

May 23, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP- 01017
Wildercroft, Lots 16 -19, Block A

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the ■Recommendation• section of this report.

EVALUATION

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

- a. The requirements of the *Zoning Ordinance*.
- b. The requirements of Preliminary Plat of Subdivision 4-99010
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the *Prince George's County Woodland Conservation Ordinance*
- e. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. Request: The subject application is for the approval of a Detailed Site Plan for four single-family detached houses in the R-R (Rural Residential) Zone.

2. Location: The site is located in Planning Area 69, Council District 3. More specifically, it is situated in the southeast quadrant of the intersection of Good Luck Road and the Baltimore-Washington Parkway near Greenbelt.
3. Surroundings and Use: The subject application consists of four lots (16,17,18 and 19), which are lots 14, 13, 12 and 11 respectively in the Preliminary Plat 4-99010 in R-R zone. To its north is Good Luck Road, a residential collector; to its south is lot 9, currently vacant; to its east are lots 1-A and 2, both are single-family detached properties; and to its west is the subdivision street Weed Avenue (a paper street); further west is the Baltimore-Washington Parkway, a roadway on the National Register of Historic Places.
4. Former Approval: The subject site has a previously approved Preliminary Plat of Subdivision 4- 99010 and Tree Conservation Plan I (TCPI/6/99).

5. Site Plan Data

Zone	R-R
Use	Single Family Detached Houses
Number of Proposed Lots	4 Lots
Lot Area	1.96 acres
of which Lot 16 (Lot coverage)	20,172 square foot (16 %)
Lot 17 (Lot coverage)	20,322 square foot (26 %)
Lot 18 (Lot coverage)	24,077 square foot (20 %)
Lot 19 (Lot coverage)	20,002 square foot (19 %)

COMPLIANCE WITH EVALUATION CRITERIA:

6. Zoning Ordinance: The subject application has been reviewed for compliance with the requirements in the R-R zone and the site plan design guidelines of the *Zoning Ordinance*.
 - A. The subject application is in conformance with the requirements of Section 27- 441, which governs permitted uses in residential zones. The proposed one-family detached dwelling is a permitted use in the R-R zone.
 - B. The proposal is also in conformance with the requirements of Section 27-442, Regulations on net lot area, lot/width frontage, yards, building height and density, except for lot coverage. Per Section 27-442 (c), lot coverage for one-family detached, in general, in the R-R zone should not be more than 25 percent of the net lot area. Lot 17 has a total lot coverage of 26 percent which is above the allowable maximum limit.
7. Preliminary Plat of Subdivision 4- 99010: Condition ten attached to the approval of

Preliminary Plat of Subdivision 4-99010 requires that the approval of the Detailed Site Plan should be subject to the following findings:

10. (a) Maintaining the visual environmental setting for the Baltimore-Washington Parkway.

Comment: The proposal has two lots (16 and 17) directly adjoining the Baltimore-Washington Parkway. A housing design named ■Dover,• which is 33 feet in height and has a gross floor area of 2,792 square feet, is proposed for both lots. The setbacks of the houses on lots 16 and 17 from the property line abutting the Baltimore-Washington Parkway are 67 feet and 72 feet respectively. Meanwhile, there is a 40-foot landscape bufferyard along the property line consisting of preservation of existing trees. The visual enclosure of the current site from the Parkway can still be retained in the proposed development.

In addition, the Parkway includes wide expanses of wooded right-of-way. It is also located in a very low grade. The existing woodland on both sides of the driveway will block visually the proposed development from being viewed from the Parkway. Furthermore, the abandonment of the right-of-way of Weed Avenue, which is abutting the Parkway to the west of the property line, will also limit the disturbance of the development. The visual environmental setting of the Baltimore-Washington Parkway will be maintained.

No comments have yet been received from the National Parks Service regarding the visual environmental setting of the Parkway.

10. (b) Minimizing the potential for adjacent site degradation due to stormwater run-off.

Comment: The subject site has an approved stormwater management concept plan (Approval Number 998004110). In this SWM concept plan, a private storm drainage system including a bioretention pond is proposed. The proposed bioretention pond is to be maintained privately through establishing a declaration of covenants by the developer at the time of technical review. The on-site stormwater treatment measure will help to minimize the adverse impact of stormwater run-off on the adjacent site.

10. (c) Mitigation which may include, but not be limited to, restrictions on building height, orientation, location, materials, design and mass, lot fencing requirements, conservation and scenic easements, and augmented natural plantings, shall be proposed in response to the viewshed analysis.

Comment: The proposed dwelling is a two story building with textured stucco exterior wall. The overall attractiveness of the building consists of architectural features such as hip roof, quoined corner, pre-fabricated chimney, arched decorative band, concrete porch entrance, vinyl louvered shutters and bay window. The fenestration pattern greatly enriches the design of the architectural elevations. The rich exterior decoration of the dwelling results in a visually light building mass and small scale as well.

The orientation of the dwellings is toward the proposed rain garden, which is at the center of the property. The four buildings have setbacks from their respective property lines varying from the minimum 20-foot to a maximum of 120-foot. Especially, the setbacks from the property lines along the Baltimore-Washington Parkway and Good Luck Road are more than twice the proposed building height. With the bufferyard and preserved existing woodland along those property lines, the visual impact of the development on the above two roads will be greatly mitigated.

8. *Landscape Manual*: The proposed development is subject to the requirements of Section 4.1, Residential Requirements, Section 4.6, Buffering Residential Development from Streets, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.

- A. The proposal meets the requirements of Section 4.1. Per Section 4.1 b, which governs the planting standards for one-family detached lots that are 20,000 square feet or larger but less than 40,000 square feet, the development provides a minimum of 12 shade trees and 8 evergreen trees.
- B. The abandonment of the subdivision street, Weed Avenue, makes the proposed development abut directly the Baltimore-Washington Parkway, which is a freeway by street classification. According to Section 4.6, Buffering Residential Development from Streets, lot 16 and part of lot 17 which have the rear yards oriented toward the Parkway should provide a minimum of 75-foot bufferyard. The layouts of both lots 16 and 17 fail to meet this requirement. Either the full bufferyard should be provided or the applicant should apply for Alternative Compliance, which will be subject to final approval by the Planning Director or its designee.

Per Section 4.6, the above buffer area should be properly recorded either on individual lots as an easement, or as part of the common open space owned and maintained by a homeowners' association. Because the proposed lots are very close to the minimum required lot size in the R-R zone, the only way to treat this buffer area is as an easement by recording it either on the final plat or through the form of private deed.

- C. Per the requirements of Section 4.7. d, the proposed development adjoins the Baltimore-Washington Parkway, which is a national historic site. A ■type D• bufferyard should be provided along the entire shared property line. Type D bufferyard requires a minimum of 40 feet landscape yard and 50 feet building setback. The application fulfills this requirement. But the 40 feet landscape yard will be encompassed by the requirement of Section 4.6 in this case.
- D. The application proposes the landscape treatment of two flaglots, lots 17 and 18. Lot 17 is former lot 13 of the Preliminary Plat, which was not a flaglot by definition at the time of the approval of the Preliminary Plat. But it was treated as a flaglot per the comments of the Urban Design Section. With the removal of Weed Avenue, lot 17 is currently a flaglot. The application proposes a ■type A• bufferyard with a minimum 20-foot building setback and 10-foot landscaping strip, because the rear yards of lots 16 and 19 are oriented toward the side yards of lots 17 and 18. The

proposal meets the buffering requirements of the *Landscape Manual*.

9. Woodland Conservation Ordinance: The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site has over 40,000 square feet gross tract area and contains more than 10,000 square feet of existing woodland.

A. A Type II TCP (II/38/01) was submitted with DSP-01017. The subject site has 1.27 acres of existing woodland. According to the requirements of the *Woodland Conservation Ordinance*, the required woodland conservation is 0.53 acres. The provided woodland conservation is 0.89 acres. The submitted TCP II meets the requirements of the *Woodland Conservation Ordinance*.

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

A. The City of New Carrollton in a letter dated April 18, 2000, expresses its general approval of the Wildercroft Project:

■ We are very pleased with the overall attractiveness of the homes and delighted by the inclusion of a bikeway in the design.

The City identified two concerns as follows:

■ First, the development is situated on a hill that slopes down toward Good Luck Road, raising concerns that stormwater runoff from the project that could impede traffic along Good Luck Road and Auburn Avenue. We want to be sure that the issue of stormwater runoff is addressed throughout all phases of construction, as well as occupancy. This concern was also raised by the National Park Service in their assessment of the project's impact on the Baltimore-Washington Parkway. Although stormwater management was addressed on page 8 of Prince George's County Planning Board (PGCPB) Resolution No. 99-71, general note # 13 on the site development plan clearly states that there is no proposed stormwater retention.

Staff Comment: The subject site has an approved stormwater management concept plan (Approval Number 998004110). The Detailed Site Plan shows the location of a Rain Garden (bioretention basin) for stormwater management purposes on the site.

■ In addition, we are concerned that the driveway design may be too narrow to provide practical access to the development's properties by any larger commercial vehicles, such as a moving van. Although each driveway design includes a turnaround feature capable of accommodating a passenger car, as recommended on page 6 of PGCPB Resolution No. 99-71, the design in the site plan appears to be insufficient for larger vehicles, which will also on occasion require access to the property. We believe that it would be more practical if the driveways converged into a cul-de-sac, which would allow larger vehicles, as well as passenger cars, to turn completely around, before they attempted to reenter the main roadway on Good Luck Road.

Staff Comment: The proposed street layout of the development is in compliance with the layout of the Preliminary Plat of Subdivision 4- 99010, in which a separate driveway for each lot instead of a cul-de-sac pattern was proposed for the site. But the dimensions of the turnaround features are not sufficient for large vehicles.

B. The State Highway Administration has no objection to the approval of the Detailed Site Plan as submitted.

C. The subject application was referred to the Transportation Section and in a memorandum dated May 11, 2001, transportation staff noted that:

■ The site plan is acceptable. Note that Condition 11(of the resolution of the Preliminary Plan of Subdivision 4-99010) requires that DPW&T must determine the access arrangement to be acceptable.●

In another memorandum dated May 14, 2001 on Detailed Site Plan Review for Master Plan Trail Compliance, transportation staff recommended that:

■ In accordance with the Adopted and Approved Bladensburg-New Carrollton & Vicinity Master Plan and approved preliminary plat 4-99010, the applicant and the applicant's heirs, successors, and/or assigns shall construct the Class II Master Plan Trail along the subject property's entire frontage of Good Luck Road. This trail shall be handicap accessible with appropriate ramps and curb cuts at all road intersections.●

Staff Comment: The construction of Class II Bikeway was required by condition two in the resolution (PGCPB No. 99-71) of Preliminary Plat 4-99010 prior to the issuance of building permits.

D. The DER/Concept stated in a memorandum dated April 23, 2001 that:

■ The site plan for DSP-01017-Wildercroft, Lots 16-19, Block A● does not have an approved stormwater management concept.●

Staff Comment: Wildercroft Lots 16-19 are former Lots 11-14 in the Preliminary Plat of Subdivision 4- 99010. The Wildercroft Lots 11-14, Block A has an approved stormwater management concept plan. Its approval number is 998004110.

The DER/Concept reaffirmed in a follow-up memorandum dated May 22, 2001 that:

■ The site plan for DSP- 01017-Wildercroft, Lots 16-19, Block A is consistent with stormwater concept # 998004110.●

E. The Community Planning Division responded in a memorandum dated April 04, 2001 by identifying the lack of diversity in house styles. It stated that:

■ A mixture of housing styles should be required in new subdivisions. Identical

houses should not be located next to each other or across the street from each other. this should be implemented via conditions placed on subdivision approvals and in Comprehensive Design Zone applications.(p.48)•

Staff Comment: The subject application proposes only four single family detached houses in total. The strict application of the Planning Board's customary requirement for single family detached housing in this circumstance would result in each of the four proposed houses having a unique front elevation.

- F. The National Parks Service had not responded to the referral request at the time the staff report was written.
- G. The Historic Preservation Section commented in a memorandum dated March 30, 2001 that:■ (the application will have) No effect on historic properties.●

In a second memorandum dated May 21, 2001, The Historic Preservation Section noted that:

■ Although the proposed construction on all four lots appears to be effectively buffered from adjacent existing buildings and the parkway, the massing , design and materials of the houses on Lot 16 and Lot 17 should be selected to minimize the visual impact on these houses on the parkway during those seasons when the on-site buffer provides less than full screening.●

- 11. The Detailed Site Plan, if revised in accordance with the proposed conditions, will represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development from its intended uses.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan, DSP- 01017, Wildercroft Lots 16-19, Block A, subject to the following conditions:

- 1. Prior to certification of approval of DSP- 01017, the applicant shall provide two additional alternative designs for the front elevation of the proposed dwelling in order to provide diverse housing styles per the requirements of the Master Plan.

2. Prior to certification of approval of DSP-01017, the applicant shall make the following revisions to the Detailed Site Plan:
 - a.. Modify the proposed turnaround dimensions in width and depth to accommodate the use of vehicles other than passenger cars.
 - b. Provide the layout and plant schedule of the proposed rain garden.
 - c. Adjust the lot coverage of lot 17 to keep the percentage within the allowable maximum limit, which is 25 percent of the net lot area.
 - d. Either show full compliance with required bufferyard per Section 4.6 of the *Landscape Manual* on the Detailed Site Plan in an easement, or apply for Alternative Compliance, with the Planning Director as final approval authority acting as designee of the Planning Board.
3. Prior to certification of the Type II Tree Conservation Plan (II/38/01), the applicant shall make the following revisions to the Tree Conservation Plan:
 - a. TCP II/38/01 shall be revised to remove ■The Forest Resources Unit of the Department of Environmental Resources (DER)• and the phone number ■301-925-5820" from note #2 on the TCP Type II Notes.
 - b. The second paragraph of Note #5 shall be removed from the TCP Type II Notes.
4. Prior to issuance of building permits, the applicant shall submit evidence from DPW&T of final approval of the vehicular access from Good Luck Road, and the Detailed Site Plan shall be revised to reflect this determination.