



# DETAILED SITE PLAN

**DSP-01049**

Application	General Data	
Project Name  THE PINES OF LAUREL	Date Accepted	10/22/2001
	Planning Board Action Limit	01/15/02 (waived)
	ZHE Hearing Date	NA
Location  SOUTH OF CONTEE ROAD, APPROXIMATELY 1,400 FEET SOUTHEAST OF ITS INTERSECTION WITH VAN DUSEN ROAD	Plan Acreage	104.67
	Zone	I-3
	Dwelling Units	650
Applicant/Address  SLENKER LAND CORPORATION 8996 BURKES LAKE ROAD #303 BURKE, VIRGINIA 22015	Square Footage	NA
	Planning Area	60
	Council District	01
	Municipality	
	200-Scale Base Map	217NE06

Purpose of Application	Notice Dates	
DETAILED SITE PLAN FOR RETIREMENT COMMUNITY	Adjoining Property Owners (CB-15-1998)	10/10/01
	Previous Parties of Record (CB-13-1997)	10/26/01
	Sign(s) Posted on Site	01/25/02
	Variance(s): Adjoining Property Owners	NA

Staff Recommendation			Staff Reviewer: LAXMI SRINIVAS
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 13, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan, DSP-01049  
The Pines of Laurel

The additional findings for the proposed architecture are stated below. The new/modified findings and conditions are in bold font. The rest of the findings and conditions are identical to the findings and conditions in the staff report dated February 6, 2002.

FINDINGS

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

1. The subject property, consisting of approximately 104.67 acres in the I-3 Zone, is located on the south side of Contee Road, approximately 1,400 feet southeast of its intersection with Van Dusen Road. Access to the property is from Contee Road. The existing uses on the adjacent properties are as follows:

North - Contee Road

South- zoned R-R with public utility and single-family residential uses

East- zoned R-R with a cemetery use

West- Virginia Manor Road on the northwestern portion

zoned E-I-A with public utility and single-family residential uses

2. A Special Exception was approved for the subject development by the District Council on September 24, 2001 (Zoning Ordinance No. 9-2001). Condition #4 of the Special Exception requires the Applicant to file a Limited Detailed Site Plan application. The Applicant has filed the subject application to comply with Condition #4. The District Council also approved DPLS 269 on September 24, 2001. The Departure is for 38 of the required 78 parking spaces for the Community Center. A Preliminary Plan 4-01028 was approved by the Planning Board on October 11, 2001 (PGCPB No. 01-187) for 360 lots, 23 Parcels and 3 Outparcels.
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:

Single-family detached - 112 units

Single- family attached -	247 units
Multifamily -	291 units
Total -	650 units

The multifamily dwellings are to be in several three- and four-story buildings. The single-family detached buildings are located in the northern and eastern portions of the site. They are designed to be single-story buildings. The attached units/townhouse bays are located along the southern and western portions of the site. Each townhouse building, consisting of four to five townhouse units, will be a two-story building with garages designed to have the appearance of a large two-story single-family residence. A single-story community center is located in the northern portion of the site at the end of the entrance drive from Contee Road. The front and rear facades of the community center will be identical so that the same design features are visible from the entrance to the site and the interior portions of the site. A single-story mail pavilion is proposed in the central portion of the site adjacent to the proposed stormwater management pond. This pavilion along with the pond will serve as a meeting/community place for the residents.

All the buildings will have asphalt shingle roofs, vinyl siding or brick facades, window trim and entrance features. The proposed design features contribute to the overall superior quality of architecture proposed for this development.

Other recreational amenities including tennis courts are interspersed throughout the site.

The proposed square footage is as follows:

Clubhouse	10,350 square feet
Mail Pavilion	954 square feet
Single-family Type A	1,732 square feet
Single-family Type B	1,858 square feet
Single-family Type C	1,462 square feet
Villa/townhouse Type A	1,465 square feet
Villa/townhouse Type B	1,840 square feet
Condominium Unit A	1,343 square feet
Condominium Unit B	1,464 square feet
Condominium Unit C	1,588 square feet
Condominium Unit D	1,564 square feet

The above square footages do not include garages.

4. The proposal must comply with the following conditions of approval of the Special Exception SE 4391:

*#1 The Applicant may construct no more than 650 dwelling units, of which at least 80 shall be single-family detached dwellings. No more than 350 units shall be*

*single-family attached dwellings, and no more than 300 shall be multifamily condominium units.*

The proposal complies with these requirements.

- #2 *The Special Exception Site Plan and Landscape Plan are approved for conceptual purposes only, to represent generally the form and scale of the proposed planned retirement community. Any revisions to these conceptual plans shall be submitted for approval by the Zoning Hearing Examiner, prior to issuance of permits.*

The subject Detailed Site Plan is in substantial conformance with the Special Exception Site Plan and Landscape Plan.

- #4 *The property shall be developed in distinct phases or sections. No building permits shall be issued before the Applicant obtains Limited Detailed Site Plan approval by the Planning Board of each related phase or section of development.*

**The Applicant has submitted site, landscape and architectural plans for the entire subdivision. The construction phasing lines are shown on the site plan.**

- #5 *The Planning Board shall review the following:*
- a. *Architectural details of proposed dwelling units, other buildings, passive and active outdoor recreational facilities, the pedestrian circulation system, and other permanent shared structures or facilities like group mailbox stations.*

**The architectural drawings include all the above elements.**

- b. *Landscaping, buffering, and screening elements to meet the requirements of the Landscape Manual.*

The proposal complies with the requirements of Section 4.1, Section 4.6 and Section 4.7 of the Landscape Manual. A condition of approval has been added to require the Applicant to provide an overall site plan with landscape schedules for each portion of the overall site plan which clearly shows compliance with the *Landscape Manual*. A condition of approval has also been added to show the width of the landscape buffers for compliance with Section 4.6 on the landscape drawings to clearly indicate that the landscape buffers have been provided from the ultimate right-of-way of the existing roads and the proposed master plan roads.

- c. *The vehicular circulation system, with an emphasis on minimizing potentially confusing three- and four-way intersections which meet at unusual angles.*

The Applicant has minimized to the extent possible confusing three- and four-way intersections which meet at unusual angles. The Transportation Planning Section finds internal circulation on the site to be acceptable.

d. *The location and design of permanent signs and entrance features.*

A condition of approval has been added to require the above information. A condition of approval has been added to require the Applicant to relocate the proposed gateway sign and landscaping from within the ultimate right-of-way to behind the ultimate right-of-way or obtain permission from the Department of Public Works and Transportation for the signage and landscaping within the ultimate right-of-way.

e. *A lighting plan for all common use buildings and facilities like parking areas, facilities likely to be used after daylight hours.*

A condition of approval has been added to require the above information.

f. *Details of all required parking and loading facilities, to demonstrate compliance with Part 11 of the Zoning Ordinance.*

The Applicant has submitted the above information which shows compliance with the Zoning Ordinance.

g. *A demonstration that the design of the single-family attached dwellings conform to the guidelines of Section 27-274 (a) (11) and the development regulations of Section 27-433 (d) of the Zoning Ordinance. The front of one single-family dwelling shall not be oriented to the rear of another dwelling, unless no reasonable alternative is available.*

**The proposal complies with all the above requirements with the exception of Section 27-433 (d) (7), R-T Zone, Townhouse, of the Zoning Ordinance. The Section states that a minimum of 60 percent of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim and doors) of brick, stone, or stucco. Each building shall be deemed to have only one front. As proposed, the townhouse bays have brick facades on the lower stories only. Therefore, they do not comply with the above requirement. A condition of approval has been added to require compliance with the above section. The Applicant has also added notes that show compliance with the above sections of the Zoning Ordinance.**

h. *Other elements of this development, as deemed necessary, to determine general conformance with the approved conceptual plans and full compliance with all applicable Zoning Ordinance requirements.*

The proposal is in substantial conformance with the Special Exception site and landscape plans.

5. Section 27-568, Parking Requirements, and Section 27-582, Loading Requirements, of the Zoning Ordinance require the following:

--	--

REQUIRED PARKING SPACES		PROVIDED
Single-family detached ( 112 units)	2.04 spaces per unit 229 spaces required	229
Single-family attached (247 units)	1.5 spaces per unit 371 spaces required	498
Multifamily (291 units)	0.66 spaces per dwelling unit 193 spaces	445 (provided in garages within the first floor)
Community Center (required 78 for the various uses)	40 allowed by DPLS 269	54
Total	833	1226
REQUIRED LOADING SPACES		PROPOSED
One for every 100 to 300 multifamily units (291 units)	1	1

A condition of approval has been added to show the location and number of guest/visitor parking spaces on the overall site plan.

#### Referral Responses

6. The Transportation Planning Section (Masog to Srinivas, January 31, 2001) has stated that the proposal is consistent with the Preliminary Plan 4-01028 and that the site plan is acceptable from the standpoint of access and circulation. Transportation related conditions have been adopted for the Special Exception and Preliminary Plan. No additional conditions are required for the Detailed Site Plan.
7. The State Highway Administration (McDonald to Srinivas, October 18, 2001) has stated that the proposal must be consistent with the conditions of approval for Preliminary Plan 4-01080.
8. The Subdivision Section (Chellis to Srinivas) has stated that the Applicant has eliminated two lots in Block F to meet the 150-foot lot depth required by the Subdivision Regulations for lots abutting A-44, a master plan roadway facility. Therefore, the Detailed Site Plan is in substantial conformance with Preliminary Plan 4-01080. A condition of approval has been added to require the Applicant to submit details of the private recreational facilities and a phasing plan for constructing the recreational amenities prior to certification of the subject Detailed Site Plan for compliance with Condition #6 of the Preliminary Plan.

9. The Permits Review Section (Linkins to Srinivas, November 13, 2001) has requested minor changes to the site plans. Conditions of approval have been added to require the same.
10. The Department of Environmental Resources ( De Guzman to Srinivas, October 24, 2001) has stated that the proposal is consistent with the approved stormwater management concept plan #6904-2001.
11. The Community Planning Division (Bond to Srinivas, December 4, 2001) has stated that there are no master plan issues related to the proposal.
12. The Environmental Planning Section (Stasz to Srinivas, December 21, 2000) has stated that TCPI/37/00 was approved along with Special Exception SE 4391. The Section is recommending approval of the Type II Tree Conservation Plan TCPII/139/01.
13. A referral was sent to the City of Laurel. No comments have been received as of this date.
14. **With the proposed conditions, the Detailed Site Plan DSP-01049 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 DSP-01049 and TCPII/139/01 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan,
  - a. **the site, landscape and architectural plans shall be revised to show:**
    - (1) an overall site plan with landscape schedules for each portion of the overall site plan which clearly shows compliance with the *Landscape Manual*.
    - (2) the width of the landscape buffers for compliance with Section 4.6 on the landscape drawings to clearly indicate that the landscape buffers have been provided from the ultimate right-of-way of existing public streets and the proposed master plan roads. If the landscape buffers cannot be accommodated entirely on Homeowners' Association Property, landscape easements shall be provided for the landscape buffers on individual lots. Alternatively, the Applicant shall obtain Alternative Compliance if compliance with the *Landscape Manual* is not demonstrated.
    - (3) proposed location and details for all proposed signs.
    - (4) the proposed gateway sign and landscaping relocated behind the ultimate right-of-way line along Contee Road. If the signage and landscaping are

proposed within the ultimate right-of-way, permission from the Department of Public Works and Transportation shall be obtained.

- (5) a lighting plan for all common buildings and facilities like parking areas to be used after daylight hours
- (6) the location and number of guest/visitor parking spaces on the overall site plan
- (7) ultimate right-of-way lines along all the public streets and proposed master plan roads.
- (8) **a minimum of 60 percent of all townhouse units with a full front facade (excluding gables, bay windows, trim and doors) of brick, stone, or stucco.**

- b. the Applicant shall submit details of all the private recreational facilities and a phasing plan for construction of the recreational facilities to the Urban Design Review Section for review and approval.