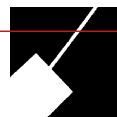


Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530



Comment [COMMENT1]: WHEN INSERTING
INFORMATION AT THE @ SIGN
REMEMBER TO USE INDENT FOR SECOND
LINE - NOT TAB. ALSO, IT WILL LOOK
LIKE THE TEXT IS GOING WACKO, BUT
DON'T WORRY - IT IS FINE.

ZONING MAP AMENDMENT PETITION A-9952

| Application | General Data |
|--|------------------------------------|
| Project Name Buck Property Location West side of US 301 approximately 1 mile north of MD 725. Applicant KB-Buck Development, L.C. 2139 Blue Knob Terrace Silver Spring, Maryland 20906 | Date Accepted 4/16/01 |
| | Planning Board Action Limit N/A |
| | Tax Map & Grid 093/B-2 |
| | Plan Acreage 210.8 Acres |
| | Zone E-I-A/R-A |
| | Dwelling Units 380 |
| | Square Footage N/A |
| | Planning Area 79 |
| | Council District 06 |
| | Municipality N/A |
| 200-Scale Base Map 205SE13 | |

| Purpose of Application | Notice Dates |
|--|---|
| Rezoning from E-I-A and R-A to R-S (1.6-2.6) | Adjoining Property Owners 5/17/01 (CB-15-1998) |
| | Previous Parties of Record 7/23/01 (CB-13-1997) |
| | Sign(s) Posted on Site N/A |
| | Variance(s): Adjoining Property Owners N/A |

| Staff Recommendation | | Staff Reviewer Careen Wallace | |
|----------------------|--------------------------|----------------------------------|------------|
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |

October 12, 2001

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Arie Stouten, Zoning Supervisor

FROM: Catherine H. Wallace, Planner Coordinator

SUBJECT: **Zoning Application No. A-9952**

REQUEST: Rezoning from E-I-A and R-A Zones to the R-S (1.6 ■ 2.6)

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on November 15, 2001. You are encouraged to become a person of record in this application. The request must be made in writing and sent to the Office of the Zoning Hearing Examiner at the address indicated above. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS:

A. Location and Field Inspection: The subject property is located at the southwest quadrant of the intersection of US 301 and Dannenhower Road. It is comprised of 210.73⁷/₁₀₀ acres of undeveloped land which is located along the west side of US 301, one mile north of MD 725. It shares a boundary with the Beech Tree Subdivision to the north, follows Collington Branch on the west, and has a southern boundary paralleling a tributary of Collington Branch. There are floodplains, streams and wetlands on the site. The property is improved with agricultural outbuildings. Portions of the property are heavily wooded and others have been cleared for agricultural purposes. The rolling terrain ranges from 20 to 170 feet above mean sea level. The higher elevations are located to the northeast and the lower elevations are located to the southwest.

The subject property is surrounded by the following uses:

- North- Beechtree Golf Course Development●A similar development as proposed in the R-S Zone, with the exception of the golf course.
- East- Across US 301, Marlboro Meadows in the R-R and L-A-C Zones, agricultural and large residential lots in the O-S Zone.
- South- Land in the R-80 Zone used for residential uses.
- West- I-1 and R-E Zone separated from the subject site by Collington Branch and Conrail railroad tracks

B. History: Zoning Ordinance 17-1990 was approved by the District Council on rezoning 104.7 acres of the site from the R-A to the E-I-A Zone. The remainder was zoned R-A by the Maryland-Washington Regional District Act.

C. Master Plan Recommendation: The Subregion VI Master Plan was adopted and approved on September 28, 1993, and recognizes the existing R-A and E-I-A Zones. The Sectional Map Amendment was adoption in March 1994, and proposes retention of the existing zones.

D. Request: The purpose of this request is to rezone the subject property to the R-S Zone (1.6²/₁₀2.6 DU/acre). The following table compares the proposed development under this Basic Plan with the previously approved development.

| | |
|---------------------------------------|---|
| Gross Area | 210.8 ⁷ / ₁₀₀ acres |
| Less Half Floodplain Area | <u>- 12.2 ⁷/₁₀₀ acres</u> |
| Total Adjusted Gross Area | 198.6 ⁷ / ₁₀₀ acres |
| Base Density R-S Zone (1.6 DU/ac) | 317 units |
| Maximum Permitted Density (2.7 DU/ac) | 536 units |
| Requested Density (1.9 DU/ac) | 380 units |

Development Comparison

| | Prior Approval | Proposed Zoning Map Amendment |
|--|----------------|-------------------------------|
| | | |

| | | |
|------------------------|--|--------|
| Single-family Detached | 53 DU | 380 DU |
| Distribution | .075 FAR or 340,175SF | |
| Office | .013 FAR or 60,000 SF 400,175 SF office | |

E. Required Findings:

Section 27-195(b) provides that prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

- (i) The specific recommendation of a General Plan map, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties; or**
- (ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses.**

This request is in conformance with the principles and guidelines of the 1993 Subregion VI Master Plan. The following background and analysis was provided by Reggie Baxter, Community Planning Division, resident planner for Subregion VI:

■**General Plan:** The 1982 *General Plan* as amended by the 1993 *Subregion VI Master Plan* shows the E-I-A portion of the property in a Category II area and the R-A portion in Category III. However, the *Biennial Growth Policy Plan (CB-80-2000)* amends the 1993 Master Plan and places the property in the ■**Developing Tier**.• A developing tier designation indicates those areas where the county anticipates most new development will occur in •contiguous and compatible• growth patterns.

■**Master Plan:** The Approved Subregion VI Master Plan (September 1999) shows industrial land use for the 104.7-acre E-I-A zoned portion and rural (residential) land use for the 106-acre R-A zoned portion. The Master Plan text (page 150) recognizes that the 105-acre E-I-A portion was zoned in 1990. The text also includes reference to the staging requirements imposed by Zoning Ordinance 17-1990, which approved the E-I-A Zone in 1990. Also, a proposed Water Storage Facility is shown on the E-I-A portion of the site.

■**Planning Issues:** The Master Plan map shows the property for industrial and residential use. This land use is based on a 1990 rezoning which established the R-A and E-I-A Zones. The Master Plan had to recognize these zones because the Five-Year Rule (Section 27-223 (g) (1) prohibited rezoning the E-I-A portion to a less-intense residential use. The plan text indicates in the employment areas chapter (Recommendation 2 on page 152) that the availability of vacant, industrially zoned land in and near the area, prior land use policies, and the Master Plan•s emphasis on low-density residential

and open space uses preclude recommending additional industrial zoning. However, the Master Plan map did not designate the E-I-A zoned portion for some future residential use. Regardless, the employment areas concept states on page 152 that “[I]ndustrial land usage is not consistent with this [low-density/open space] concept.”

■This apparent contradiction of recommendations between the plan text and map raises a fairly debatable issue as to what the proper land use policy should be for this property. The applicant’s justification statement (page 7) addresses this point in reference to the existing industrial land inventory and the plan’s recommendation to remove industrial zoning where possible.

■Referring to the residential portion of the property, the applicant notes that the 1977 Sectional Map Amendment placed the rear half of the subject property in the R-A Zone for purposes of staged future development. It appears that the 1994 SMA’s retention of the R-A Zone for the rear half of the property followed the same staging concept. However, there is no specific reference to this property in the Master Plan. Nonetheless, the applicant’s evaluation of the Master Plan’s projected 2010 dwelling units and community holding capacity suggest that the development yield from the requested R-S Zone would conform to the density levels projected by the Master Plan. We agree after comparing the Master Plan’s dwelling unit projections for 2010 with the Cooperative Forecast 6.1 estimates for 2010 and 2020 (PAZ’s 266 L, 266 J, and 267 B). The analysis reveals that the Master Plan’s projected 4,400 dwelling units in 2010 will not be exceeded. In fact, adding the proposed 380 dwellings to the cooperative forecast projections yields a total of 3,235 dwellings in 2010 and 4,040 dwellings in 2020, including those from the R-A portion of the subject property. If public facilities are adequate to support the proposed development, then the R-A portion of the property is ready to be developed at higher density in line with the staging concept.

■After reviewing the Master Plan map and text along with the applicant’s justification statement, it is apparent that a fairly debatable point of Master Plan compliance exists. In light of all the issues raised, the requested R-S Zone appears to conform with the Master Plan’s principles and guidelines with respect to land use, the number of dwelling units, and the location of land uses. Certainly, the removal of excess industrial zoning and its obvious incongruent juxtaposition with the surrounding residential zoning will make for a more homogenous . . . living area. . . .

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan.

There is no commercial development proposed in this application.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which 100 percent of the construction funds are allocated within the adopted county’s Capital Improvement Program, within the current state Consolidated Transportation program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plan, or urban renewal plans.

In 1990, the District Council found that, with conditions, transportation facilities would be adequate for the E-I-A Zone application on this property. The subject application proposes development which would result in a slightly larger impact upon the local transportation system. Based on updated traffic background information as well as CIP proposed improvements, transportation facilities will be adequate; but only if the proposed density is limited to 357 dwelling units, compared to the 380 units proposed by the applicant.

Glen Burton, with the M-NCPPC Transportation Planning Section, has provided the following analysis:

■The applicant presented staff with a traffic study which was prepared in June 2001, in support of the rezoning application. The study identified the following intersections as the ones on which the proposed development would have the most impact:

| EXISTING CONDITIONS | | |
|-----------------------------|-------------------------|------------------|
| Intersection | AM | PM |
| | (LOS/CLV) AM | (LOS/CLV) |
| US 301/MD 725 | D/1413 | D/1333 |
| US 301/Village Drive | B/1041 | B/1011 |
| US 301/ Leeland Road | C/1191 | B/1031 |

■The study cited 13 approved background developments (including the Beech Tree subdivision), which collectively will impact the above intersections during the morning and evening peak hours. An analysis of the background developments was done and the following results were determined:

| BACKGROUND CONDITIONS** | | |
|--------------------------------|------------------|------------------|
| Intersection | AM | PM |
| | (LOS/CLV) | (LOS/CLV) |
| US 301/MD 725 | C/1225 | C/1230 |
| US 301/Village Drive | B/1144 | B/1179 |
| US 301/ Leeland Road | D/1396 | B/1030 |

■Using the *Guidelines For The Analysis Of The Traffic Impact Of Development Proposals*, the study has indicated that the proposed development of 380 single-family units will be adding 285 (57 in; 228 out) AM peak-hour trips and 342 (222 in; 120 out) PM peak-hour trips at the time of full build-out. Applying a growth rate of three percent per year for through traffic along US 301, and

combining the site-generated traffic along with background developments, the following results were determined:

| TOTAL CONDITIONS** | | |
|------------------------|--|--------------|
| Intersection | AM | PM |
| | (LOS/CLV) | (LOS/CLV) |
| US 301/MD 725 | C/1244 | C/1244 |
| US 301/Village Drive | C/1299 | D/1317 |
| US 301/ Leeland Road | E/1454 | B/1074 |
| US 301/Site Entrance * | E/48.2 secs. | E/40.4 secs. |
| X | <p>Unsignalized intersections are analyzed using the Highway Capacity software. The results show the level-of-service and the intersection delay measured in seconds/vehicle. A level-of-service E, which is deemed acceptable, corresponds to a maximum delay of 50 seconds/car. For signalized intersections, a CLV of 1,450 or less is deemed acceptable as per the <i>Guidelines</i>.</p> | |
| ** | <p>The analyses under Total and Background condition assumed improvements from the CIP and the approved Beech Tree subdivision</p> | |

■To provide adequate levels-of-service at the facilities mentioned above, the traffic study cited improvements along US 301 between MD 214 and MD 725 which are described in the current Prince George's County *Capital Improvement Program* (CIP) FY 2002-2007 (Project FD669161). In addition to the CIP improvements, the approved Beech Tree subdivision was also conditioned to provide improvements at some of the intersections including Leeland Road at US 301. Those improvements included the following:

■US 301/Leeland Road

1. Construct a third northbound and southbound through lane along US 301.
2. Construct an eastbound triple left-turn lane along Leeland Road for approximately 375 feet and a free-flowing right-turn lane.
3. Construct a fourth southbound through lane along US 301, beginning at a point approximately 500 feet north of Leeland Road and extending to a point approximately 2,600 feet south of Leeland Road (to Swanson Road).
4. Construct a second northbound left-turn lane along US 301 to provide a 300-foot double left-turn lane.

■US 301/Village Drive

1. Construct a third northbound and southbound through lane along US 301.

2. Widen Village Drive (westbound) to provide four (4) lanes, two (2) exclusive left-turn lanes, an exclusive through lane, and a free-flowing right-turn lane.

■ US 301/MD 725

1. Construct a third northbound and southbound through lane along US 301.
2. Construct a fourth southbound through lane along US 301.
3. Construct a second northbound left-turn lane to provide a double left-turn lane.
4. Convert existing eastbound right-turn lane to free-flowing right turn.
5. Restripe westbound approach to provide a second through lane.

■ On April 9, 1990, the District Council approved a Basic Plan (A-9760) which allowed the rezoning of 104.7 acres of the subject property to its current E-I-A zoning. That 1990 approval was based on a combination of land uses which, upon completion, would generate 503 combined peak-hour trips. The 106-acre, R-A portion of the subject property, which has a two-acre minimum lot size requirement, could potentially generate an additional eighty seven (87) combined peak-hour trips. Therefore, the total trip generation from the subject property based on its current zoning is $503+87=590$ combined peak-hour trips.

■ The subject application is seeking a rezoning to the R-S (1.6 - 2.6) Zone. Based on the gross acreage of 210 acres, [the transportation analysis assumed that] the property could be developed with a range of 336-546 dwelling units. If the site were to be developed to its maximum density of 546 units, it would generate approximately 900 combined peak-hour trips. The applicant's statement of justification is proposing 380 dwelling units with a total of 627 combined peak-hour trips. On the basis of the information presented in the application, and its supported documents, staff concludes that if this application is approved, the maximum number of trips that could be generated would be in excess of what is allowed under its current zoning categories. In order to maintain the trip cap, the applicant needs to limit its development to 357 dwelling units instead of the proposed 380. Using the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, 357 dwelling units would generate 589 combined peak-hour trips. In addition to maintaining the current trip cap, 357 dwelling units would provide a LOS/CLV of D/1450 during the AM peak, and B/1071 during the PM peak.

■ Based on staff's review, should the development be limited to 357 dwelling units, then the traffic generated by the proposed development would not lower the level of service anticipated by the land use and circulation systems shown on the approved Master Plan for Subregion VI. In order to maintain adequate level-of-service, all of the previously identified improvements would have to be in place prior to the release of any building permits. Because the improvements are listed in the county's CIP as being fully funded however, . . . the applicant has met the transportation [facilities] criterion.

- (D) **Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six years of the adopted county Capital Improvement Program (such as schools, recreation areas,**

water and sewerage systems, libraries and fire stations) will be adequate for the uses proposed.

The proposed basic plan was reviewed by the M-NCPPC Growth Policy and Public Facilities Planning Section for adequacy of community facilities. After reviewing the impacts of the proposed development on police, fire and rescue, and school facilities, it was determined that with the conditions recommended below, these public facilities will be adequate.

With the exception of the westernmost portion of the property, fire and rescue services are all capable of responding within the response time guidelines of the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*. The Fire Department recommends that all residential structures be fully sprinklered in accordance with National Fire Protection Association Standard 13D and applicable Prince George's County laws.

Schools

Marlton Elementary, James Madison Middle, and Frederick Douglass High are the schools assigned to serve the property based on *Prince George's County Public Schools, Management Information and Technology Services, School Assignment by Block, 2001-2002* data.

■Growth Policy and Public Facilities Planning staff, conclude the following based on the identified school assignments.

Projected Impact on Affected Public Schools

| Affected School Name | D.U. by Type | Pupil Yield Factor | Development Pupil Yield | 5-Year Projection | Adjusted Enrollment | Total Projected Enrollment | State Rated Capacity | Projected Percent of Capacity |
|--------------------------------|--------------|--------------------|-------------------------|-------------------|---------------------|----------------------------|----------------------|-------------------------------|
| Marlton Elementary School | 380 SFD | 0.24 | 91.20 | 678 | 0 | 769.20 | 554 | 138.84% |
| James Madison Middle School | 380 SFD | 0.06 | 22.80 | 854 | 858.02 | 926.90 | 977 | 94.87% |
| Frederick Douglass High School | 380 SFD | 0.12 | 45.60 | 1930 | 1938.04 | 2075.80 | 1958 | 106.01% |

Source: Prince George's County Planning Department, M-NCPPC, January 2001

■Under current county law and *The Regulations to Analyze the Development Impact on Public School Facilities*, adequacy thresholds of 105 percent and 130 percent have been established. Under the Subdivision Regulations, if any affected school's projected percentage of capacity exceeds 130 percent no permits may be issued until capacity exists below 130 percent in all affected schools; or four (4) years have elapsed since the time of the approval of the preliminary plan of subdivision.

■The subject project will be tested again at the time of preliminary plan of subdivision and a finding of adequate public facilities will be made at that time. If any of the affected schools are operating at a capacity that exceeds 130 percent, a four-year waiting period will be applied.

■Based on the adopted FY 2002-2007 CIP, the Bowie Area Elementary School is scheduled to open in January 2004. The Subregion VI Elementary School is scheduled to open in August of that same year. It is reasonable to assume that through the construction of these two elementary schools, 1,580 seats will be added, thus bringing additional elementary capacity in the service area.

■The Bowie Area and Subregion VI elementary schools are contained within the first six years of the adopted CIP; therefore, it is reasonable to conclude that elementary school capacity will be provided in the service area of the Buck Property Subdivision and that the school facilities will be adequate for the uses proposed.●

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety and welfare of the present and future inhabitants of the Regional District.

The proposed residential development, at a density of 1.9 units per acre, reflects compatibility between the subject site and surrounding areas which are proposed for residential development in the R-S and R-80 Zones. In some respects, this development will function as a continuation of the Beech Tree development to the north and the two subdivisions will be connected by a shared primary roadway. The proposed basic plan provides for the location of residential lots in areas best suited for development and reserves as open space those areas with the most significant environmental constraints. It is noted that attention should be paid to views into the site from US 301 and the siting of dwellings and provision of landscaping to provide a varied streetscape.

The northernmost portions of the site adjoin the golf course approved for the Beech Tree development. Development of this portion of the site can take advantage of the potential for views into this open space amenity. It should be noted, however, that standards for the location of lots adjoining golf courses will be applied to this development. The Urban Land Institute's 1994 publication, *Golf Course Development and Real Estate*, recommends a 175-foot setback from the rear lot lines of residential lots to the centerline of the golf hole.

The basic plan also proposes the development of 4.1 acres of land near the entrance to the site for active recreation purposes. Given the amount of developable acreage on the site and proposed improvements for public open space, this figure appears appropriate. The site is appropriately located and will be screened from MD 301 with the addition of a wooded buffer area.

The applicant proposes to dedicate open space land to the M-NCPPC for inclusion into the Collington Branch Stream Valley Park. The applicant also proposes to construct a hiker/biker trail within the stream valley park. The Parks Department has not had an opportunity to offer formal comments on this application. However, Parks Department staff have informed the Planning Department that a connection to the hiker/biker trail to be constructed in the Beech Tree portion of the stream valley park will be necessary to allow access from the proposed Buck property development to the parks and trails located north of this site. This recommendation is also reflected in the June 5, 2001, memorandum from Fred Shaffer, Senior Trails Planner with the M-NCPPC Transportation Planning Section. It is recommended that the applicant construct those portions of the trail, north of this site to provide the necessary connection.

The Environmental Planning Section provided the following analysis of the relationship between the proposed development and the natural environment.

Site Description

There are floodplains, streams, and wetlands on the site. Current air photos indicate more than 60 percent of the site is wooded. No Historic or Scenic roads are affected by this proposal. Adjacent US 301 is a significant noise source. No rare/threatened/endangered species are known to occur on the project site, but are known to occur in the vicinity. According to the Sewer Service and Water Service maps produced by DER, the property is in categories W-6 and S-6. The Map Showing Landslide Susceptibility in Prince George's County, Maryland, prepared by the U.S. Geological Survey, indicates an area of high susceptibility to landsliding. The soils information included in the review package indicates the occurrence of some problematic soils.

Subregion VI Master Plan Environmental Issues

The *Adopted and Approved Subregion VI Master Plan*, describes certain environmental issues in the text and depicts the location of environmental features on plan maps. The plan map indicates a relatively large Natural Reserve Area and Conditional Reserve Area in the western and center portions of the subject property. Natural Reserve Areas are described on page 30 of the Master Plan: ■Natural Reserve Areas have physical features which exhibit severe constraints to development or which are important to sensitive ecological systems. Natural Reserve Areas are composed of land areas, which under the terms of the county's Subdivision Ordinance, must be preserved in their natural state. Within the Subregion VI Study Area they consist of: the Chesapeake Bay Critical Area Buffer, the Patuxent River Primary Management Area Preservation Area, the 100-year floodplain, significant wetland areas, and extensive areas of severe slopes in conjunction with Marlboro Clay.●

Conditional Reserve Areas are described on page 30 of the Master Plan: ■Condition Reserve Areas have moderate development constraints. They include land areas having some bearing on natural processes, physiographic constraints, or rare natural features such as: severe slopes, soils with limitations for community development, the Primary Management Area Evaluation Zone, rare natural features, and a combination of steep slopes and/or highly erodible soils and woodlands. Parts of the Conditional Reserve Areas are appropriate for active recreation facilities. Development is permissible consistent with the terms of the county's Subdivision Ordinance; but careful, innovative site planning is required to protect the environmental assets and to meet environmental needs.● The rationale for Natural and Conditional Reserve in this location is supported by other information within the Master Plan. Potential noise intrusion from vehicular traffic on US 301 is also identified on page 26 of the Master Plan.

Woodland Conservation

A Forest Stand Delineation has been submitted in accordance with Section 27-179(c)(1)(D)(vii) and the Woodland Conservation Ordinance. A Type I Tree Conservation Plan is not required at this time, but is required by Section 27-518(b)(11) of the Zoning Ordinance as part of a Comprehensive Design Plan in the R-S Zone. A Type II Tree Conservation Plan is required prior to the issuance of any grading permit or the approval of a Specific Design Plan.

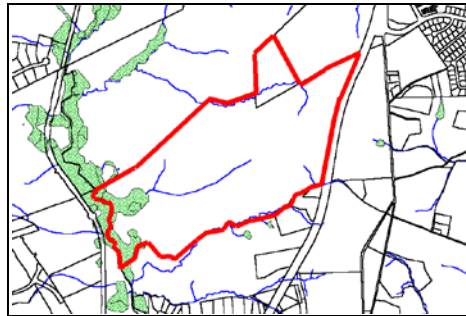
The R-S Zone has a woodland conservation threshold of 20 percent. The application indicates about 136.3 acres of existing woodland on the site and presents an excellent opportunity for woodland conservation. The Subregion VI Master Plan notes that the Woodland Conservation Ordinance could be useful in preserving large contiguous woodland tracts and reducing forest fragmentation. The

Prince George's County Woodland Conservation and Tree Preservation Policy Document defines areas that have priority for consideration as preservation or for expansion and enhancement. These areas include wooded 100-year floodplain, wooded stream corridors, wooded slopes, and specimen and historic trees, all of which exist on site. In light of these considerations, it is recommended that the woodland conservation threshold for A-9952 be set at 35 percent. The Forest Stand Delineation is sufficient for review of this application, but will need to be amended to allow better review of the Type I Tree Conservation Plan as part of the Comprehensive Design Plan..

Floodplain

The 100-year floodplain has been shown in accordance with Section 27-179(c)(1)(D)(i). The Subregion VI Master Plan makes many references to planning issues associated with the 100-year floodplain. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 245208 0065 D, dated September 6, 1996, 100-year floodplain exists on the property. The Environmental Planning Section has estimated that the floodplain area is restricted to the stream valleys and should pose no significant impact to development, as long as the stream valleys are preserved. Before a stormwater concept plan can be approved, the existing 100-year floodplain will need to be accurately delineated.

Wetlands and Streams



Section 27-179 of the Zoning Ordinance does not require the application to show wetlands or streams. The Subregion VI Master Plan notes that activities that fill, dredge, alter, or pollute wetlands are subject to licenses or permits. The National Wetlands Inventory map indicates wetlands on the property. The *Soil Survey, Prince George's County, Maryland*, a document prepared by the U.S. Department of Agriculture, indicates soils classified in the D-Hydric Group on the site. D-Hydric Group soils often contain nontidal wetlands. Because wetland areas are subject to review at later phases of the development process, an assessment of impacts at the earliest possible time in the planning process is beneficial.

The Patuxent River Primary Management Area Preservation Area (PRPMAPA) is defined in Section 24-101(b)(10) of the Subdivision Ordinance:

- A buffer established or preserved along perennial streams within the Patuxent River watershed excluding the area within the Chesapeake Bay Critical Area Overlay Zones, which at a minimum includes:

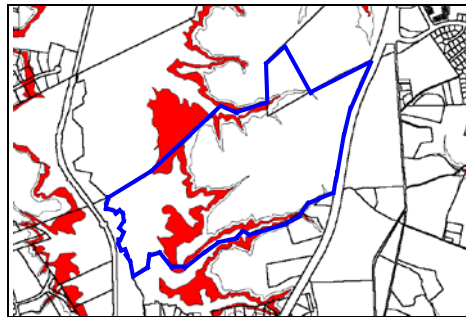
- (A) All perennial streams and a minimum of 50 feet of preserved or established vegetation on each bank;
- (B) The 100-year floodplain;
- (C) All wetlands adjacent to the perennial stream or the 100-year floodplain;
- (D) All areas having slopes of 25 percent or greater abutting or adjoining the perennial stream, the 100-year floodplain or streamside wetlands;
- (E) All areas having highly erodible soils on slopes of 15 percent or greater abutting the perennial stream, the 100-year floodplain or streamside wetlands;
- (F) Specific areas of rare or sensitive wildlife habitat, as determined by the Planning Board.●

Section 24-130(b)(5) of the Subdivision Ordinance requires that the Planning Board find:

- Where a property is partially or totally within the Patuxent River Watershed, the plat shall demonstrate adequate protection to assure that the Primary Management Area Preservation Area is preserved to the fullest extent possible.●

Geology

Section 27-179 of the Zoning Ordinance does not require the application to show geologic information. The Subregion VI Master Plan refers to problems associated with Marlboro Clay. The map showing Landslide Susceptibility in Prince George's County, Maryland, a document prepared by the U.S. Geological Survey, indicates an area of medium to high susceptibility to landsliding associated with Marlboro Clay.



Section 24-131 of the Subdivision Regulations addresses the subdivision of Unsafe Lands. Unsafe Lands include areas subject to flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to manmade conditions on the property, such as, but not confined to, unstable slopes or fills. Marlboro Clay in association with steep slopes along stream valleys is a known hazard.

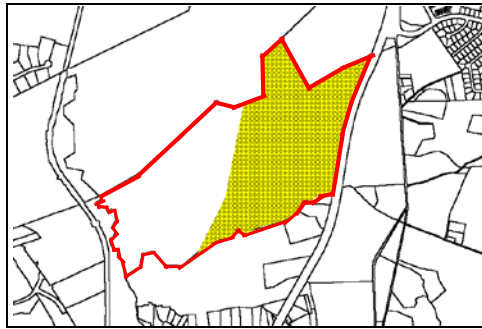
Soils

Section 27-179 of the Zoning Ordinance does not require the application to show soil information. While the Subregion VI Master Plan does not identify any particular problem soils, it notes problems which may occur with regard to highly erodible soils. (See page 21)

Noise

Section 27-179 of the Zoning Ordinance does not require the submission of a noise study. The Subregion VI Master Plan discusses noise impacts from traffic on US 301 as a factor to be considered in planning and shows a map of potential noise intrusions. (See page 26) Using a standard noise model to create this map, the Environmental Planning Section estimated that the 65 dBA(Ldn) noise contour will be about 1,879 feet from the centerline of US 301.

Approximately one-third of the property is impacted by significant noise. New residential uses in areas with a noise level of 65dBA(Ldn) should be discouraged.



- (2) **Notwithstanding subparagraphs (C) and (D) above, where the application anticipates a construction schedule of more than six years (Section 27-179), public facilities (existing or scheduled for construction within the first six years) will be adequate to serve the development proposed to occur within the first six years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.**

The applicant does not anticipate a construction schedule of more than six years.

- (3) **In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village or neighborhood is either:**
- (A) **Consistent with the General Plan, an Area Master Plan or a public urban renewal plan; or**
 - (B) **No larger than needed to serve existing and proposed residential development within the community, village or neighborhood.**

Not applicable.

- (4) **In the case of a V-M or V-L Zone, the applicant shall demonstrate, to the satisfaction of the District Council, that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).**

Not applicable.

I. Conformance with the Purposes of the Zone Requested:

(a) **The purposes of the R-S Zone are to:**

- (1) **Establish (in the public interest) a plan implementation zone, in which (among other things):**

- (A) **Permissible residential density is dependent upon providing public benefit features and related density increment factors; and**

The approval of residential densities will not occur until approval of the Comprehensive Design Plan, at which time the density increment factors and the provision of public benefit features will be reviewed. The applicant is proposing a residential density approximately 16 percent above the base density; therefore, public benefit features will be required.

- (B) **The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, or public urban renewal plan;**

The location of the proposed zone, while not shown on the Master Plan map, is in conformance with the Master Plan policies regarding planned residential capacities for the Mount Pleasant Community.

- (2) **Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans) can serve as the criteria for judging individual development proposals;**

The proposed basic plan conforms to the policies of the Subregion VI Master Plan for residential densities and for the use of comprehensive design zones to further residential development in the planning area.

- (3) **Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**

The proposed R-S Zone and Basic Plan are highly compatible with the surrounding development, both existing and proposed. Public facilities are programmed in the county CIP to provide for appropriate public facilities at the time of the construction of this project.

- (4) **Encourage amenities and public facilities to be provided in conjunction with residential development;**

The use of the comprehensive design zone for the entire site will ensure the provision of amenities and public facilities such as active and passive open space areas and the trails and trail connections to link residential areas with public and private recreational opportunities

- (5) **Encourage and stimulate balanced land development;**

The proposed land use and residential densities fit within the recommended residential capacities for the Mount Pleasant Community, thereby providing for a balance of land uses in the master plan community.

(6) Improve the overall quality and variety of residential environments in the Regional District.

The three-stage urban design zone approval process will result in a residential environment superior to that obtained through conventional residential development through the use of a sensitive lot layout, preservation of natural features, continuous open space spines, and the provision of recreational amenities.

CONCLUSION:

- VII. Recommendation Based on the above analysis, staff recommends APPROVAL, subject to the following land use types and quantities, basic plan modifications, conditions and considerations of approval:

Land Use Types and Quantities:

| | |
|---------------------------|---------------------|
| Gross Area | 210.8 ∇ acres |
| Less Half Floodplain Area | <u>12.2 ∇ acres</u> |
| Total Adjusted Gross Area | 198.6 ∇ acres |

DWELLING UNITS

| | |
|-------------------------------|-----------|
| Base Density (1.6 DU/acre) | 317 units |
| Maximum Density (1.8 DU/acre) | 357 units |

Basic Plan Modifications:

1. The basic plan shall be modified to show all conditions and considerations of approval printed on the face of the plan.
2. The basic plan shall be modified to provide an open space window from the northern open space spine (adjacent to the Beech Tree Subdivision) onto the street labeled ■Boulevard Entrance. • This open space window would provide pedestrian connections to the open space spine on the southwest side of ■Boulevard Entrance, • thereby facilitating off-road pedestrian connections.

Conditions:

1. The land use types and quantities, basic plan modifications, and conditions and considerations of approval shall be printed on the face of the basic plan.
2. The applicant shall provide an acceptable traffic study evaluating the traffic impact of the staged development of the subject property at the time of Comprehensive Design Plan (CDP) submission.
3. At the time of preliminary plan of subdivision, the applicant shall dedicate all rights-of-way for A-61, F-10 and C-58 (Leeland Road) as identified by the Planning Department.

4. Land shall be dedicated to the M-NCPPC for the master plan proposed Collington Branch Stream Valley Park, in accordance with the Parks Department standards at the time of subdivision.
5. The applicant shall construct hiker/biker and equestrian trails along Collington Branch, including a connection to the hiker/biker trails within the Stream Valley Park approved in the Beech Tree development. Provision shall be made for access to the trails by park police and park maintenance staff. Plans for such access shall be shown on the CDP submission.
6. All vehicular access to public parkland shall be directly from a primary (or wider) residential street.
7. Any proposed trail system shall include feeder connections to all development pods, schools and recreational facilities.
8. All nonresidential buildings shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable county laws.
9. Dedication/reservation of land should be required for the Master Plan proposed Water Storage Facility shown on the property if a need still exists.
10. If the proposed subdivision roads are to be county-maintained roadways, right-of-way dedications and roadway construction, in accordance with the Department of Public Works and Transportation's (DPW&T) Specifications and Standards, are required. Since the basic plan for this subdivision shows a tie-in to US 301, the applicant must coordinate all plans for development with the State Highway Administration.
11. Cul-de-sacs should allow for, as a minimum, the turning movement for a standard WB-40 vehicle and a standard length fire engine. When considering the turning movement, it must be ensured that parking is provided on the outside edge or radius of said cul-de-sacs.
12. All improvements within the public right-of-way, as dedicated to the county, are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act.
13. All storm drainage systems and storm drainage facilities are to be in accordance with DPW&T's and the Department of Environmental Resources' requirements.
14. A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation for public streets, is required at the time of subdivision.
15. An access permit must be issued to the developer/builder by SHA for access into the proposed development from state roads. This permit must be in accordance with the rules and regulations of the State Highway Administration (SHA).
16. The proposed entrance road into the Buck property should be relocated, at such time in the future when the freeway and service road are built.

17. The woodland conservation threshold for A-9952 shall be 35 percent.
18. All required woodland conservation for A-9952 shall be on site.
19. No woodland conservation, reforestation, or afforestation areas on lots of 20,000 square feet or less in area shall be used to meet required woodland conservation.
20. Stream buffers as defined in Section 24-130 of the Subdivision Regulations shall be included in woodland conservation areas to the fullest extent possible.
21. Individual specimen trees or groups of specimen trees shall be retained and shown on the Type I Tree Conservation Plan.
22. The Type I Tree Conservation Plan shall have the following note:
 - Woodland cleared within the Patuxent River Primary Management Area Preservation Area shall be mitigated on site at a ratio of 1:1 and shown on the Type II Tree Conservation Plan.●
23. To meet the requirements of Section 27-518(b)(11) of the Zoning Ordinance, the Forest Stand Delineation shall be revised to include the data sheets from the sample points shown on the plan and show the location, species, and a measure of vigor for all specimen trees within 50 feet of both sides of the proposed limit of disturbance.
24. Prior to the approval of the Comprehensive Design Plan by the Planning Board, a Stormwater Management Concept Plan shall be approved by the Prince George's County Department of Environmental Resources.
25. Prior to the approval of the Specific Design Plan by the Planning Board, a Stormwater Design Concept Plan shall be approved by the Prince George's County Department of Environmental Resources.
26. A wetland delineation shall be submitted with the Comprehensive Design Plan.
27. A delineation of the Patuxent River Primary Management Area Preservation Area shall be shown on the Comprehensive Design Plan.
28. Woodland cleared within the Patuxent River Primary Management Area Preservation Area shall be mitigated on-site at a ratio of 1:1 and shown on the Type II Tree Conservation Plan.
29. A geologic map shall be submitted with the Comprehensive Design Plan. The map shall include at least one east-west cross-section through the site.
30. A geotechnical report shall be submitted with the Preliminary Plan of Subdivision. The geotechnical report, prepared following the guidelines established by the Environmental Planning Section and the Prince George's County Department of Environmental Resources, shall address existing slope stability, show on a plan the existing 1.5 safety factor line, recommend mitigation measures, and show on a plan the resulting 1.5 safety factor line.
31. A soil map shall be submitted with the Comprehensive Design Plan. The map should clearly

indicate areas of highly erodible soils on slopes of 15 percent or greater.

32. The Comprehensive Design Plan shall show the 65dBA(Ldn) highway noise contour for US 301 at ultimate design.
33. All primary and secondary roads shall have standard sidewalks on at least one side.
34. All primary and secondary roads shall be developed in accordance with the 1999 American Association of State Highway and Transportation Officials Guidelines for the Development of Bicycle Facilities, where feasible.
35. The Master Plan trail shall be ADA compatible and should be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed.
37. All HOA trails shall be six-feet wide and paved with asphalt.
38. The rear lot lines of parcels adjoining the proposed golf course north of the site shall be set back from the centerline of the golf hole a minimum of 175 feet.

Considerations:

1. The applicant shall address the views from the arterial and collector roadways. Dwelling units shall not be sited in monotonous patterns along the roadways, and driveways shall be minimized along arterial and primary collector streets. In addition, landscaping, screening and berming shall be combined to provide varied streetscapes.
2. The open space network shall function to provide usable recreation areas, preserve natural features, and enhance manmade features. At a minimum, the open space network shall conform to the guidelines for cluster open space in the Subdivision Regulations.
3. Every effort shall be made to provide the maximum width for east-west visual corridors and open space connections.