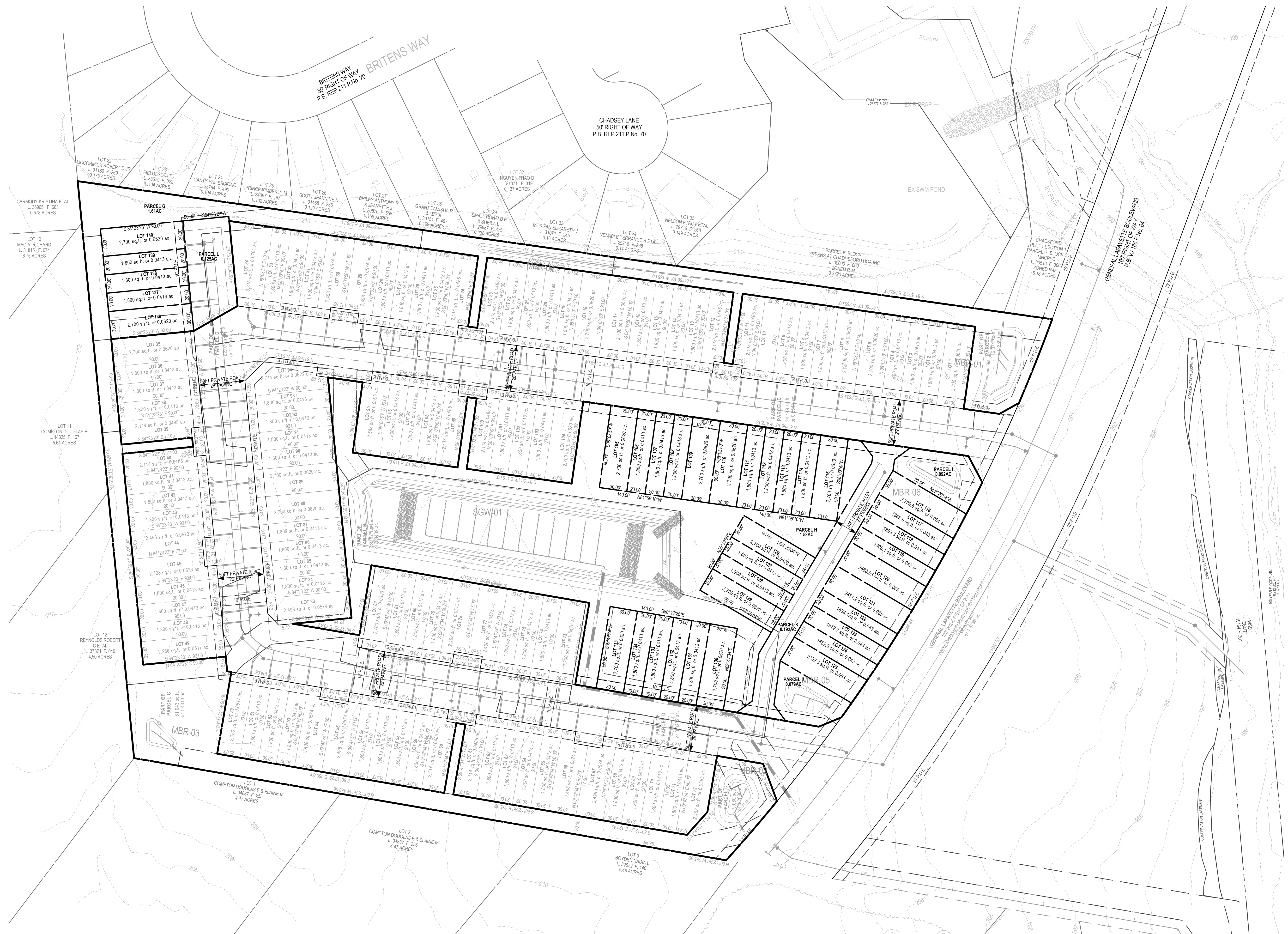


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- LEGEND
- SITE PROPERTY BOUNDARY
  - ADJACENT PROPERTY BOUNDARY
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - LIMIT OF DISTURBANCE (LOD)
  - EXISTING STREAM
  - STREAM BUFFER
  - EXISTING WETLAND
  - WETLAND BUFFER
  - 100 YEAR FLOODPLAIN
  - PRIMARY MANAGEMENT AREA (PMA)



- GENERAL NOTES:
- SUBDIVISION NAME: ENCLAVE PHASE 2
  - EXISTING RECORDING REFERENCES: PARCELS B & C RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS IN PLAT BOOK MD 266 PLAT NO. 23
  - TAX MAP NUMBER AND GRID: 154-E4
  - 200 FOOT MAP REFERENCE (WSSC): 220SE06 & 220SE07
  - PURPOSE OF SUBDIVISION: SUBDIVIDE INTO 36 TOWNHOUSE LOTS & 6 PARCELS
  - PRIOR APPROVALS: 4-18017, DSP-20054, & 01
  - TOTAL GROSS ACREAGE: 5.44 AC. +/- (RSF-A)

- NET ACREAGE: 5.44 AC. +/- (RSF-A)
- NET DEVELOPABLE AREA OUTSIDE PMA: 5.44 AC. +/-
  - 5.44 AC (GROSS) - 0 AC (PMA)
  - ACREAGE OF ENVIRONMENTAL FEATURES: 0.00 AC. +/-
  - ACREAGE OF 100 YEAR FLOODPLAIN: 0.00 AC. +/-
  - ROAD DEDICATION: 0.00 AC. +/-
  - EXISTING ZONING: RSF-A
  - PROPOSED USE OF PROPERTY: 36 TOWNHOUSE LOTS & 6 PARCELS
  - DENSITY: 36 DU/5.44AC OR 6.6 DU/AC
  - MINIMUM LOT SIZE: NO MINIMUM LOT SIZE
  - MINIMUM LOT WIDTH: 20 FT
  - SUSTAINABLE GROWTH TIER: TIER 1
  - MILITARY INSTALLATION OVERLAY ZONE: NO
  - EXISTING GROSS FLOOR AREA: 0 SF
  - PROPOSED GROSS FLOOR AREA: N/A
  - STORMWATER MANAGEMENT CONCEPT NUMBER: N/A
  - WATER/SEWER DESIGNATION (EXISTING): W-3, S-3
  - WATER/SEWER DESIGNATION (PROPOSED): W-3, W-3
  - METHOD OF SEWAGE DISPOSAL: GRAVITY SEWER
  - AVIATION POLICY AREA: N/A
  - MANDATORY PARK DEDICATION: N/A
  - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
  - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
  - TYPE ONE CONSERVATION PLAN: YES, TCP1-004-2019
  - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
  - WETLANDS: YES
  - STREAMS: YES
  - SOILS BY TYPE: SEE NRI-171-2018
  - IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO

PARCEL CHART			
PARCEL	USE	OWNERSHIP	ACREAGE
G	OS/SWM	HOA	1.61AC
H	OS/SWM	HOA	1.58AC
I	OS/SWM	HOA	0.092AC
J	OS/SWM	HOA	0.079AC
K	ALLEY	HOA	0.192AC
L	PRIVATE ROAD	HOA	0.125AC



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NO. REVISIONS BY DATE

MISS UTILITY NOTE

OWNER / DEVELOPER / APPLICANT

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BALTIMORE, MD 21208  
410.552.4870  
CONTACT: GORDON HORWITZ

STATE OF MARYLAND  
LANDSCAPE ARCHITECT  
NO. 2010

12/19/2024

PLAN VIEW

PRELIMINARY PLAN OF SUBDIVISION  
THE ENCLAVE AT BRANDYWINE  
PPS-2024-17

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 154, E4	ZONING CATEGORY: RSF-A
WSSC 200' SHEET 220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD83	
GRAPHIC SCALE 1" = 50'	DATE: SEPT 2024 DESIGNED: DUB CHECKED: DUB CAD STOPS: V8 / NCS
SHEET 1 OF 1	
PROJECT NO. 3844-00-00	



**STATEMENT OF JUSTIFICATION**  
**ENCLAVE AT BRANDYWINE**  
**PHASE 2**  
**PRELIMINARY PLAN OF SUBDIVISION**  
**PPS-2024-017**  
**OCTOBER 29, 2024**  
**REVISED DECEMBER 20, 2024**

**Applicant**

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**STATEMENT OF JUSTIFICATION IN SUPPORT OF**  
**PRELIMINARY PLAN OF SUBDIVISION**  
**PPS-2024-017**  
**ENCLAVE AT BRANDYWINE, PHASE 2**

**1.0 OVERVIEW**

Preliminary Plan of Subdivision PPS-2024-017 is filed on behalf of SH Brandywine, LLC (the "Applicant"). The property forming the subject matter of the preliminary plan consists of approximately 5.44 acres and is located approximately 0.2 miles south from the intersection of Chadds Ford Drive and General Lafayette Boulevard in Brandywine, Maryland.

The property which is the subject of this application is more particularly described as Parcel B and Parcel C as depicted on a plat of subdivision entitled "The Enclave at Brandywine", which plat is recorded among the Land Records of Prince George's County at Plat Book ME 266 Plat No. 23 (the "Subject Property"). The Applicant acquired the Subject Property on March 30, 2023. The Subject Property is zoned RSF-A. The Subject Property is included within a larger development known as the Enclave at Brandywine, which is an approved and platted subdivision consisting of 104 townhouse units. This application proposes to subdivide the Subject Property to allow for the development of 36 additional dwelling units.

The larger Enclave at Brandywine project is bounded by the Chaddsford development in the LCD zone to the north, vacant land zoned C-S-C to the east, and mostly undeveloped land in the R-R zone to the south and west, although three lots in the Rose Creek subdivision do about the southeast corner of the Subject Property. The Enclave at Brandywine property is located on the west side of Robert Crain Highway (US 301). The only access to the property is from General Lafayette Boulevard, a proposed major collector with a right of way width of 100 feet. Although dedicated to the northern property line of the Enclave at Brandywine property, General Lafayette Boulevard is not constructed south of its intersection with Chadds Ford Drive. Pursuant to meetings with the Department of Permitting, Inspections and Enforcement, the Applicant will be required to construct a half section of General Lafayette Boulevard from Chadds Ford Drive to the southern boundary of the Enclave at Brandywine property. General Lafayette Boulevard is ultimately planned to extend an additional 1,500 feet to the south to intersect with McKendree Road and will allow access to developments on the west side of US 301 without having to utilize MD 301, which carries high volumes of out of County traffic.

The Subject Property is presently vacant and wooded. It will be accessed by the extension of General Lafayette Boulevard referenced above and by internal private roadways within the Enclave at Brandywine development.

## **2.0 RECENT ENTITLEMENT HISTORY OF THE SUBJECT PROPERTY**

The Subject Property was placed in the R-T Zone by the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (Subregion 5 Master Plan and SMA), which rezoned the property from the Rural Residential (R-R) Zone to the R-T Zone. The Master Plan included the extension of a major collector right of way through the property from north to south. The right of way is partially constructed north of the Subject Property and is known as General Lafayette Boulevard. It is this roadway from which the Enclave at Brandywine property and the Subject Property will gain access.

In October, 2019, Preliminary Plan of Subdivision 4-18017 was approved for the development of 104 townhouse units on 19.11 acres of land, subject to 15 conditions. The approval is embodied in Prince George's County Planning Board Resolution PBCPB No. 19-116. The approved preliminary plan of subdivision depicted the extension of General Lafayette Boulevard through the property in accordance with the alignment depicted in the Master Plan. The right of way is shown as a 100-foot-wide major collector. All the proposed units are shown to be located to the west of the major collector right of way.

When the initial Detailed Site Plan application was approved by the Planning Board, the Countywide Map Amendment ("CMA") to implement the new Zoning Ordinance was pending but had not been adopted. When the CMA was adopted and the new

Zoning Ordinance took effect on April 1, 2022, the Subject Property was rezoned to the RSF-A zone. Under the provisions of Section 27-4202 of the new Zoning Ordinance, the density permitted for the development of townhouses in the RSF-A zone is 16.33 dwelling units per acre. In the initial Detailed Site Plan, the Applicant proposed to maintain the same basic layout approved by the preliminary plan of subdivision, but to shift the location of the units to make space to allow for the additional townhouses to be located on the property once the new Zoning Ordinance was implemented. This application is submitted to incorporate the additional units now permitted pursuant to the provisions of the current Zoning Ordinance.

It is also noted that when DSP-20054 was initially approved, the applicant at that time proposed an affordable rental townhouse product, with all units proposed to be twenty feet in width with a finished floor area of 1,621 square feet. However, the prior applicant was unable to secure financing and elected not to purchase the Subject Property. As noted above, the Applicant acquired the Subject Property in 2023 and proposes to construct for sale market rate townhouses. DSP-20054-01 was submitted to approve revised architecture. The new architecture proposed two dwelling unit types, one known as the Abigale and one known as the Shirley. The Abigale model is 20 feet in width with a standard depth of 36 feet, which purchasers have the option of extending to 38 feet in depth. The Shirley

model is used for the end units and is 22 feet in width with a standard depth of 38 feet. Which purchasers have the option of extending to 40 feet in depth. At 36 feet deep, the Abigale contains 1,899 square feet of gross floor area. At 40 feet in depth, the Shirley contains 2,318 square feet of gross floor area. The subject application proposes to create additional lots to accommodate an expansion of the same dwelling units types as approved in DSP-20054-01.

### **3.0 SUMMARY OF CURRENT DEVELOPMENT PROPOSAL**

As noted above, when the initial Detailed Site Plan was approved, the lots were shifted to create sufficient space to accommodate a second phase of development. Two parcels of land, Parcel B and Parcel C, on which no lots were previously approved, are included within the present application. Parcel B contains 3.4794 acres and is proposed to be subdivided to create 31 townhouse lots and one parcel. Parcel C contains 1.9783 acres and is proposed to be subdivided to create 5 townhouse lots and one parcel. The prior subdivision also established an internal private road network. Of the proposed lots, 22 will access the previously created private street. These lots will all be front loaded garage units, consistent with the models already approved by DSP-20054-01. The remaining 14 lots will be accessed by a new alley to be created. The alley allows 10 lots to front on General Lafayette Boulevard with rear loaded garages and four



front load garage units will back to a landscaped stormwater management facility.

#### **4.0 CONFORMANCE WITH THE REQUIREMENTS OF SUBTITLE 24**

The standards governing the approval of preliminary plans of subdivision are set forth in Part 24-4 of the Subdivision Ordinance. Those standards applicable to the proposed application are addressed below.

Section 24-4101 provides that all preliminary plans of subdivision and final plats shall comply with all applicable standards in Subtitle 27: Zoning Ordinance, Part 6: Development Standards, of the County Code and that all information and support materials needed to demonstrate compliance with this Section shall be provided by the subdivider. The standards will be addressed in greater detail below.

**Master Plan Conformance:** Section 24-4101(b) provides that preliminary plans be consistent with the General Plan and shall conform to all applicable Area Master Plans, Sector Plans, or Functional Master Plans, and as referenced in Sections 24-3402(d) and 24-3402(e) of this Subtitle. The Subject Property is located within the boundaries of the Subregion 5 Master Plan, which was adopted in 2013. The Master Plan recommends residential medium high land use for the Subject Property, which permits between eight and 20 dwelling units per acre. In fact, the larger 19.11 acre parcel, of which the Subject Property is a part, was

specifically rezoned by the Subregion 5 Sectional Map Amendment from the R-R Zone to the R-T Zone pursuant to Change No. 11. In the discussion of this change, found on Page 180 of the Subregion 5 Master Plan and Sectional Map Amendment, the following analysis is provided:

"Zoning change from the R-R Zone to the R-T Zone is consistent with the designation of the Brandywine Community Center. The 2002 General Plan states, 'The vision for the Centers and Corridors is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development.' The Brandywine concept plan envisions this area as a mix of residential and commercial uses with residential densities ranging from 4 to 20 dwelling units per acre. The future land use map designates this property as medium-density residential and the R-T Zone is consistent with this designation."

When the Countywide Sectional Map Amendment was implemented in 2022, the Subject Property was placed in the RSF-A Zone. In the RSF-A zone, the maximum density is 16.33 dwelling units per net acre, consistent with the Master Plan recommended density. The proposed subdivision will result in a total of 36 dwelling units on 5.44 net acres, for a density of 6.6 dwelling units per acre. Furthermore, the General Plan, adopted in 2014, placed the Subject Property in the Established Communities Tier. The proposed development is consistent with this designation.

**Lot Standards:** Section 24-4102 provides certain lot standards. The proposed lots have been designed to conform to the requirements of the Zoning Ordinance. The Intensity and Dimensional standards for the RSF-A zone are set forth in Section

27-4202(f)(2). The preliminary plan of subdivision reflects that all the proposed lots conform to the minimum 20' lot width. Conformance to the front, side and rear yard depths, as well as building height and lot coverage, will be addressed at the time of Detailed Site Plan.

**Lot Layout Design Guidelines:** Section 24-4103 provides certain lot layout design guidelines. To the extent applicable, the proposed lot layout conforms to these guidelines. Since this Application is adding infill lots to an existing approved subdivision, the internal streets, grades and lotting patterns have already been established. The proposed new lots will conform to these existing spatial relationships to ensure that the infill lotting patterns are context-sensitive. The Applicant has oriented lots to front on General Lafayette Drive, rather than face the rears toward a major collector. These lots will be accessed from an alley to be created. The other lots served by the alley will be oriented to face the alley so that the rear yards and decks on these units are oriented toward the stormwater management facility, which will serve as an amenity for the development.

**General Grading and TCP:** Section 24-4104 requires the submission of general grading plans and a Tree Conservation Plan Type 1 (TCP-1) with a major subdivision. A TCP-1 is provided with the application. The existing grades are reflected on the TCP-1.



**Historic Resources and Sites:** Section 24-4105 relates to Historic Resources and Sites and Section 24-4106 relates to Cemeteries. At the time the prior preliminary plan of subdivision (4-18017) was processed, the presence of historic resources or sites was fully evaluated. A Phase I archeological survey was requested by the Historic Preservation Section's archeologist, and the Phase I survey was conducted on the subject property in April 2019. As a result, no sites were recorded. In approving the prior preliminary plan of subdivision the Planning Board found that no additional archeological investigations are necessary on the subject property. As a result, this new application will not impact any historic sites or resources or significant archeological sites, and no cemeteries exist within the boundaries of the Subject Property.

**Transportation, Pedestrian, Bikeway and Circulation Standards:** Section 24-4200 addresses Transportation, Pedestrian, Bikeway and Circulation Standards. As noted above, the transportation network has been established by the prior approval, except for one alley which will primarily access the lots fronting on General Lafayette Boulevard. Section 24-4202(a) requires that a preliminary plan of subdivision comply with the street connectivity, access, traffic calming, block design, and all other applicable standards in Section 27-6206, Vehicular Access and Circulation, of Subtitle 27: Zoning Ordinance. These requirements are addressed below.

**Pedestrian Access and Circulation:** Section 24-4203 requires that a preliminary plan comply with the applicable pedestrian access and circulation standards in Section 27-6207, Pedestrian Access and Circulation, of Subtitle 27: Zoning Ordinance. These requirements are also addressed below.

**Private Streets and Easements.** Section 24-4204 addresses Private Streets and Easements. Section 24-4204(b)(C) applies to the RSF-A zone and provides that the land being subdivided must have frontage on and direct access to a public street having a right-of-way width of at least 60 feet. General Lafayette Boulevard has a right-of-way width of 100 feet, thereby satisfying this requirement. Section 24-4204(b)(C)(ii) provides that the points of access to public streets shall be approved by the Planning Board. The points of access which will serve the Subject Property have already been approved by prior applications. Section 24-4204(b)(C)(iii) provides that private streets be improved to the current standards in Subtitle 23. The approved prior streets will be constructed to these standards. Section 24-4204(b)(C)(iv) provides that private streets shall be conveyed to a homeowners association. The proposed private streets are shown as being conveyed to, and will be maintained by, the homeowners association.

**Public Utility Easements:** Section 24-4205 requires that a 10-foot-wide public utility easement be established at the time of subdivision. A 10-foot-wide PUE has already been established

along the private road accessing the existing and proposed lots and along General Lafayette Boulevard.

**Environmental Standards:** Section 24-4300 addresses Environmental Standards. Section 24-4301 provides that environmental features which are impossible or difficult to reproduce, such as floodplain, wetlands, streams, steep slopes, woodlands, and specimen trees, shall be protected. The approved Natural Resources Inventory reflects that the Subject Property contains no regulated environmental features. Those regulated environmental features on the larger property of which the Subject Property is a part were protected during the prior subdivision and detailed site plan approvals.

**Public Facility Standards and Public Facility Adequacy:** Sections 27-4400 and 24-4500 address Public Facility Standards and Public Facility Adequacy. All the public facilities standards were addressed at the time of the prior approvals, including utility easements, stormwater management, and public water and sewer availability. The Site Development Concept Plan will be updated to account for the proposed revisions to the approved layout prior to the filing of a Detailed Site Plan. Public Facility Adequacy will be addressed through the approval of an ADQ Application which is submitted concurrent with this application.

**Mandatory Dedication of Parkland:** Section 24-4601 of the Subdivision Regulations, which relates to mandatory dedication of



parkland, provides for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private recreational facilities to meet the park and recreation needs of the residents of the subdivision. The prior preliminary plan of subdivision, 4-18017, addressed mandatory dedication in accordance with Section 24-134 of the prior Subdivision Ordinance. At that time, the maximum density permitted in the underlying R-T zone was six (6) dwelling units per acre. As a result, per Section 24-134(a)(1), the mandatory dedication requirement was 1.311 acres. Per Section 24-134(a)(4) of the prior Ordinance, 1.6742 acres of land shown for preservation as part of a stream valley park on the master plan was required to be dedicated to M-NCPPC, exceeding the minimum dedication required.

The instant application is subject to Section 24-4601 of the Subdivision Ordinance. Under the new RSF-A Zone, the allowable density is 16.33 dwelling units per acre. Thus, the percentage of land required to satisfy the mandatory dedication requirements increases to 15%. The net area of the Subject Property is 5.44 acres, resulting in a mandatory dedication requirement of .816 acres. Section 24-4601(2)(C) provides that in any re-subdivision where land was previously dedicated for park and recreation needs, the property is exempt from mandatory dedication. However, if lots are added as part of the resubdivision, land shall be dedicated or a fee in lieu paid to accommodate the new residents. Since mandatory dedication of 7.5% was previously

provided for the Subject Property, an additional 7.5% would be required as part of this application. Thus, the amount of additional dedication required would be .408 acres. This would increase the total amount of dedication required for the larger site from 1.311 acres to 1.719 acres. Since 1.6742 acres has already been dedicated, an additional .0448 acres of mandatory dedication would be required.

The Applicant would propose to satisfy the additional .0448 acres of mandatory dedication through the provision of recreational facilities. In the prior application, since mandatory dedication was satisfied, there was no requirement to provide recreational facilities. On the Subject Property, the Applicant is proposing to provide an open play area and is proposing to construct a trail around the stormwater management facility in the center of the development. Section 27-4601(b)(4)(A)(2) provides that "the location of on-site detention and/or retention ponds may be credited toward lands required for dedication, regardless of ownership, if it is determined that such area will provide active or passive recreation because of specific access provisions, recreational facilities, or visual amenities, and appropriate maintenance agreements have been, or will be, made to ensure compliance with this requirement." The trail will provide an amenity for all of the residents of the subdivision and satisfies any additional requirement for

mandatory dedication resulting from the additional lots which will be created by approval of this application.

## **5.0 CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE**

As referenced above, Section 24-4102 provides that all preliminary plans of subdivision and final plats shall comply with all applicable standards in Subtitle 27: Zoning Ordinance, Part 6: Development Standards, of the County Code. In this application, the applicant proposes to subdivide the Subject Property into 36 lots and two parcels. This use is permitted, subject to approval of a Detailed Site Plan ("DET") because more than 10 townhouses are proposed. Conformance with Zoning Ordinance regulations is required for the proposed development including, but not limited to, the following:

- Part 27-5 Use Regulations;
- Section 27-4202 Residential Base Zones;
- Section 27-6200 Roadway Access, Mobility, and Circulation;
- Section 27-6300 Off-Street Parking and Loading;
- Section 27-6400 Open Space Set-Asides;
- Section 27-6600 Fences and Walls;
- Section 27-6700 Exterior Lighting;
- Section 27-61500 Signage;
- Section 27-62600 Green Building Standards;

Several of the requirements set forth in the above-listed sections will be addressed at the time of Detailed Site Plan or



building permit. Those that are to be addressed with this preliminary plan of subdivision are addressed below.

The following provisions also relate to Zoning Ordinance conformance and are applicable to the Subject Property:

- a. Section 27-4202(f)(2) contains the intensity and dimensional standards applicable to townhouses in the RSF-A Zone. These standards are addressed above and, as noted, any standards not addressed on the preliminary plan will be addressed at the time of detailed site plan.
- b. In pre-application comments, the Applicant was requested to address the requirements of Section 27-6206(e) related to cross-access. The purpose of these requirements is to encourage shared parking and minimize access points along streets.

- **Section 27-6206(e)(2)(A) provides as follows:**

**"The internal vehicular circulation system shall be designed and constructed to provide vehicular cross-access between the development's vehicular use areas and those on adjoining parcels containing a nonresidential or mixed-use development, or to the boundary of adjoining vacant land in a Transit-Oriented/Activity Center base or PD zone or a Nonresidential zone.**

The Subject Property's vehicular use areas do not abut adjoining parcels containing nonresidential or mixed use development or vacant land is a transit-oriented base or PD zone. Thus, this provision is not applicable to the proposed development.

- Section 27-6206(e) (2) (B) (C) and (D) provide as follows:

(B) Cross-accessways shall provide for two-way vehicular traffic between the vehicular use areas on the adjoining lots through the use of a single driveway or drive aisle that is at least 22 feet wide or through two one-way driveways or aisles that are each at least 14 feet wide.

(C) The Planning Director or review body deciding a parent application may waive or modify the requirement for vehicular cross-access if the applicant clearly demonstrates that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors.

(D) Easements allowing cross-access to and from lands served by a vehicular cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded in the Land Records of Prince George's County before record plat or prior to the issuance of a building permit for the development.

As noted above, the proposed vehicular circulation system is designed to utilize the circulation system approved in the prior subdivision. No new points of access are proposed to public rights of way abutting the Subject Property. There are no vehicular use areas on adjoining lots and thus this requirement does not appear to be applicable. The Applicant further notes that the property to the north is fully developed with a single family detached subdivision and the rears of lots abut the Enclave at Brandywine development. The property to the south is unimproved land in the RR zone, but the land along this property line has already been lotted out by the prior subdivision with no

opportunity to connect in the future. As a result, the Applicant would submit that cross-access is impractical given the prior approved development pattern and, if applicable, the Applicant would request a waiver of any requirement for cross access.

- c. Section 27-6206(f) provides connectivity standards for single family attached developments. Development in residential zones requires a minimum connectivity index of 1.5. As reflected on the Connectivity Exhibit included with the Preliminary Plan of Subdivision, the proposed development achieves a connectivity index of 1.5, which satisfies the required standard.
- d. Section 27-6207(a)(2)(A) requires sidewalks on both sides of all streets having curb and gutter construction. The private roadways approved pursuant to DSP-20054-01 depict sidewalks on both sides. The proposed private roadway will connect to General Lafayette Boulevard, a public street which will also have curb and gutter construction. Sidewalks are also shown on this street on the approved DSP.
- e. In pre-application comments, the Applicant was requested to address the requirements of Section 27-6207(b) related to pedestrian connectivity. The pedestrian connectivity requirements apply to new

townhouse development. Section 27-6206(b)(1) provides as follows:

- **The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).**

The proposed development includes a pedestrian circulation system consisting of sidewalks which provide access to all the proposed building and also includes an internal trail around a stormwater management facility in the middle of the development. The property does not adjoin land containing townhouses, nonresidential development or mixed-use development.

Sections 27-6206(b)(2) and (3) relate to waivers of the above requirement and private easements necessary to implement the above requirement. The Applicant conforms to the above requirement and all sidewalks internal to the development will be maintained by the homeowner's association.

Section 27-6206(b)(4)(A) addresses pedestrian walkways through large vehicular parking areas and parking garages. There are not large vehicular parking areas or parking garages associated with the proposed development. The

majority of the parking spaces are either in garages or on lots. Therefore, this provision does not apply.

Section 27-6206(b)(4)(B) addresses walkway standards and requires that all walkways in residential zones be five (5) feet in width, be distinguishable from vehicular traffic lanes they cross by painted markings and provide lighting. All the proposed sidewalks comply with this requirement. They are all five feet in width, road crossings established in DSP-20054-01 include painted markings and adequate lighting is provided (a photometric plan was approved with DSP-20054-01).

f. In pre-application comments, the Applicant was requested to address the requirements of Section 27-6208(b) related to bicycle connectivity between developments. This section provides that any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing existing or proposed multifamily, townhouse, nonresidential, or mixed-use development. The Planning Director may waive or modify these requirements where such cross-access is impractical or undesirable, and easements allowing cross-access shall be provided. The Subject Property does not adjoin existing or proposed parcels containing existing or proposed multifamily, townhouse, nonresidential, or mixed-use

development. Therefore, this provision is not applicable to the proposed development. However, the Applicant would note that bicycle connectivity was addressed with the approval of DSP=-20054. General Lafayette Boulevard is a four-lane major collector roadway which the Master Plan of Transportation designates as a Shared Roadway. No additional dedication was deemed necessary to accommodate this recommendation.

g. Section 27-6300 provides requirements for arrangement and design of off-street vehicle parking. For townhouses located outside the Capital Beltway, two parking spaces are required. In addition, Section 27-6305(g) requires that one visitor parking space be provided for every 20 dwelling units, or fraction thereof. Conformance with this requirement will be demonstrated at the time of detailed site plan permit.

h. Section 27-6400 Open Space Set-Asides. The Subject Property is subject to the Open Space Set-Aside requirements of Section 27-6403, which requires a total of 20% of the total site area to be designated as open space. With a site area of 5.54 acres, a total of 1.09 acres of open space is required. The Applicant is proposing that 1.84 acres provided in land to be dedicated to the HOA. Per Section 27-3404(a)(1), no less than 15% of the total required minimum open space set-

aside area within a residential development outside the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center PD zones shall consist of active recreational areas. Thus, .16 acres of this area must be used for active recreation. The applicant has provided .39 acres of active recreation in the form of trails and an open play area.

- i. Section 27-6903(g) requires fenestration for townhouses. Specifically, 15% of street facing facades shall be occupied by windows or doorways. This requirement will be addressed at the time of the detailed site plan.
- j. Section 27-61203 contains Neighborhood Compatibility Standards. In this instance, the Neighborhood Compatibility Standards impact the architectural details of the proposed townhouses and will be addressed at the time of Detailed Site Plan.
- k. Section 27-61600 Green Building Standards. Per Section 27-61603(a), a residential development with 25 or more lots is required to achieve 4 points toward the Green Building Standards. Section 27-61603(c) further requires that Applicants provide documentation of techniques that will be used to satisfy the green building standards of this Section at the time of submittal of a development



application. The Green Building Standards listed in Table 27-61603(b) includes points for Energy Conservation and Water Conservation features included in the design of the proposed houses. The Applicant will address the Green Building Standards at the time of detailed site plan.

## **6.0 CONCLUSION**

Based on the foregoing, the Applicant submits that the Subject Property satisfies the criteria for approval of a preliminary plan of subdivision.

Respectfully submitted

A handwritten signature in blue ink, appearing to read 'THH', is written over a light blue rectangular background.

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