of Subdivision. The adequacy study shall consider appropriate traffic control, as well as the need for exclusive turn lanes at each location.

COMMENT: The proposed internal access points were reviewed by the Transportation Planning Division at the time of CDP and found to be appropriate. The adequacy of any roadways will be addressed as part of ADQ-2022-077.

- c. The applicant, and the applicant's heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation, and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by the Prince George's County Department of Parks and Recreation (DPR) prior to CDP approval. The total value of the monetary contribution (or in-kind services) for development, operation, and maintenance of the central park shall be \$3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into the Park Club or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation, and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia study area. The Park Club shall be established and administered by DPR.

COMMENT: The Applicant will contribute to the central park as required.

- d. Submit a signed Natural Resources Inventory (NRI) with the CDP. All subsequent Plan submittals shall clearly show the Patuxent River Primary Management Area, as defined in Section 24-

101(b)(10) of the Prince George's County Subdivision Regulations, and as shown on the signed NRI.

COMMENT: A signed NRI (NRI-158-05) was submitted with the CDP.

- e. Demonstrate that the Primary Management Area (PMA) has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

COMMENT: Necessary impacts to the PMA were proposed at the time of the CDP and a Letter of Justification was submitted with the CDP. The impacts proposed with the Preliminary Plan are consistent with those evaluated at the time of the CDP. Other than these necessary impacts, the PMA has been preserved to the fullest extent possible.

- f. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

1. Focus on the creation and/or conservation/preservation of contiguous woodland.
2. Mitigate woodland cleared within the Primary Management Area's preservation area on-site at a ratio of 1:1, with the exception of impacts caused by Master pPan roads, which shall be mitigated 1:25. This Note shall also be placed on all TCPs.
3. Focus afforestation in currently open areas within the Primary Management Area and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for

afforestation and the creation of contiguous woodland.

4. Prohibit woodland conservation on all residential lots.

COMMENT: A tree conservation plan was submitted with the CDP and is included with the Preliminary Plan.

g. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

COMMENT: An exhibit was submitted with the CDP showing the areas where Marlboro Clay occurs on-site.

5. The following Comprehensive Design Plan (CDP) considerations shall be addressed and incorporated into the CDP guidelines:

- a. Traffic calming measures are to be provided within the internal roadway network, including but not limited to, curb extension, mini traffic circles, chicanes, neckdowns and narrow traffic lanes, speed tables, elevated pedestrian crossings, and roadway striping and markings;
- b. Shared-use paths, consistent with the 2012 AASHTO Guide for the Development of Bicycle Facilities (or later edition), provided to extend beyond the termini of internal culs-de-sac;
- c. Shared-lane roadway markings (sharrows) provided along internal streets to create a neighborhood bicycle boulevard.

COMMENT: Each of these considerations was addressed in the CDP.

6. At the time of Preliminary Plan of Subdivision, and/or prior to the first Plat of Subdivision, the Applicant shall:

- a. Submit a Hydraulic Planning Analysis to WSSC to address access to adequate water storage facilities and water service to be approved by the WSSC to support the fire flow demands required to serve all site development.
- b. Submit a letter of justification for all proposed Primary Management Area impacts, in the event disturbances are unavoidable.
- c. Submit three original, executed agreements for participation in the Park Club to the Prince George's County Department of Parks and Recreation (DPR) for their review and approval, eight weeks prior to a submission of a final Plat of Subdivision. Upon approval by DPR, the agreement shall be recorded among the Prince George's County Land Records, Upper Marlboro, Maryland.

COMMENT: A Hydraulic Planning Analysis has been submitted to WSSC to address access to adequate water storage facilities and water service. A letter of justification for all proposed impacts to the PMA is included with the Preliminary Plan. The Park Club Agreement will be provided at the time of final plat.

5.0 COMPLIANCE WITH THE CONDITIONS OF CDP-0601-02

Comprehensive Design Plan CDP-0601-02 was approved by the Planning Board at its meeting on March 30, 2023 with the following conditions:

1. Prior to certificate approval of the comprehensive design plan (CDP), the following revisions shall be made, or information shall be provided:

- a. In the General Note 4, correct the code reference to Section 27-1704(b).
- b. Revise the Standards table on the CDP to provide a column for each townhouse width type, with all associated criteria listed in that column.
- c. Add the following footnote to the "***" reference on the Standards table:

***The minimum width is 16 feet for interior units and 20 feet or larger for end units. At least 80 percent of the single-family attached units shall be a combination of 20 feet to 28 feet in width, to achieve the highest architectural quality and a variety of unit sizes. The Prince George's County Planning Board and/or the Prince George's County District Council may allow variations to these standards, in accordance with Section 27-480 of the Prince George's County Zoning Ordinance, during review of the specific design plans."

- d. Provide the following footnote on the Standards table, associating the footnote with the setback criteria:

"Encroachments into setbacks are permitted for bay windows (3 feet), decks (10 feet), porches (10 feet), chimneys (2 feet), stoops (4 feet), foundations (4 feet), cantilevers (6 feet), and sheds (allowed within full rear yard setback)."

- e. Revise General Note 7 to remove "14." The parcel information on line two of the note shall remain as is.
- f. Correct Development Data Note 4, Proposed Uses, to be consistent with the application, which provides a range of 200-257 single-family attached dwellings (townhouses) and 15-28 single family detached dwellings.
- g. Add a note stating the site acreage reflected is due to an updated Survey conducted on the property and differs slightly from the acreage of 63.30 acres reflected on Basic plan A-9973-01.
- h. Incorporate the following considerations onto the CDP

as guidelines:

- "Traffic calming measures are to be provided within the internal roadway network including, but not limited to, curb extension, mini traffic circles, chicanes, neckdowns and narrow traffic lanes, speed tables, elevated pedestrian crossings, and roadway striping and markings, subject to approval of the operating agency;
- Shared-use paths, consistent with the 2012 AASHTO Guide for the Development of Bicycle Facilities (or later edition), provided to extend beyond the termini of internal cul-de-sac;
- Shared-lane roadway markings (sharrows) provided along internal streets to create a neighborhood bicycle boulevard."

i. On the Type 1 tree conservation plan:

- (1) Correct General Note 7 to follow the language in the Environmental Technical Manual.

COMMENT: Each of these items will be addressed at the time the CDP is certified.

2. At the time of preliminary plan and specific design plan an evaluation of all proposed active recreation areas and trails shall be conducted to ensure that these facilities are located outside of both the primary management area and woodland conservation areas.

COMMENT: All proposed active recreation areas are located outside of both the primary management area and the woodland conservation areas.

3. Total development within the subject property shall be limited to uses which generate no more than 205 AM peak-hour trips and 238 PM peak-hour trips, unless modified by the adequate public facilities test for transportation at the time of preliminary plan of

subdivision.

COMMENT: The proposed Preliminary Plan conforms with this trip cap.

4. This development is governed by the following design standards:

Single-Family Detached Units

STANDARDS*

Minimum Net Lot Area	6,000 square feet
Minimum Front Yard Setback	20 feet **
Minimum Rear Yard Setback	20 feet**
Minimum Side Yard Setback	5 feet**
(one side/combined)	5 feet/10 feet **
Minimum Lot Width at Street Line	50 feet
Minimum Lot Width at Front BRL	47 feet
Minimum Lot Width at Street (cul-de-sac)	30 feet
Maximum Height	50 feet
Maximum Lot Coverage	50 percent
Minimum Rear Yard Area	1,350 square feet

COMMENT: The proposed single family detached lots all are a minimum 6,000 square feet and each of the other standards will be complied with at the time of SDP.

Single-Family Attached (Townhouse) Units

STANDARDS*

Minimum Lot Area	Townhouse Type				
Width (in feet)	16***	20	22	24	28
Minimum Lot Area (in square feet)	1,200	1,400	1,600	1,800	2,000
Minimum Front Yard Setback**	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum Lot Width at Street Line	16 feet	20 feet	22 feet	24 feet	28 feet

Minimum Lot Width at Front BRL	16 feet	20 feet	22 feet	24 feet	28 feet
Minimum Distance Between Buildings	15 feet	15 feet	15 feet	15 feet	15 feet
Minimum Gross Living Space (in square feet)	1,250	1,500	1,500	1,550	1,600
Maximum Height	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum Rear Yard Area (in square feet)	300	300	300	300	300

Other Design Standards:

A minimum of 60 percent of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.

For all alley-loaded townhouses, a cantilevered deck, a minimum of four feet in depth, shall be a standard feature. A deck or patio can encroach into the rear yard by 10 feet.

Highly visible end units for dwellings will provide additional design and finish treatments, to be determined at the time of specific design plan approval.

Notes: *Modification of the standards can be granted by the Prince George's County Planning Board, on a case-by-case basis, with the approval of a specific design plan.

**A deck or patio can encroach into the rear yard by 10 feet. In addition, bay windows can encroach 3 feet, porches 10 feet, chimneys 2 feet, stoops 4 feet, foundations 4 feet, and cantilevers 6 feet into the setbacks, and sheds are allowed anywhere in the rear yard.

***The minimum width is 16 feet for interior units and 20 feet or larger for end units. At least 80 percent of the single-family attached units shall be a combination of 20 feet and 28 feet in width, to achieve the highest architectural quality and a variety of unit sizes. The Prince George's County Planning Board and/or the Prince George's County District Council may allow variations to these standards, in accordance with Section 27-480 of the prior Prince George's County Zoning Ordinance, during the review of specific design plans.

COMMENT: The Applicant is proposing seventeen (17) 16-foot-wide rear loaded attached units (6.3%), seventy-seven (77) 20-

foot-wide front loaded attached units (28.7%), forty-nine (49) 20-foot-wide rear loaded attached units (18.2%) and one hundred twenty-five (125) 28-foot wide front loaded attached units (46.6%). The units meet the minimum requirements set forth for the width of attached units proposed and the number of 16-foot-wide attached units does not exceed 20%.

5. **Prior to approval of the preliminary plan of subdivision (PPS), the applicant shall:**

- a. **Work with the Prince George's County Planning Department on the contribution to the Westphalia Public Facilities Financing and Implementation Program. The exact amount will be determined, based on the density approved with the PPS.**
- b. **Provide a network of pedestrian and bikeway facilities internal to the site. The exact location and design of said facilities shall be evaluated with future specific design plan applications.**

COMMENT: The Applicant will work with the Planning Department to calculate the contribution to the Westphalia Public Facilities Financing and Implementation Program. A network of pedestrian and bikeway facilities internal to the site is provided as well, with the exact location and design to be evaluated at the time of the SDP.

6. **At the time of specific design plan (SDP), the applicant shall:**

- a. **Submit a list of sustainable site and green building techniques at the site, building, and appliance levels that will be used in this development.**

- b. Provide the following site plan notes on the SDP:

"The applicant shall conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code."

"The applicant shall conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."
- c. Provide tracking tables for both the percentage of those townhouses that have 100 percent brick front elevations and those townhouses that have frontage width larger than 16 feet.
- d. Provide a highly visible unit exhibit and corresponding elevations of the proposed architecture models.
- e. Provide an additional 10 percent parking over the minimum requirement specified in Section 27-568 for visitors in the townhouse development.
- f. Provide a fire engine turning radius exhibit for the townhouse development.

COMMENT: Each of these items will be addressed at the time of the SDP.

- 7. Prior to approval of any building permit within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency:

- Ritchie Marlboro Road and Westphalia Road-Orion Lane

Conduct a signal warrant study for this intersection and install signal, if it is deemed to be warranted and approved for construction by the Prince George's County Department of Permitting, Inspections and Enforcement.

COMMENT: This condition will be satisfied prior to the approval of any building permit.

8. Prior to issuance of each building permit for each dwelling unit, monetary contribution into the park club shall be payable by the applicant to the Maryland-National Capital Park and Planning Commission.

COMMENT: This condition will be satisfied prior to the approval of any building permit.

9. The applicant and the applicant's heirs, successors, and/or assignees shall provide on-site recreational facilities, in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines* and be reviewed by the Development Review Division of the Prince George's County Planning Department, at the time of preliminary plan of subdivision and specific design plan.

COMMENT: The Applicant is proposing to provide on-site recreational facilities. The location of these facilities and the cost estimate for each facility are provided with the Preliminary plan. The details of each facility will be further evaluated at the time of SDP.

10. Prior to approval of the final plat, the applicant shall enter into an agreement with the Prince George's County Department of Parks and Recreation, establishing a mechanism for payment of fees into a park club account administered by the Maryland-National Capital Park and Planning Commission. If not previously determined, the agreement shall also establish a schedule of payments. The payment schedule shall include a formula for any needed adjustments, to account for inflation. The agreement shall be recorded in the Land Records of Prince George's County, Maryland by the applicant, prior to final plat approval.

COMMENT: This condition will be satisfied prior to the approval

of the final plat.

6.0 CONFORMANCE WITH THE REGULATIONS OF THE R-M ZONE

In the Comprehensive Design Zones, there are general development regulations and there are regulations which are applicable to specific zoning categories. The applicable regulations will be addressed below.

SECTION 27-480. General Development Regulations

Section 27-480 sets forth general development regulations. Subsection (a) provides that the dimensions for yard, building lines, lot area, lot frontage, lot coverage and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area included within a specific SDP. The proposed CDP includes proposed development standards which will be applicable at the time of SDP.

Subsection (a), Subsection (b) and Subjection (e) of Section 27-480 further reference minimum lot area requirements for townhouses, height limits for multifamily dwellings which are more specifically set forth in Sections 27-480(b) and 27-480(f), and lot widths for townhouses. However, as set forth in Section 27-480(g), these regulations do not apply when a property is placed in a Comprehensive Design Zone through a Sectional Map

Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation. The Westphalia Sector Plan was such a plan, and therefore the provisions of Section 27-480(b), Section 27-480(e) and 27-480(f) are not applicable.

Section 27-480(c) provides that a minimum of sixty percent (60%) of all townhouses shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. The design standards proposed for this development conform to this requirement and these requirements will be specifically evaluated at the time of SDP.

Section 27-480(d) includes certain limitations on the number of townhouses per building group in any Comprehensive Design Zone approved after December 30, 1996, although the Planning Board may allow variations to these standards at the time of SDP. Specifically, no more than six (6) townhouses per building group are permitted except where the Applicant demonstrates to the satisfaction of the Planning Board or District Council, as

applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. There are a total of 49 building groups in the proposed project. A total of 9 building groups have more than six dwelling units, with 2 building groups having 7 dwelling units and 7 building groups having 8 dwelling units. None of the building groups have more than 8 dwelling units. The location where the number of dwelling units in a building group predominantly occurs where blocks are established which are slightly longer and where rear loaded garage units are proposed which will be accessed by an alley. The end units on two of the building groups with more than six units are 28 feet wide. The end units on seven of the building groups with more than six units are 20 feet in width in conformance with the design standards established by Condition 4 of CDP-0601-02. To the extent that a variation to the end unit

width for building groups with more than six units is required, it will be sought at the time of SDP.

SECTION 27-487. Housing Provisions

Section 27-487 states as follows:

Comprehensive Design Zone proposals shall contain provisions for housing to serve all income groups.

COMMENT: The Preliminary Plan includes a diversity of housing types which will include multiple price points. These range from attainable and more affordable mid-group 16' wide townhouses to larger 28' wide villa style townhouses focused on main level living, and small lot single-family product. The townhouses also include both front loaded and rear loaded townhouses.

SECTION 27-509. Regulations

Section 27-509 sets for specific regulations applicable in the R-M Zone—both for the R-M (3.6-5.7 d.u.a) and for the RM-5.8-7.9 d.u.a.). Only those applicable to the RM-3.6-5.7 d.u.a are applicable to the Subject Property. Section 27-509(a) sets forth the minimum size of property eligible to be placed in the R-M zone (10 adjoining gross acres), the base residential density permitted (3.6 d.u.a.) and the maximum residential density permitted (5.7 d.u.a). The Subject Property conforms to these regulations as the property exceeds 10 acres in size and the density range approved by A-9973-01 is 3.6 to 5.6 d.u.a.

The comprehensive design zone encourages amenities and public facilities in conjunction with density increases. Section 27-509(b) provides the guidelines and criteria for calculating the density increases for the R-M Zone (base residential density 3.6 to 5.7 dwelling units/acre). With 282 dwelling units, the preliminary plan proposes 4.5 units per acre.

Section 27-509(b) includes a chart which lists how a proposed project can be permitted to increase their density based on the provision of public benefit features in the development. At the time of CDP, the Applicant proposed satisfying the public benefit features by providing open space in excess of that required in the R-M Zone. The Planning Board determined that this public benefit feature was satisfied and that Westphalia Meadows qualified for 25% density increment. With a base density of 228 dwelling units, a 25% increase in base density allows for 57 additional dwelling units, for a total of 285 dwellings. With 282 dwelling units proposed, the project satisfies the density increment factor permitted by Section 27-509(b) of the prior Zoning Ordinance.

Additional requirements of Section 27-509 include:

(d) Other regulations.

- (1) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private**

streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

COMMENT: Single-family detached lots will all have frontage on, and direct vehicular access to, a public street. The townhouse units will have frontage on private streets which will be approved pursuant to Subtitle 24 at the time of the approval of the preliminary plan of subdivision. In addition, a variation has been submitted from the requirements of Section 24-128(a) and Section 24-128(b)(7)(A) to allow the 60 rear loaded townhouse garage units to not have direct access to a public street. As set forth in the Statement of Justification submitted with the Preliminary Plan in support of the variation, Section 24-128(b)(7)(A) permits the Planning board to approve a subdivision with alleys provided the lot has frontage on and pedestrian access to a public right-of-way. Lots 1-60, Block "C" will have frontage on a private right-of-way approved by the Planning Board, to which pedestrian access will be provided.

- (2) Additional regulations concerning development and use of property in the R-M Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

COMMENT: All lots having off-street parking will provide it in accordance with the requirements of Part 11. Parking, signs and landscaping will be fully analyzed at the Specific Design Plan stage. A condition of the CDP requires that the parking

provided be at least 10% more than the minimum required by Section 27-568.

(e) Adjoining properties.

- (1) For the purposes of this Section, the word "adjoining" also includes properties separated by streets, other public rights-of-way, or railroad lines.

COMMENT: This is understood. While no railroad lines affect the Property, "adjoining," as used in this document, includes properties across rights-of-way.

(f) Gross density.

- (1) In establishing the maximum gross density, the District Council shall consider the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change and the existing zoning of the property being rezoned.

COMMENT: The maximum density has been determined through the approval of A-9973-01.

7.0 CONCLUSION

This Preliminary Plan of Subdivision application conforms with all conditions of the approved Basic Plan and the Comprehensive Design Plan and to the applicable regulations in the R-M Zone. As such, the Applicant respectfully requests that Preliminary Plan 4-22064 be approved.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'THH', with a long horizontal flourish extending to the right.

Thomas H. Haller
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033