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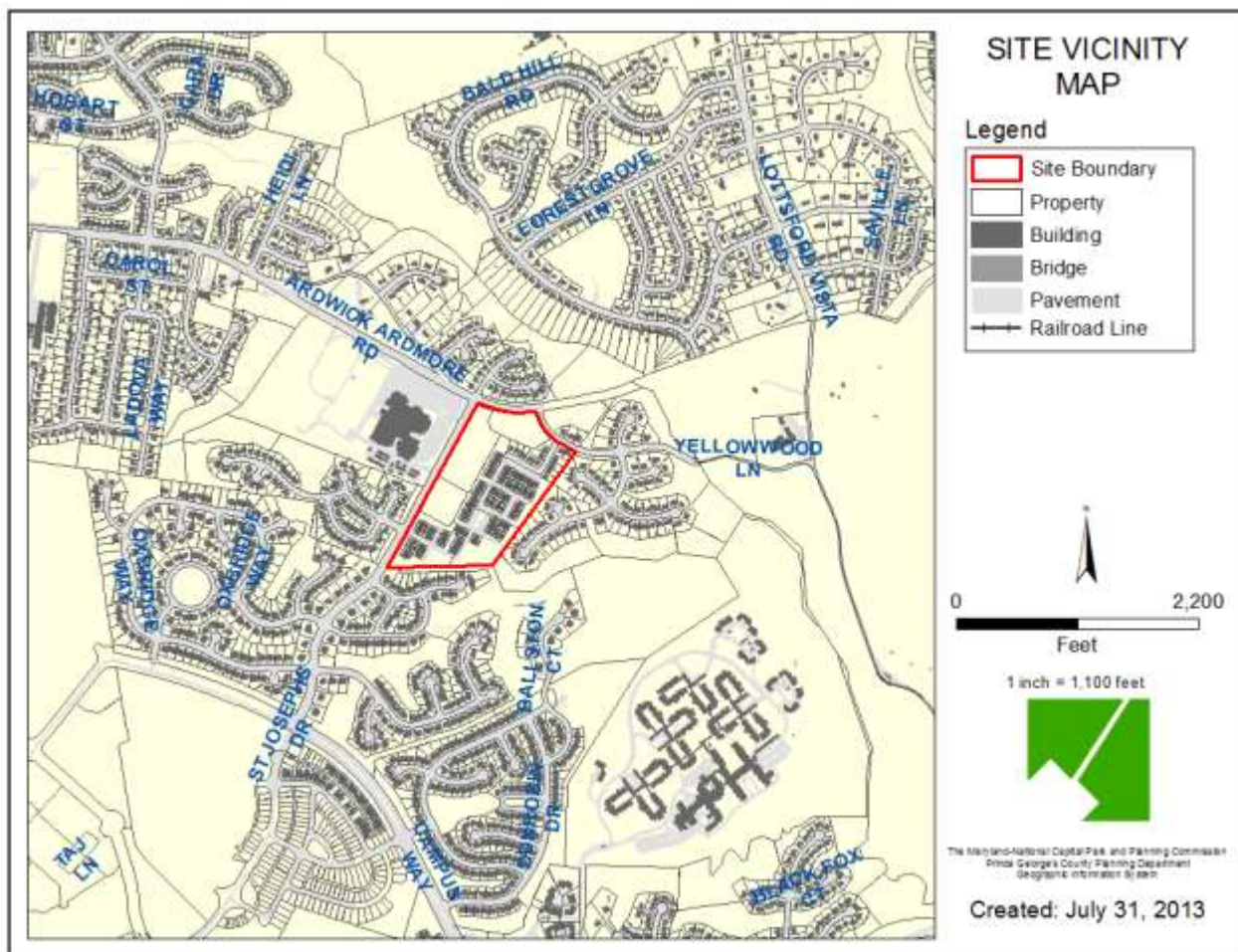
Comprehensive Design Plan

CDP-9601-01

Application	General Data	
Project Name: Springdale Estates, Parcel H, Block A Location: Located southeast of the intersection of St. Joseph's Drive and Ardwick-Ardmore Road. Applicant/Address: Klein Bellehaven, LLC 1777 Reistertown Road, Suite 245 Pikesville, MD 21208	Planning Board Hearing Date:	09/24/15
	Staff Report Date:	09/10/15
	Date Accepted:	01/24/14
	Planning Board Action Limit:	04/04/14
	Plan Acreage:	4.98
	Zone:	L-A-C
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	73
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	204NE09

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of September 10, 2015. Replace the designated commercial area with 65 townhouses. Variances from Sections 27-480(b) and (d) and 27-515(b)(7), Footnote 29.	Informational Mailing:	08/09/13
	Acceptance Mailing:	01/10/14
	Sign Posting Deadline:	08/11/15

Staff Recommendation		Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Comprehensive Design Plan CDP-9601-01
Type 1 Tree Conservation Plan TCP1-060-90-01
Springdale Estates, Parcel H, Block A

Variance from Section 27-480(b) to allow the minimum lot size for townhouses to be reduced from 1,800 square feet to 1,500 square feet.

Variance from Section 27-480(d) to allow the total number of building groups with more than six units to exceed 20 percent, for a total of 25 percent, and to allow end units to be 20 feet wide.

Variance from Section 27-515(b)(7), Footnote 29, to allow 94.2 percent of dwellings to be townhouses.

The Urban Design staff has completed its review of the subject application and agency referral comments concerning the comprehensive design plan revision and recommends APPROVAL, with conditions, as stated in the Recommendation section of this report.

PUBLIC HEARING

In accordance with the comprehensive design plan provisions of Section 27-522 of the Prince George's County Zoning Ordinance, a public hearing is scheduled before the Prince George's County Planning Board at 10:00 a.m. on September 24, 2015. The purpose of this hearing is to review and approve Comprehensive Design Plan CDP-9601-01 for Springdale Estates.

INTRODUCTION

The Development Review Division of the Prince George's County Planning Department has coordinated a review of the subject application with all offices having any planning activities that might be affected by the proposed development. This staff report documents that process and presents findings and a recommendation to be acted upon by the Planning Board.

COMPREHENSIVE DESIGN ZONES

The comprehensive design plan phase of the three-phase comprehensive design zone (CDZ) review process requires the submission of a plan that establishes the general location, distribution, and size of buildings and roads. The plan includes several drawings, the schedule for development of all or

portions of the proposal, and standards for height, open space, public improvements, and other design features.

The principal difference between CDZs and conventional zones is that the CDZ includes a list of public benefit features and density or intensity increment factors. If a development proposes to include a public benefit feature in a development, the Planning Board, at this stage of the process, may grant an increment factor that increases the dwelling unit density or building intensity. The value of the public benefit feature proposal determines the size of the increase in density or intensity. A public benefit feature is an item that will improve the built environment or lessen the public cost of a development. The intent is to create a development, through the granting of incremental density increases, which will result in a better quality residential, commercial, and industrial environment.

EVALUATION CRITERIA

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9775-01 C. The property was previously known as Bellehaven Estates, Section One.
- b. The requirements of previously approved Comprehensive Design Plan CDP-9601.
- c. The requirements of the Prince George's County Zoning Ordinance, specifically Part 8, Division 1, general development regulations in a comprehensive design zone; Part 8, Division 2, Subdivision 2, governing development in the L-A-C (Local Activity Center) Zone; and Part 8, Division 4, governing the approval of a comprehensive design plan.
- d. The requirements of the 2010 *Prince George's County Landscape Plan*.
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- g. Referral comments from concerned agencies and divisions.

FINDINGS

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

1. **Request:** The application is for an amendment to Comprehensive Design Plan CDP-9601 for approval of 65 single-family attached (townhouse) units, replacing 55,756 square feet of approved commercial uses with an expansion of the existing townhouse community.
2. The following table lists the original land use quantities for the subject property established by Zoning Map Amendment (Basic Plan) A-9775 (Zoning Ordinance No. 12-1996), approved on June 10, 1996:

Land Use Types and Quantities

150 single-family attached dwelling units
13 single-family detached dwelling units
55,756 square feet of commercial uses
Open Space
Prince George's County Fire Station
Other permitted uses (other than attached or multifamily residential)

Commercial intensity and residential density were conditioned on the following break-downs:

Gross land area	33.1 acres
Commercial land area	6.4 acres
Base intensity	0.20 FAR 55,756 square feet
Maximum intensity	0.64 FAR 178,421 square feet
Approved intensity	0.18 FAR 55,756 square feet
Residential land area	23.8 acres
Base density	10 dus/acre 238 dus
Maximum density	15 dus/acre 357 dus
Approved density	6.8 dus/acre 163 dus
Fire station land area	2.9 acres

On April 30, 2015, the Prince George's County District Council approved an amendment for Basic Plan A-9775 (Zoning Ordinance No. 6-2015), with conditions, to allow townhouse units to replace commercial development on Parcel H. The following table demonstrates the overall residential density allowed with the approval to substitute the commercial land area with an expansion of the existing townhouse community:

Gross land area	33.1 acres
R-O-W dedication	1.4 acres
Total residential land area	28.8 acres
Base density	10 dus/acre 288 dus
Maximum density	15 dus/acre 432 dus
Proposed density	7.9 dus/acre 228 dus*

*This CDP review does not include a discussion of public benefit features because the density of the project is less than the base density of the zoning.

Development Data Summary:

	PREVIOUSLY APPROVED	PROPOSED
Zone	L-A-C	L-A-C
Use(s)	Residential, Commercial	Residential
Acreage (total)	33.1	33.1
Residential	23.8	28.78
Commercial	4.98	0
Dwelling Units—Single-Family Attached	150	65* (215 total)
Dwelling Units—Single Family Detached	13	0
Commercial Uses (GFA in square feet)	55,756	0

*A variance from Section 27-515(b)(7), Footnote 29, is requested to allow over 40 percent townhouses in the L-A-C Zone.

3. **Location:** The subject property is located on the southeast side of St. Joseph's Drive and the south side of Ardwick-Ardmore Road, approximately 1,000 feet southwest of its intersection with Lottsford Vista Road in Landover, Maryland. The property is in Planning Area 73, Council District 5.
4. **Surrounding Uses:** The undeveloped portion of the site, which is the subject of this CDP, contains 4.98 acres bounded to the north across Ardwick-Ardmore Road and Yellowstone Lane by single-family detached homes in the Enterprise Estates Subdivision in the One-Family Detached Residential (R-80) Zone; to the south by an existing fire station in the Local Activity Center (L-A-C) Zone; to the east by single-family attached homes in the Enterprise Woods Subdivision zoned L-A-C; and to the west, across St. Joseph's Drive, is the Charles H. Flowers High School in the Rural Residential (R-R) Zone.
5. **Previous Approvals:** The subject property was originally part of a larger development known as Bellehaven Estates, Section One, which consisted of a total land area of 33.1 acres. On July 24, 1990, the District Council adopted the Largo-Lottsford Sectional Map Amendment for Planning Area 73, which rezoned the property from the R-R Zone to the L-A-C Zone (Basic Plan A-9775). A companion case (A-9774) rezoned approximately 32.5 acres of land from the R-R Zone to the Residential Suburban Development (R-S) Zone. On June 10, 1996, the District Council approved an amendment to the basic plan for both cases (A-9774 and A-9775) in order to relocate a daycare center, to downsize a commercial component, to reallocate the land area for each case, and to readjust the ratio of dwelling units on the two parcels. Comprehensive Design Plan CDP-9601 was approved with conditions on December 12, 1996. The 33-acre property was subdivided into separate lots and parcels to accommodate a mix of residential, commercial, and public uses, including a fire station, by Preliminary Plan of Subdivision 4-96066. A Specific Design Plan, SDP-9612, was approved in 1997, with several subsequent revisions, for the construction of residential units and a 16,000-square-foot firehouse. Specific Design Plan SDP-9612/03 for Parcel H was approved in 2009 (PGCPB Resolution No.08-159) for the construction of a commercial shopping center on five acres, including a pharmacy and a daycare center, which was never constructed. On April 30, 2015, the District Council approved an amendment to A-9775-01-C (Zoning Ordinance No. 6-2015) with conditions to allow townhouse units to replace commercial development on Parcel H. Preliminary Plan of Subdivision 4-15010 is being reviewed concurrently with the subject CDP application.

6. **Design Features:** Parcel H is a linear tract directly across St. Joseph's Drive from Charles H. Flowers High School to the west; Ardwick-Ardmore Road and Enterprise Woods common area to the north; the fire station to the south; and townhouses to the east—the latter both being part of Bellehaven Estates.

The proposed 65-unit townhouse development is generally oriented internally, with some townhouses fronting on St. Joseph's Drive. A modified grid provides on-site circulation, with both front-loaded and rear-loaded units. Townhouse building sticks are arranged in a design to create pleasing street frontages and alleys for rear-loaded garages. A centrally-located green area is provided as a recreational area, specifically, a playground for children.

Included in this CDP are 65 townhouse lots located adjacent to Saint Joseph's Drive. The CDP provides the following design standards governing future development of this section:

Development Standards

	APPROVED	PROPOSED
Minimum Lot Size:	1,700 sq. ft.	1,500 sq. ft.*
Maximum Lot Coverage:	50%	75%
Minimum Building Separation.	26 feet	20 feet
Maximum Height (stories)	3	3
Minimum Lot Width.	20	20 feet*
Minimum Front Yard:	20	15
Minimum Side Yard:	0	0
Minimum Rear Yard:	20	15**

Note: *A variance from Section 27-480(b) for minimum lot size has been requested to reduce the required lot size from 1,800 square feet to 1,500 square feet, and from Section 27-480(d) to allow end units to be reduced from 24 feet wide to 20 feet wide.

**Staff recommends that this minimum rear yard allow for the encroachment of decks and ground-level patios.

The applicant is proposing a gateway sign at the entrance to the development and has provided illustrative details. Signage location and details will be reviewed in greater depth at the time of SDP.

COMPLIANCE WITH EVALUATION CRITERIA

7. The Amended Basic Plan, A-9775-01-C, was approved with conditions on April 30, 2015 by the District Council (Zoning Ordinance No. 6-2015). Below are the conditions specific to the most recent basic plan warranting discussion in regard to conformance.

1. **At the time of Comprehensive Design Plan, the Applicant should incorporate the following elements in the plan design:**

a. A centralized functional open space area;

Comment: A centralized play area was provided in the original CDP. The applicant is currently proposing a sitting area and tot-lot both centrally-located on the subject property.

b. Pedestrian connectivity between the proposed and adjacent townhouse development;

Comment: The applicant is providing an opportunity for pedestrian connectivity between the proposed and existing townhouse development between Lots 31 and 32.

c. Safe and efficient pedestrian access to Charles Herbert Flowers High School;

Comment: The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) will determine whether adequate sight lines exist so that a crosswalk may be installed that will provide safe and efficient pedestrian access from the townhouse development to the high school.

d. Appropriate screening between the fire station and the proposed townhouse development in accordance with (or greater than) Section 4.7 (Buffering Incompatible Uses) of the 2010 Prince George's County Landscape Manual; and

Comment: The CDP indicates that a 50-foot bufferyard, which includes a 40-foot-wide landscape strip, is provided in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). This condition will be evaluated more closely at the time of SDP.

e. A design which minimizes impervious surfaces in order to maximize useable private and public open space.

Comment: The applicant has provided a plan that incorporates both front- and rear-loaded units in an efficient design that minimizes impervious surfaces and maximizes public open space.

It is also noted that the District Council limited the density of the townhouse units to no more than 13 dwelling units per acre on the 4.98-acre site. The application proposes 13 dwelling units per acre on the 4.98-acre site.

Basic Plan A-9775 was originally approved on July 24, 1990 and amended with conditions and considerations on June 10, 1996 (Zoning Ordinance 12-1996). The following condition and considerations in bold are applicable to the current application.

3. All buildings shall be fully sprinklered with automatic fire suppression systems.

Comment: This condition is valid and applies to the subject application.

Consideration 1: Acreage used for the provision of stormwater management facilities shall not be used as a public benefit feature in exchange for density requirements. It also shall not be applied towards meeting requirements for the provision of open space and recreation facilities.

Comment: The CDP is in conformance with this requirement and no density increments are sought in the approval of this plan.

Consideration 2: There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with written permission of the Prince George's Planning Board.

Comment: According to the 2014 PGAtlas aerial photos, it appears that no disturbance has occurred on the subject site.

Consideration 5: The applicant shall prepare a forest stand delineation and a Type I Tree Conservation Plan for the approval by the Planning Board or its designee. Where possible, major stands of trees shall be preserved, especially along streams adjoining roads and property lines.

Comment: The consideration has been addressed. A forest stand delineation was submitted and reviewed with a Natural Resources Inventory (NRI-155-13). The NRI has been approved. A revised Type 1 Tree Conservation Plan (TCP1-060-96-01) has been prepared and submitted with the current application. There are no streams on the site. The TCP1 does propose woodland preservation and reforestation along the northern boundary where it fronts on Ardwick-Ardmore Road. Reforestation is also proposed along the southern property line. Although minimal reforestation is proposed along the eastern property line, this reforestation will connect with existing woodland conservation on the adjacent property.

Consideration 6: The applicant shall prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.

Comment: This consideration has been addressed. The site has an approved 100-year floodplain study as indicated on the approved NRI-155-13. An approved Stormwater Management Concept Letter and Plan (6244-2008-01) were also submitted.

Consideration 7: A 50-foot wide undisturbed buffer shall be retained along all streams. This area shall also be expanded to include the 100-year floodplain, wetlands, steep slopes, and areas of erodible soils.

Comment: The site does not contain any streams, wetlands, floodplain, regulated steep slopes, or highly-erodible soils.

Consideration 8: The applicant shall demonstrate that the proposed development complies with the Patuxent River Policy Plan criteria.

Comment: The Patuxent River Policy Plan, which was recently updated and adopted in May 2014, is a policy document for local jurisdictions that includes criteria aimed at the preservation, enhancement, restoration, and maintenance of the Patuxent River.

At the time of the review of CDP-9601, the applicant addressed this consideration for the proposed development by stating that “The development proposes to implement strategies for stormwater management control that protects water quality of runoff. Vegetative buffers will be established around stormwater management ponds to trap sediments and plan nutrients.”

The current stormwater management regulations, adopted in 2011, aim to meet the strategies of the Patuxent River Policy Plan and improve water quality by making environmental site design (ESD) the first priority for development projects, to the maximum extent practicable. The required ESD must be demonstrated through the approval of a stormwater management plan.

The existing pond serves to provide quantity control for the overall development in Section One. The letter also states that infiltration trenches or hydrodynamic structures are required to satisfy the water quality control for the site; however, the plans do not indicate the location of these structures. Per the approved concept letter, the site is required to provide on-site ESD with infiltration trenches or hydrodynamic structures.

Consideration 9: Vehicular access points shall be limited along re-aligned Ardwick-Ardmore road and St. Joseph’s Drive. Individual residential and commercial lots should not have direct access to these facilities. This should not preclude direct access for a future fire station if deemed appropriate for public safety considerations.

Comment: No direct access is proposed to the individual lots fronting on St. Joseph’s Drive.

Consideration 10: Landscaping, screening, berming, setbacks and the orientation of buildings shall be used to buffer the activity center and its attached dwelling units from the adjoining residential uses and adjacent properties. Residential uses in the activity center shall be restricted to single-family attached units.

Comment: The CDP is in conformance with this consideration. Provided bufferyards will be evaluated in greater detail for conformance with Landscape Manual requirements at the time of DSP review. Only single-family attached units are proposed in the instant application.

Consideration 11: The trails system shall be designed as an interconnecting neighborhood system, linking all aspects of the subject development and providing connections to adjacent properties where appropriate.

Comment: The CDP shows potential trail linkages within the site and the opportunity for a trail to connect with the adjacent townhouse community to the south. Trail connections shall be further evaluated at the time of preliminary plan and SDP review.

8. **Comprehensive Design Plan CDP-9601:** Comprehensive Design Plan CDP-9601 was approved by the Planning Board on December 12, 1996 and was formalized by the Planning Board’s adoption of PGCPB Resolution No. 96-375 on January 9, 1997. The following conditions warrant discussion and each condition is listed in boldface type below, followed by staff comment:

4. **A minimum 30-foot-wide buffer shall be provided between the fire station and the residential lots. The applicant shall provide a wooden sight-tight fence on all lots backing up to the fire station site. The fence details shall be approved at the time of Specific Design Plan.**

Comment: The CDP shows a 40-foot-wide landscape strip between the firehouse and the residential lots, in accordance with Landscape Manual requirements. The SDP should either show that the 40-foot-wide landscape buffer is provided or, if the landscape yard is proposed to be reduced, then an alternative compliance application will be required.

7. All townhouses shall provide at least a single car garage.

Comment: The proposed townhouses will all have a single-car garage. This condition remains in full force and effect.

8. Additional on-site parking shall be provided. Parallel spaces are encouraged. A minimum of 30 parking spaces (one-third of which may be compact size) shall be required in addition to the requirements of Part 11, Parking and Loading Standards.

Comment: Parking will be evaluated at the time of SDP review in accordance with the above condition.

14. TCPI/60/96 and TCPI/61/96 shall be revised to maximum on-site woodland preservation as per applicant's Exhibit A. The following condition shall apply to the TCPs and the CDP:

- a. A minimum of 35 feet of existing woodland, with an average of 50 feet shall be preserved at the rear and side of lots adjacent to the stormwater management.**

Comment: This condition has been addressed. Exhibit A, referenced above, shows an area of woodland conservation shared between the subject site (Parcel H), Parcel K (where the pond is located), and Parcel C, which is located along the rear of existing townhouse lots. According to the most recent PGAtlas.com aerial photos (2011), woodland conservation was established on Parcels K and C during development of the existing residential community east and south of those areas. The revised TCP1 proposes woodland conservation along the northern and southern boundaries that will connect with some areas of the existing woodland conservation on Parcels K and C. The shared woodland conservation areas meet the minimum 35-foot width.

16. The following lot and architectural standards shall apply to the single-family attached development:

Single-Family Attached Lot Standards

Minimum Lot Size	1,700 square feet
Maximum Lot Coverage	50 percent
Minimum Building Separation	26 feet
Maximum Height	Three stories
Maximum Lot Width	20 feet
Minimum Front Yard	20 feet
Minimum Side Yard	0 feet
Minimum Rear Yard	20 feet

A minimum of 60 percent of the front facades shall be brick.

Main roof gables will be a minimum of 7 to 12 pitch.

A single- or double-car garage shall be provided for each lot.

Highly visible endwalls shall be designed with the same attention to details as the front elevation.

Highly visible end units shall have brick fronts and side facades.

Minimum gross living area shall be 1,250 square feet.

End units shall be a minimum of 24 feet wide on building sticks with greater than six units.

Rooflines shall be varied, incorporating crossgables and/or dormers.

Comment: The current application seeks to amend several of the above standards as shown in Finding 6. As noted in Finding 9, the application requires a variance to reduce the minimum lot size from the current Zoning Ordinance requirement of 1,800 square feet to 1,500 square feet. The applicant is also proposing to increase the lot coverage from 50 percent to 75 percent; to reduce the minimum building separation from 26 feet to 20 feet; and to reduce the minimum front and rear yards from 20 feet to 15 feet. These changes are necessary to achieve the density approved in the basic plan, while providing an acceptable site design that incorporates significant buffers, tree save area, and open space for recreation.

Staff is recommending, in general, that the previous architectural standards be carried forward. However, it is recommended that a minimum of 60 percent of the front façades be either brick, stone, or stucco as currently required by Section 27-480(c), General development regulations, and for those units fronting on St. Joseph's Drive, the percentage of brick, stone, or stucco should be 100 percent. Staff further recommends that highly-visible endwalls should be designed with four architectural features in a balanced composition, and that rooflines should be varied, incorporating 60 percent of units in a stick with cross gables and/or dormers.

- 20. The applicant, his heirs, successors and assigns shall provide adequate, private recreational facilities in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.**
- 21. A site plan shall be submitted to the Development Review Division (DRD) of the Prince George's County Planning Department which complies with the standards outlined in the Parks and Recreation Facilities Guidelines.**
- 22. Submission of three original, executed Recreational Facilities Agreements (RFA) to the DRD for their approval, three weeks prior to a submission of a final plat. Upon approval by the DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.**
- 23. Submission to the DRD of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DRD, within at least two weeks prior to applying for building permits.**

24. The developer, his heirs, successors and assigns shall satisfy the Planning Board that there are adequate provisions to assure retention and a future maintenance of the proposed recreational facilities.
25. The land to be conveyed to a homeowners association shall be subject to the applicable conditions below:
- a. A copy of an unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Review Section of DRD, along with the Final Plat.
 - b. All waste matter of any kind shall be removed from the property, prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section or the entire project.
 - c. The land to be conveyed shall not be filled or disturbed in any way without the prior, written consent of DRD.
 - d. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a Homeowners' Association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.
 - e. Temporary or permanent use of land to be conveyed to a Homeowners' Association for stormwater management shall be approved by DRD.
 - f. Storm drain outfalls shall be designed to avoid adverse impacts on adjacent land owned by, or to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). If the outfalls require drainage improvements on land to be conveyed to or owned by The M-NCPPC, The Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - g. There shall be no disturbance of any adjacent land that is owned by, or to be conveyed to The M-NCPPC, without the review and approval of DPR.
 - h. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.

Comment: All of the above conditions are in full force and effect. These conditions will be reviewed at the time of preliminary plan to address the on-site recreational facilities proposed for the townhouse development.

26. The private recreational facilities shall be reviewed by the Urban Design Review Section of DRD for adequacy and property siting, prior to approval of the Preliminary Plan by the Planning Board.

Comment: The above condition is in full force and effect. The preliminary plan has been reviewed concurrently with this CDP application.

9. The subject application has been reviewed for compliance with the requirements for approval of a CDZ and with requirements in the L-A-C Zone.

- a. Section 27-480 of the Zoning Ordinance sets forth the general development regulations for a CDZ. The applicant is seeking variances from Section 27-480(b) for the minimum lot area for townhouses and Section 27-480(d) to allow more than 20 percent of the total number of building groups to contain over six units, and to allow end units 20 feet wide.

Section 27-515 of the Zoning Ordinance regulates development in the L-A-C Zone. The applicant is requesting a variance from Section 27-515(b)(7), Footnote 29, to allow 100 percent of dwellings to be townhouses. The CDP is in compliance with all other applicable standards regulating development in the L-A-C Zone.

Variance requests

As noted above, included with this application are four variance applications. Section 27-515(b)(7), Footnote 29, of the Zoning Ordinance restricts townhouses in the L-A-C Zone to a maximum of 40 percent of the total dwelling units. The CDP revision proposes a total of 215 townhouses (94.2 percent) of the total number of dwelling units. The applicant also requests variances from the provisions of Section 27-480(b) and (d), which provides that the minimum lot area for townhouses shall be 1,800 square feet, that the number of building groups with more than six units shall not exceed 20 percent of the total number of building groups, and that end units must be a minimum of 24 feet wide. The applicant is proposing that the minimum lot size be 1,500 square feet, that three building groups out of 12 contain over six units (25 percent), and that end units are only 20 feet wide for rear-loaded units and 22 feet wide for front-loaded units.

Approval of the CDP hinges on approval of the four variance requests at this time, to ensure that the overall goals of the development can be achieved as planned.

Section 27-230 of the Zoning Ordinance allows variances to be approved if the Planning Board can make the findings in this situation as follows:

- (a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

Applicant's Response:

“The site is an infill parcel, it is the remaining 4.99 acres of 33.1 acres that were originally approved by the Basic Plan for Bellehaven Estates. The 28.1 acre balance of the original site is currently developed with single-family detached homes, townhomes and a fire station, immediately adjacent to and south of the subject site. Immediately across the street is located the pick-up, drop-off and parking area for the busses which serve the public, Prince George's County,

Flowers High School. The Property is long (746' +) and relatively narrow going from (315' +) at its southern property line to a stepped back configuration at its northern property line adjacent to Ardwick-Ardmore Road. The stepped back configuration of the property is to accommodate the existing large storm water management facility located on Parcel K, which serves the entire Bellehaven Estates development.

“The specific parcel of land is also encumbered by a 40' wide historic road buffer along the Ardwick-Ardmore right of way; on site tree preservation which was dictated by the previous CDP approval; a 40' buffer and 50' building setback adjacent to the fire station which exceeds the 30' buffers established by the CDP for the townhouse located south and east of the fire station. Subtracting these encumbrances (approximately 140') from the developable length of the Property yields a net usable lot length of between 560'+ to 610'+. Subtracting the area of these encumbrances of 1.12 acres from the total site area reduces the usable area by 22.4%, which yields a developable site area of 3.87 acres.

“Due to the configuration of the property, the locations of the historic road buffer, increased buffer width adjacent to the fire station and tree preservation easement the developable area of the site has been significantly reduced. In an effort to achieve the minimum ‘base density’ of the L-A-C zone (10.0 dwelling units per acre) for the 25.5 acres of residential development (255 dwelling units) a combination of front loaded and rear loaded townhouse units using private streets and alleys are proposed. Even with these area saving measures the maximum yield for the 25.5 acres will be only 228 dwelling units: 150 existing townhouses, 13 existing single family detached units and the proposed 65 new townhouses which are the subject of the CDP revision and a new preliminary plan. Granting the requested variances from the percentage of building groups over six units in length, the reduction in the width of end units in those groups, the reduction in lot size and the increase in percentage of townhouses allowable will still only yield a base density of less than 9% well below the maximum density allowable in the L-A-C zone of 15%.”

Comment: Staff concurs that the site is in an infill parcel that was previously approved for commercial development and, therefore, an extraordinary situation exists. An amendment to the Basic Plan (A-9775-01-C) to which the site is subject was recently approved by the District Council for 65 townhouse units. Staff finds that the environmental and buffer areas, in conjunction with its narrowness, are unique constraints on the subject property and contribute to a condition that limits the area available for siting development. This, coupled with the recently-amended basic plan to increase the base density of the site, justifies the consideration of the variance for the 4.98-acre parcel.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or undue hardship upon, the owner of the property; and**

Applicant's Response:

"In light of the uniqueness and physical characteristics of the Site, as described above strict compliance with the requirements of Sections 27-480(b); 27-480(d) and 27-515 (Footnote 29) would result in practical difficulties to the Applicant and owner of the Property. Reviewing the three factors set forth in *Anderson* is appropriate.

"Strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome. The District Council very recently amended the Basic Plan specifically for the purpose to permit the elimination of commercial uses and the addition of a maximum of 65 townhouses on the property.

"Denying the variances would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief. The Applicant has invested a considerable amount of time, effort and resources to amend the Basic Plan. The requested variances from percentage of townhouses allowable in the CDP; the width of end units and the number of building groups over six units in length are the minimum reductions in the applicable standards to achieve the permitted development."

Comment: The applicant, above, cites the findings for what the courts recognize as an "area" variance, rather than a "use" variance, the latter of which is more rigorous, requiring a finding of "undue hardship" as opposed to "practical difficulty" (*Anderson v Board of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28, 322 A.2d 220 (1974)). Staff finds that the applicant has appropriately met the lesser burden of practical difficulty. As discussed above, the limited developable land and the intensive development pattern envisioned for the subject site creates an extraordinary situation for this property. The strict application of this Subtitle will result in peculiar and unusual practical difficulties for the property owner because denial of the variance would result in a significant loss of dwelling units. Allowing a higher percentage of townhouse units will also allow the development more residential units commensurate with the density approved in the basic plan and the developed townhouse portion of the property. The original CDP approved 150 townhouses and 13 single-family attached dwellings, resulting in 92 percent of townhouse units. A variance was not required in that case, as there was not a percentage limit on townhouse units at that time. Prince George's County Council Bill CB-56-1996 grandfathered applications filed prior to December 30, 1996. The current application would result in only a slight increase in the percentage of townhouses from 92 percent to 94 percent and would thus not change the character of the neighborhood. In addition, the applicant has met the third criterion cited in *Anderson*, "Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured," since granting the variance would not compromise either the spirit of the Zoning Ordinance or public safety and welfare.

- (3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

Applicant's Response:

"The proposed use is in conformance with the Plan Prince George's 2035, Adopted 2014 General Plan (the 'General Plan') and the 1990 Master Plan and Sectional Map Amendment for Largo-Lottsford Planning Area 73 (the 'Master Plan'). The Site is located within the 'Established Communities' of the General Plan. Both the General Plan and the Master Plan speak to developing residential communities at low to medium densities in this area of the County...two separate Zoning Map Amendments were approved for Bellehaven Estates. In 1996 the District Council approved A-9775-C amending the 33.1 acres to L-A-C. The area variances (lot area, end-unit width, and number of building groups over six units in length) by their very nature have be [sic] determined by the Maryland courts to be less drastic departures from zoning requirements and therefore would not rise to a level of substantial impairment.

"Under the facts of the instant case even the technical 'use' variance to increase the percentage of townhouses allowable in the CDP will not change the character of the neighborhood. The existing percentage of townhouses residential constructed under the Bellehaven Estates CDP is 92 % of the total number of dwelling units. Grant of the requested variance to construct an addition 65 townhouses on the remaining 4.99 acres will only increase the percentage of townhouses by 2.4% to 94.2% of the total number of dwelling units. The requested variances will not change the character of the neighborhood, they will not impair the intent, purpose or integrity of the General Plan's Established Communities policies, nor will they impair the intent, purpose or integrity of the Approved Master Plan."

Comment: Staff concurs with the applicant's justification that granting the variances will not impair the intent, purpose, or integrity of the General Plan or master plan.

In conclusion, staff finds that the applicant has met the above criteria for approval of the variance requests.

- b. In accordance with Section 27-521, Required findings for approval, the Planning Board must make the following required findings for approval of this revision to a CDP.
 - (a) **Prior to approving a Comprehensive Design Plan, the Planning Board shall find that:**
 - (1) **The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

Comment: The proposed revision to replace the approved commercial uses with townhouses required an amendment to Basic Plan A-9775, which was approved on July 24, 1990 and amended on June 10, 1996 (Zoning Ordinance No. 12-1996). The proposed CDP is in conformance with the basic plan. Further discussion of conformance with the applicable conditions of the original and amended basic plan are in Finding 8 of this report.

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;

Comment: The proposed CDP revision to replace commercial uses with 65 townhouse units and an amenity for the sole use of the residents, as well as the proposed conditions relating to architecture, will result in a better environment than could be achieved under other regulations.

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;

Comment: This CDP revision provides for housing and recreational facilities that will satisfy the needs of residents in the community.

(4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;

Comment: A 50-foot bufferyard between building units and the fire station site per Section 4.7 of the Landscape Manual and a 60- to 100-foot-wide tree save area that includes a 20-foot-wide historic and scenic road buffer, in accordance with Section 4.6 of the Landscape Manual, along Ardwick-Ardmore Road are provided to ensure compatibility.

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space;

(B) Building setbacks from streets and abutting land uses; and

Comment: The amount of proposed building coverage and open space are adequate, as well as the proposed setbacks from the streets and abutting land uses.

(C) Circulation access points.

Comment: The CDP limits circulation access points along St. Joseph's Drive and there are no vehicular connections between the existing fire station and residential components of the development to encourage cut-through traffic.

- (6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability.**
- (7) The staging of development will not be an unreasonable burden on available public facilities.**

Comment: The remaining 4.98-acre portion of the original 33.1-acre Bellehaven Estates, Section One, currently referred to as Springdale Estates and containing 65 townhouse units, will not be staged, but will be developed in one phase. The “Project Phasing” CDP sheet should be deleted and the correct number of proposed townhouse units should be reflected on the CDP coversheet.

The Transportation Planning and Special Projects Sections of the Countywide Planning Division have determined that this finding has been met. Refer to Findings 12(d) and (g) for further discussion.

- (8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**
 - (A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;**
 - (B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;**
 - (C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;**

Comment: This CDP proposal does not include an adaptive use of a historic site.

- (9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);**

Comment: The CDZ was not approved through a sectional map amendment.

- (10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;**

Comment: The CDP will be in conformance with the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance per Finding 12 and subject to Condition 2.

- (11) **The Plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130-(b)(5).**

Comment: The CDP application has an approved Natural Resources Inventory (NRI-155-13) signed October 25, 2013 that was included with the application package. The NRI shows a 4.98-acre site with no regulated environmental features and 3.67 acres of woodlands. According to the NRI, there is one specimen tree on-site. The information has been correctly shown on the TCP1.

- (12) **Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and**

Comment: This provision is not applicable to the subject property.

- (13) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.**

Comment: The site is not in a regional urban community.

10. **2010 Prince George's County Landscape Manual:** Section 27-518 of the Zoning Ordinance requires that the CDP address landscaping. The applicant has submitted a conceptual landscape plan. Per Section 27-528(a)(1) of the Zoning Ordinance, the SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual*. The proposed development of townhouse lots will be subject to the following sections of the Landscape Manual: Section 4.1, Residential Requirements; Section 4.6(2), Buffering Development from Special Roadways (Ardwick-Ardmore Road is designated as an historic road); Section 4.7, Buffering Incompatible Uses (adjacent to the firehouse); Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets. It appears that the plan will be able to accommodate the required landscape buffers. Conformance with these requirements will be evaluated further at the time of SDP.
11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage on projects that require a grading permit. Properties that are zoned L-A-C are required to provide a minimum of ten percent of the gross tract area in tree canopy. The amount of tree canopy required for the L-A-C Zone is 4.40 acres. During future reviews of SDPs and building permits, the applicant must demonstrate conformance with the Tree Canopy Coverage Ordinance. A tree canopy coverage schedule will be required to be added to the SDP to show how the tree canopy requirement is being met.
12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the site has previously approved TCPs. Currently, this site has an approved TCPI (TCPI-060-96) and TCPII (TCPII-031-97-01). The submitted CDP application includes a revised TCP1, which is subject to the current regulations because the previous approvals have expired.

The TCP1 shows a phased worksheet which is reflective of the various parcels within the overall project area of the original TCPI approval. The subject application proposes to clear an additional 3.48 acres of the existing 3.67 acres. The cumulative woodland conservation requirement is 10.06 acres. The TCP1 proposes to meet the subject site's portion of the overall requirement with 0.17 acre of woodland preservation, 0.36 acre of reforestation/afforestation, and 3.32 acres of off-site woodland conservation. The TCP1 plan also requires some minor technical revisions that are included as conditions in the Recommendation section of this report.

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

- a. **Community Planning**—In a memorandum dated February 28, 2014, the Community Planning Division provided the following summarized comments:

The Planning Board approved Comprehensive Design Plan CDP-9601 for the 33-acre property that includes the proposed development site in 1996 (PGCPB Resolution No. 96-375). The Planning Board approval permitted the development of up to 233 single-family detached and single-family attached residential units and a fire station in the L-A-C Zone. The Planning Board also approved the development of 55,756 square feet of commercial space on the subject site.

Since the 1996 approval was granted, a major shopping center (Woodmore Towne Centre at Glenarden) has been constructed a little more than one-half mile southwest of the development site. A new high school (Charles H. Flowers Senior High School) has also been constructed across Saint Joseph's Drive from the site. Meanwhile, efforts to develop commercial retail space on the subject site have been unsuccessful.

The applicant has submitted a revised CDP for the subject site that proposes to replace the commercial space recommended in the 1996 approval with 65 single-family attached residences.

The requested revision in land use from commercial to residential is reasonable, given the significant changes in the neighborhood character that have taken place since the 1996 approval. The most significant change is the existence of a major commercial retail center within walking distance of the site. The proposed residential use is also compatible with existing townhouse units immediately east of the development site. It is recommended, however, that the applicant explore the possibility of a pedestrian connection between the existing townhomes and the new development. Such a connection will enhance pedestrian connectivity between the new townhomes and the surrounding community.

The existing L-A-C zoning on the site permits residential and/or nonresidential uses configured as a neighborhood-serving activity center. However, the proposed site appears to be too small to permit such an activity center to develop at a scale that will ensure its economic viability. The proximity of the Woodmore Towne Centre shopping center presents an added barrier to the potential success of any commercial development at this site. It is noted that an amendment to the Basic Plan (A-9975-01-C) was recently approved to replace the previously-approved commercial use with the proposed townhouse use.

- b. **Subdivision**—In a memorandum dated September 17, 2014, the Subdivision Review Section provided the following summarized comments:

The subject site is located on Tax Map 60 in Grid F-1, is within the L-A-C Zone, and is 4.98 acres. The property was recorded as Parcel H, Block A, per Plat VJ 181-23 on September 22, 1997 in the Prince George's County Land Records. The property survey plan with this application shows the property boundaries as reflected on the record plat.

The currently undeveloped site was previously approved as part of Preliminary Plan 4-96066 (66.28 acres). The applicant has submitted a CDP to convert the use of Parcel H from 55,756 square feet of gross floor area for commercial uses to fee-simple townhouse dwellings, requiring the subdivision of the parcel into dwelling lots. A new preliminary plan and determination of adequacy is therefore required subsequent to approval of this CDP. The CDP should set forth the regulations for development upon which the preliminary plan will be evaluated.

The determination of mandatory dedication of parkland will be evaluated at the time of preliminary plan review.

The lotting pattern and layout will be determined during preliminary plan review. The layout provided on the CDP indicates that the applicant proposes alleys serving lots that front on private streets, as opposed to public streets. This configuration is not provided for in the Subdivision Regulations and will require a variation pursuant to Section 24-113 at the time of preliminary plan review. There are no other subdivision issues at this time.

Comment: As recommended by the above comments, the CDP sets forth the development standards proposed for the community. Preliminary Plan 4-15010 is being reviewed concurrently with this CDP application.

- c. **Environmental Planning**—In a memorandum dated August 19, 2015, the Environmental Planning Section had the following summarized comments:

The site is characterized with terrain gradually sloping toward the north of the property, and drains into unnamed tributaries of the Northwest Branch in the Anacostia River basin. The predominant soil types on the site are Collington-Wist Urban land and Woodstown-Urban land complex. Current aerials indicate that the site is predominantly wooded and not developed. Based on information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this site. A review of the available information indicates that no wetlands, streams, 100-year floodplain, or steep slopes occur on the site. There are no Marlboro clays within the subject area. Ardwick-Ardmore Road is located on the northern boundary and is identified as a historic road.

In the Environmental Strategy Area of the *Plan Prince George's 2035 Approved General Plan* (formerly the Developing Tier), the required buffer along a historic road is a minimum of 20 feet wide to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings. Landscaping is a cost effective treatment which provides a significant visual enhancement to the appearance of the historic road. The submitted TCP1 proposes a wooded buffer ranging from 60–100 feet wide. No additional information regarding the historic road is required at this time.

An approved Stormwater Management Concept Letter and Plan (6244-2008-01) dated October 28, 2013 was submitted. The approval letter also states that the completion of construction is required prior to May 4, 2017. No additional information is required with regard to stormwater management.

- d. **Transportation**—In a memorandum dated August 28, 2015, the Transportation Planning Section offered the following summarized comments:

Analysis of Traffic Impacts

The table below compares trip generation in each peak hour and daily trips between approved uses for the site and the proposed use. The trip generation is estimated using trip rates and requirements in the “Transportation Review Guidelines, Part 1” and Trip Generation, 9th Edition (Institute of Transportation Engineers).

Comparison of Estimated Trips								
Zoning or Use	Units or Square Feet	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
		In	Out	Total	In	Out	Total	
Approved Use (A)								
Day Care Center	5,000 sq. ft.	32	29	61	29	33	62	370
Retail	55,750 sq. ft.	67	41	108	192	209	401	+4,600
Proposed Use (B)								
Single-Family Attached	65 dwellings	9	37	46	34	18	52	520
Difference (A) - (B)		-90	-33	-123	-187	-224	-411	-4,450

The comparison of estimated site trips generated indicates that the proposal will generate less traffic developed as single-family residential than as the retail and daycare uses previously approved. Therefore, the proposed change will have no net impact on any critical intersections in the area. Therefore, Transportation staff believes that the past findings of transportation adequacy do accommodate the subject proposal for 65 single-family residences.

Comprehensive Design Plan CDP-9601 placed limits on vehicular access points to St. Joseph’s Drive. It is recommended that individual residential and commercial lots should not have direct access to St. Joseph’s Drive. The CDP shows one access point onto St. Joseph’s Drive, and appears to comply with this condition. There are existing sidewalks on Ardwick-Ardmore Road and St. Joseph’s Drive. Alley A is approximately 210 feet and required a turnaround. The southern end of Private Road B is also shown with a turnaround. These are acceptable.

Conditions in Basic Plan A-9775/01 included providing connectivity between the proposed and adjacent townhouse development and safe and efficient pedestrian access to Charles H. Flowers High School. No access is shown on the plan between the proposed and adjacent townhouse development (Bellehaven Estates); justification must be provided for not including this access. A crosswalk is recommended at the site’s ingress/egress point along St. Joseph’s Drive. Decorative crosswalks exist at the St. Joseph’s Drive/Ardwick-Ardmore Road intersection to provide safe pedestrian access to the high school.

St. Joseph's Drive and Ardwick-Ardmore Road are both master plan collector roadways in the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA). All dedication is complete, no further dedication is required.

Based on the preceding comments and findings, the Transportation Planning Section concludes that the proposed CDP revision will not be an unreasonable burden on transportation facilities which are existing, under construction, or for which 100 percent construction funding is contained in the Prince George's County Capital Improvement Plan (CIP) or the Maryland Consolidated Transportation Program (CTP). Therefore, the requirements pertaining to transportation facilities under Section 27-521 of the Zoning Ordinance will be met if the application is approved with the transportation-related conditions found in the Recommendation section of this report.

Comment: Potential pedestrian access has been provided between Lots 31 and 32 to connect to the existing townhouse community. Connectivity will be further evaluated at the time of SDP. On September 10, 2015, the Transportation Planning Section provided a revised memorandum which included additional background information. The additional information has no impact on the finding of transportation adequacy.

- e. **Historic Preservation**—In a memorandum dated February 4, 2015, the Historic Preservation Section did not recommend a Phase I archeological survey due to the low probability of archeological sites on the subject property. The proposal will not impact any historic sites, historic resources, or documented properties.
- f. **Trails**—In a memorandum dated March 4, 2015, the trails coordinator provided the following summarized comments:

The Transportation Planning Section has reviewed the submitted CDP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Largo-Lottsford Master Plan and SMA in order to implement planned trails, bikeways, and pedestrian improvements. Frontage improvements along both Ardwick-Ardmore Road and St. Joseph's Drive have been completed to the standards and specifications of the Prince George's County Department of Public Works and Transportation (DPW&T). Both roads include a standard sidewalk separated from the curb by a grass planting strip. Decorative and high visibility crosswalks have also been provided at the intersection of Ardwick-Ardmore Road and St. Joseph's Drive. Pavement markings for designated bike lanes or other on-road bicycle treatments can be considered by DPW&T comprehensively for the entire road corridor at the time of road resurfacing. No recommendations regarding this master plan recommendation are necessary at this time due to the previously constructed road improvements.

Section 27-274(a)(2)(C), Design Guidelines, Parking, loading, and circulation, of the Zoning Ordinance requires the following design criteria:

- (viii) **Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**

- (ix) **Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**
- (x) **Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) **Barrier-free pathways to accommodate the handicapped should be provided.**

Standard sidewalks exist along the site's frontages of both St. Joseph's Drive and Ardwick-Ardmore Road. These sidewalks will provide pedestrian access from the site to surrounding properties and land uses. Decorative crosswalks exist at the St. Joseph's Drive and Ardwick-Ardmore Road intersection. Internal sidewalks are recommended along both sides of all internal roads, which should adequately accommodate pedestrians on the site. Crosswalks are recommended along the site's ingress/egress point along St. Joseph's Drive.

Conclusion

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the findings required for a CDP subject to the conditions found in the Recommendation section of this report.

- g. **Public Facilities:** The Special Projects Section has reviewed this CDP in accordance with Section 27-521 of the Zoning Ordinance which states that:

- (a)(7) **The staging of development will not be an unreasonable burden on available public facilities.**

Police Facilities

The proposed development is within the service area of Police District II, Bowie. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department. As of July 1, 2012 (U.S. Census Bureau), the county population estimate is 881,138. Using 141 square feet per 1,000 residents, it calculates to 124,240 square feet of space for police. The current amount of space available for police facilities exceeds the guideline of 124,240 square feet.

Fire and Rescue

The Special Projects Section will review a preliminary plan for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations.

Section 24-122.01(e)(1)(E) states that "A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month."

The proposed project is served by St. Josephs Fire/EMS, Company 6, a first due response station (a maximum of seven minutes travel time), is located at 2901 St. Josephs Drive.

Capital Improvement Program (CIP)

Currently, there are no CIP proposed projects for public safety facilities in the Capital Budget and Program Fiscal Years 2014–2019.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the “Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.”

Schools

Council Bill CB-31-2003 established a school facilities surcharge in the amount of \$12,000 per dwelling for this proposal. Council Bill CB-31-2003 allows for the surcharge to be adjusted for inflation, and the current amount is \$15,020, to be paid at the time of issuance of each building permit. The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings, or other systemic changes. An adequate public facility schools test will be conducted at the time of subdivision application.

Water and Sewerage Findings

The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System.

- h. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated August 29, 2014, DPR indicated that, at the time of preliminary plan approval, a payment of a fee-in-lieu of park dedication will be required.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 26, 2014, DPIE provided standard comments regarding conformance to street tree and street lighting standards, sidewalks, bike lanes, adequate sight distance at intersections, soils, and stormwater management. The proposed CDP is consistent with the approved Stormwater Management Concept Plan (6244-2008-01).
- j. **Prince George’s County Health Department**—In a memorandum dated February 28, 2014, the Health Department provided comments regarding noise mitigation, safe pedestrian access to amenities and the adjacent high school, lighting fixtures, water conservation through water reuse, air pollution prevention, recreational facilities, residential community garden, and engaging the public in the review process.

Comment: A comprehensive pedestrian system consisting of sidewalks and other pedestrian connections have been proposed with this CDP. This pedestrian system will provide future residents with opportunities to explore outdoor activities and lead to positive health outcomes. Pedestrian access to the high school will be provided via existing sidewalks along St. Joseph’s Drive and the existing crosswalks at the St. Joseph’s Drive/Ardwick-Ardmore intersection. An additional crosswalk is recommended across the site driveway entrance along St. Joseph’s Drive.

The applicant is encouraged to provide a narrative on how the development will address sustainability issues. The discussion should include various green building measures including site-related techniques such as reuse of rainwater for landscaping purposes. Since many sustainable measures are related to building construction, those green building techniques should be identified at the time of SDP review when needed information is available.

Prevention of light pollution has been a focus of the development review process. The application has proposed to use full cut-off lighting fixtures to avoid light spill-over. A condition has been included in the Recommendation section of this report requiring full cut-off lighting fixtures to be used in this development for all exterior lighting. A photometric study should be submitted with the SDP to ensure that the lighting level for the residential property is adequate.

Maximizing residents' access to healthy foods, including promoting a community garden, is one of the current trends in building a sustainable community. Because a significant portion of green space in this development is designated for recreation, required landscape buffers, and tree save area, creating an opportunity to develop a community garden will be challenging. Moreover, this property is within walking distance to a grocery store.

- k. **Prince George's County Fire/EMS Department**—In a memorandum dated February 6, 2014, the Office of the Fire Marshal provided comments regarding accessibility for fire apparatus, the width of private streets, fire lanes, location of fire hydrants, and adequate turning radius for emergency apparatus.
- l. **Prince George's County Police Department**—In a memorandum dated February 6, 2014, the Police Department indicated there are no Crime Prevention Through Environmental Design (CPTED) recommendations at this time.
- m. **Maryland State Highway Administration (SHA)**—In correspondence received February 14, 2014 at the Subdivision and Development Review Committee meeting, SHA commented that any off-site improvements identified in the traffic impact study on SHA roads would require a SHA access permit and plan review.
- n. **Washington Suburban Sanitary Commission (WSSC)**—In comments dated January 30, 2014, WSSC indicated that they did not review the CDP.
- o. **Verizon**—In an e-mail dated February 11, 2015, Verizon indicated that they will require a ten-foot-wide public utility easement adjacent and contiguous to all public and private roads and alley rights-of-way, free and clear of any permanent structures, trails, or landscaping.
- p. **Potomac Electric Power Company (PEPCO)**—In an e-mail dated January 29, 2014, PEPCO indicated that they saw only one identified public utility easement, which was located along the eastern side of St. Joseph Drive, and that additional easements will be required.

Comment: The CDP has been revised to show potential public utility easements; however, the preliminary plan should address this issue.

RECOMMENDATION

Based upon the preceding evaluation, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Comprehensive Design Plan CDP-9601-01 and Type 1 Tree Conservation Plan TCP1-060-96-01 for Springdale Estates, Parcel H, Block A, and Variances from Sections 27-480(b) and (d) and 27-515(b)(7), Footnote 29, to reduce the minimum lot area to 1,500 square feet, to allow 25 percent of the building groups to have more than six units, to allow end units to be 20 feet wide, and to allow 94.2 percent townhouses, subject to the following conditions:

1. Prior to certificate approval of the comprehensive design plan (CDP), the applicant shall revise the CDP to relocate the gateway entrance sign to the site entrance and delete it from the tree save area.
2. Prior to certificate approval, the applicant shall revise the Type 1 tree conservation plan (TCP1) as follows:
 - a. Add the qualified professional certification block on Sheet 2.
 - b. Show the entrance sign on the TCP plan view.
 - c. Have the plan signed and dated by the qualified professional who prepared it.
3. At the time of specific design plan:
 - a. The applicant shall submit a photometric study to ensure that the lighting level for the residential property is adequate and provide for full cut-off lighting fixtures.
 - b. The plan shall be reviewed for access between the proposed and existing townhouse developments.
 - c. A striped crosswalk shall be provided along St. Joseph's Drive across the ingress/egress driveway into the townhouse development.
 - d. Standard sidewalks shall be provided along both sides of all internal roads.
4. Individual lots shall not have direct driveway access to St. Joseph's Drive.
5. At the time of specific design plan, the applicant shall show conformance with the following design standards:
 - a. Single-Family Attached Lot Standards

Minimum Lot Size	1,500 square feet
Maximum Lot Coverage	75%
Minimum Building Separation	20 feet
Maximum Height	3 stories
Maximum Lot Width	20 feet
Minimum Front Yard	15 feet
Minimum Side Yard	0
Minimum Rear Yard	15 feet*

*Decks and ground-level patios may encroach into the rear yard.

- b. A minimum of 60 percent of the front façades shall be brick, stone, or stucco, except along the frontage of St. Joseph's Drive, in which case the percentage shall be 100 percent.

Main roof gables will be a minimum of 7 to 12 roof pitch.

A single- or two-car garage shall be provided for each lot.

Highly-visible endwalls shall be designed with four architectural features in a balanced composition.

Highly-visible end units shall have brick fronts and side façades.

Minimum gross living area shall be 1,250 square feet.

Rooflines shall be varied; 60 percent of units in a stick shall incorporate cross gables and/or dormers.

- 5. Prior to issuance of the first building permit, the applicant shall provide a financial contribution of \$210 to the Prince George's County Department of Public Works and Transportation for the placement of one "Share the Road with a Bike" sign along Ardwick-Ardmore Road. A note shall be placed on the final record plat stating the above.