

February 7, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan, SP-00050
Dolan's Addition to Southern Pines

The Urban Design Staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the Recommendation Section below.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Preliminary Plat 4-98080
- b. The requirements of Section 24-137, Cluster Subdivisions, of the Subdivision Ordinance
- c. The requirements of Section 27-428, Rural Residential, of the Zoning Ordinance
- d. The requirements of the *Landscape Manual*
- e. Referrals.

FINDINGS

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

1. A Preliminary Subdivision Plat 4-98080 was approved on June 10, 1999 (PGCPB No. 99-77) for eighteen (18) lots in the R-R Zone. Detailed Site Plan SP-00050 is being submitted in fulfillment of the detailed site plan requirements for all cluster developments.

2. The subject site contains 14.72 acres, and is located at the terminus of Arundel Drive, Capri Drive and Calvert Way.
3. The subject Detailed Site Plan includes site/grading, landscape and architectural plans for the subdivision. The development statistics for the subdivision are as follows:

Gross Tract Area	14.72 acres
Area Within 100-Year Floodplain	00.00 acres
Area With Slopes Greater Than 25%	1.90 acres
Net Tract Area	12.82 acres
Number of Lots Permitted	18
Number of Lots Proposed	18
Minimum Lot Size	10,350 sq. ft.
Minimum Lot Coverage	30%

The applicant is proposing two architectural models for the subdivision at this time. More models may be proposed in the future by the developer. The following two models are proposed:

<u>Model</u>	<u>Minimum Square Feet</u>	<u>Maximum Square Feet</u>
Model I	2,300 sq.ft.	2,500 sq.ft.
Model II	1,888 sq.ft.	2,500 sq.ft.

The proposed models have various options like wood decks, brick fireplaces and one-car and two-car garages. Staff is of the opinion that although the size, style and design of the one-car garage model are generally consistent with the overall architecture of the development, it is inferior to typical contemporary single-family houses with two-car garages on 10,000-sq.ft. lots. A two-car garage is an important feature of a typical single-family house and elimination of this feature reduces the overall quality of the proposed architecture. Therefore, staff believes that the one-car garage option should be eliminated. A condition of approval has been added to require the same.

The proposed architecture consists of various design elements like brick or siding facades, pilasters, chimneys, brick sills, decorative frieze boards, etc. The proposed design features contribute to the overall superior quality of architecture proposed for this development.

Lot 18 incorporates an existing house on the property that will remain.

4. Detailed Site Plan SP-00050 is in conformance with Preliminary Plat 4-98080. The subject Detailed Site Plan must comply with the following conditions of Preliminary Plat 4-98080:

Condition #1

- Appropriate landscape techniques shall be employed at each entrance to the subdivision, which techniques shall be described in detail at the time of Detailed Site Plan.●

Trees are proposed on either side of the street at each entrance to the subdivision. The proposed trees will provide a gateway to the subdivision and emphasize the entrances to the subdivision. Overall, the proposed trees enhance the entrances to the subdivision.

Condition #7

■Prior to Final Plat, a Detailed Site Plan shall be approved for the cluster subdivision.●

The subject Detailed Site Plan has been submitted to comply with this condition.

Referral Responses

5. The Transportation Planning Section (Masog to Srinivas, January 31, 2001) has stated that the proposal is consistent with the Preliminary Plat.
6. The Subdivision Section (Del Balzo to Srinivas, January 9, 2001) has stated that the Detailed Site Plan must review the proposed landscape techniques and that the Environmental Planning Section must verify conformance with TCPII/103/98.
7. The Permits Review Section (Windsor to Srinivas, February 1, 2001) has requested minor changes to the site plans. Conditions of approval have been added to require the same.
8. The Department of Environmental Resources (De Guzman to Srinivas, January 4, 2001) has stated that the proposal is consistent with the stormwater management approved concept plan # 8002330-2000.
9. The Community Planning Division (Rovelstad to Srinivas, January 12, 2001) has stated that there are no master plan issues related to the proposal.
10. The Environmental Planning Section (Stasz to Srinivas, December 21, 2000) has stated that TCPI/45/98 was approved along with Preliminary Plat 4-98080. TCPII/103/98 was found to be in conformance with TCPI/45/98 on March 6, 2000.
11. The Washington Suburban Sanitary Commission (Obleith to Srinivas, January 17, 2001) has stated that there are existing WSSC facilities on site.
12. With the proposed conditions, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-00050 and reapprove TCPII/103/98 subject to the following condition:

1. Prior to certification of the Detailed Site Plan,
 - a. the architectural plans shall be revised to eliminate the one-car garage option
 - b. the site and landscape plans shall be revised to show all the landscape schedules for compliance with the *Landscape Manual*
2. Prior to issuance of building permits, all building setbacks shall be shown according to the requirements of the Zoning Ordinance.