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## DETAILED SITE PLAN

**DSP-02014**

Application	General Data
Project Name  CHURCH KNOLLS, LOT 5  Location  4000' FROM THE INTERSECTION OF 450 AND CHURCH ROAD AT 5303 CHURCH ROAD  Applicant/Address  CHESAPEAKE CUSTOM HOMES 6196 OXON HILL ROAD OXON HILL, MD 20745	Date Accepted 03/26/2002
	Planning Board Action Limit 06/04/2002
	ZHE Hearing Date NA
	Plan Acreage .7471
	Zone R-R
	Dwelling Units 1
	Square Footage 32,545
	Planning Area 71A
	Council District 06
	Municipality BOWIE
	200-Scale Base Map 207NE12

Purpose of Application	Notice Dates
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON LOT 5 OF CHURCH KNOLLS	Adjoining Property Owners 03-24-02 (CB-15-1998)
	Previous Parties of Record 05-20-02 (CB-13-1997)
	Sign(s) Posted on Site 05-10-02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: WHITMORE, ELIZABETH
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Detailed Site Plan, DSP-02014  
Church Knolls, Lot 5

The Urban Design Section has reviewed the Detailed Site Plan for Church Knolls, Lot 5. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the Recommendation section of this report.

EVALUATION CRITERIA

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

- a. Conformance to the requirements of the Zoning Ordinance.
- b. Conformance to the Preliminary Plan of Subdivision, 4-92030, and Final Plat, VJ165@17.
- c. Conformance to the *Landscape Manual*.
- d. Conformance to the Prince George's County Woodland Conservation Ordinance.
- e. Referrals.

FINDINGS

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

- 1. The Detailed Site Plan is proposing a single-family home to be built on Lot 5 of the Church Knolls Subdivision. The subject site is located approximately 0.6 mile south of the intersection of Church Road and MD 450. Lot 5 encompasses 32,545 square feet and the proposed single-family home contains 2,212 square feet of living space. The subject site, Lot 5, is bounded on the west by Church Road. To the south of Lot 5 is Lot 4, and to the

north of Lot 5 is Lot 6. A small portion of the eastern portion of the site abuts land that is zoned R-O-S.

2. The subject property has a previously approved Preliminary Plan of Subdivision, 4-92030, which is an 8.26-acre parcel of land known as Church Knolls (Lots 1-7 and Parcel A). The approval of the preliminary plan included a Type I Tree Conservation Plan (TCPI/36/92). Following the approval of 4-92030, a final plat of this property was recorded in plat book VJ165@17. Lot 5 has an approved Stormwater Management (SWM) Concept Plan, #891009-24, approved at the time of Preliminary Plan of Subdivision. The current Stormwater Management Concept Plan, 8006480-1993-01, was approved on January 19, 2001. This SWM plan will be valid through January 19, 2003. A Type II Tree Conservation Plan, TCPII/79/93, was approved for Church Knolls Subdivision in 1993, and contains the subject site.

3. Site Plan Development Data:

Zone	R-R
Use	Single-Family Detached House
Number of Proposed Lots	1 Lot
Lot Area	32,545 square feet
Lot Coverage	4,556 square feet/14 %

4. The Preliminary Plan of Subdivision dictates a shared driveway entrance treatment (shared curb cut onto Church Road) for Lot 5 and Lot 6. The subject Lot 5 will share a curb cut with Lot 6.

An architectural model, Lexington IV, which employs many of the popular architectural features of Colonial houses, is being proposed for Lot 5. The siting of the house is oriented toward Church Road. The proposed model is a two-story, single-family detached house with a two-car garage. The house has a total base finished area of 2,212 square feet and a building height of 26 feet.

5. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed single-family detached dwelling is a permitted use in the R-R Zone. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot/width frontage, yards, building height, density, lot coverage and green area.
6. The Preliminary Plan of Subdivision (4-92030) for the subject property was approved by the Prince George's County Planning Board on August 6, 1992, and is subject to eight conditions. Specific conditions which warrant discussion regarding conformance to the Detailed Site Plan with the Preliminary Plan of Subdivision are discussed below:

1. **Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, CSD #891009-24.**

Comment: Stormwater Management Concept Plan CSD#891009-24, which covers the entire seven-lot subdivision, was submitted and approved at the time of Preliminary Plan of

Subdivision 4-92030. Since then several revisions and new plans regarding stormwater management for this subdivision have been approved. The current stormwater management plan, #8006480-1993-01, was approved on January 19, 2001, and will remain valid through January 19, 2003. The proposed single-family detached home on Lot 5 is consistent with approved stormwater management plan #8006480-1993-01, according to the referral comments from DER dated May 16, 2002.

**3. A Type II Tree Conservation Plan shall be approved for this site by the Planning Board at the time of Detailed Site Plan approval.**

Comment: A Type II Conservation Plan, TCPII/79/93, was approved by Prince George's County Planning Board Resolution No. 94-336. The TCPII was subsequently revised once. A Type II Tree Conservation Plan, TCPII/79/93-03, for Lot 5 is proposed with this Detailed Site Plan. TCPII/79/93-03 is consistent with previously approved TCPI/36/92. Therefore, the Environmental Planning Section recommends approval of TCPII/79/93-03.

**4. Lots 1 and 2, Lots 3 and 4, and Lots 5 and 6, shall share common access points (curb cuts into Church Road) off of which individual driveways shall stem.**

Comment: Common access points for Lots 1 and 2, Lots 3 and 4, and Lots 5 and 6 are recorded in covenants in Liber 7698, Folio 770. The proposed site plans are consistent with this requirement.

**5. Prior to issuance of any permits for this site, a Detailed Site Plan shall be approved by the Planning Board. The Detailed Site Plan shall address, but not be limited to the following:**

- a. Retention of existing vegetation through the site, especially along the right-of-way of Church Road and along the right-of-way of A-44.**
- b. Review of proposed necessary grading and clearing for the four access points onto Church Road.**
- c. Placement of homes and driveways on Lots 1, 2, 6, and 7 with particular attention to proximity to A-44 and to the floodplain area.**

Comment: The subject Detailed Site Plan application was filed in order to fulfill the above requirements. A review of the site plan for Lot 5 indicates that the placement of the single-family residence on Lot 5 has given much attention to the retention of the existing vegetation along both Church Road and the right-of-way of A-44. The location of the house on Lot 5 is consistent with the approved TCPII/79/93.

The proposed grading for the access point onto Church Road for Lot 5 conforms with the approved grading plan in TCPII/79/93.

Final Plat 5-92030 for this property was recorded in plat book VJ 165 in 1993 with six notes which are mainly carried forward from the Preliminary Plan approval. Notes 3 and 6

will be enforced at the time of building permit. Note 4 is not applicable to the subject application. The following notes are relevant to the subject Detailed Site Plan.

**Note 1. . . . Type II Tree Conservation Plan TCPII/79/93, shall be approved prior to a detailed site plan approval.**

Comment: A Type II Tree Conservation Plan, TCPII/79/93, for the entire Church Knolls subdivision was approved on July 28, 1993, which contains the subject lot. The proposed Detailed Site Plan for Lot 5 is in substantial conformance with the subject TCPII. A Type II Tree Conservation Plan will be approved with this Detailed Site Plan application.

**Note 2. Common access points for Lots 1 and 2, Lots 3 and 4, and Lots 5 and 6, are subject to covenants recorded in Liber 7698, Folio 770.**

Comment: The covenants recorded in Liber 7698, Folio 770, require a minimum 22-foot-wide driveway. The submitted plans indicate that the access point for Lots 5 and 6 provides the minimum 22-foot-wide driveway.

**Note 5. The plat is subject to approval of a detailed site plan by the Planning Board prior to the issuance of any permits on this site.**

Comment: The subject application will fulfill the requirement for Lot 5 upon the approval of the Planning Board.

7. *Landscape Manual:* The proposed construction of the single-family residence on Lot 5 in the R-R Zone is subject to Section 4.1, Residential Requirements.

Section 4.1, Residential Requirements: Section 4.1(b) requires that all one-family detached lots which are 20,000 square feet or larger, but less than 40,000 square feet, shall be planted with a minimum of three major shade trees and two ornamental or evergreen trees per lot. The proposed Lot 5 is in this size category. The applicant provides the required landscape materials to fulfill Section 4.1 of the *Landscape Manual*.

8. The site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size, contains more than 10,000 square feet of woodland, and has previously approved Type I and Type II Tree Conservation Plans.
- a. A Detailed Forest Stand Delineation (FSD) was reviewed in conjunction with Preliminary Plan 4-92030. The Environmental Planning staff concluded that the submitted FSD addressed the requirements for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual. Conditions on the site have not changed significantly and a revised FSD is not required.
  - b. Type I Tree Conservation Plan TCPI/36/92 for the subject site was approved at the time of Preliminary Plan of Subdivision, 4-92030. TCPII/79/93 was approved by Prince George's County Planning Board Resolution No. 94-366 with Detailed Site Plan DSP-94042. The Type II Tree Conservation Plan was revised once during the

approval of the Detailed Site Plan, DSP-99015, for Lot 6, and again during the approval of the Detailed Site Plan, DSP99015/01, for Lot 1. The Type II Tree Conservation Plan, TCPII/79/93, is generally consistent with TCPI/36/92. Because the subject application does not propose significant changes to the TCP, TCPI/36/92 remains in effect and will not be required to be revised.

9. The Transportation Planning Section, in a memorandum dated April 4, 2002 (Masog to Whitmore), offered the following comment:

■ No comment, except to indicate that the plans should more clearly indicate the center line of Church Road so that correct R/W (right-of-way) can be more easily verified. Note that Condition 8 of the Preliminary Plan of Subdivision resolution will be enforced at the time of building permit. •

Comment: Condition 1.a in the Recommendation section of the report addresses this concern.

10. The Transportation Planning Section, Trails Planner, in a memorandum dated April 16, 2002 (Shaffer to Whitmore), offered the following comments:

■ The Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan recommends a trail/bikeway facility along Church Road. In keeping with the goal of preserving the rural qualities of Church Road and based on discussions with the applicant for the Fairwood development and DPW&T, Church Road will be constructed as an open-section roadway with six-foot side, asphalt shoulders along each side. These shoulders will serve as the master plan trail facility and accommodate bicycle traffic along Church Road. These improvements will be made by DPW&T and no trails recommendations are necessary for the subject application. •

11. The Community Planning Division has found the subject application in accordance with the master plan recommendation for low-suburban development.

12. In a memorandum dated April 5, 2002, the Subdivision Section found that five of the conditions that were attached to the approval of Preliminary Plan of Subdivision 4-92030 and subsequent Final Plat are applicable to the review of the subject Detailed Site Plan. Those conditions have been discussed in detail in Finding 6 of this report. It should also be noted that an existing C&P right-of-way line crosses Lot 5. The plans should be revised to include this right-of-way.

13. The Permit Section provided no comment for this application.

14. The Department of Public Works and Transportation, in a memorandum dated May 3, 2002 (Beckert to Whitmore), offered the following comment:

■ . . The combined driveway access as shown is acceptable if the record plat is revised to include a note stating that the combined driveway shall be the maintenance responsibility of both owners or if a maintenance agreement is executed and

recorded in county tax land records whereby both owners agree to maintain the combined driveway.●

Comment: The combined driveway access as shown has been recorded in Liber 7698, Folio 770. The covenants about this shared apron easement will govern the maintenance of the combined driveway in question.

15. The Environmental Planning Section recommends approval of both the Detailed Site Plan, DSP-02014, and the Type II Tree Conservation Plan, TCPII/79/93-03.
16. The City of Bowie had not responded to the referral request at the time of the writing of the staff report.
17. 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 for its intended uses.

## **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 Detailed Site Plan DSP-02014, Church Knolls, Lot 5, and Type II Tree Conservation Plan TCPII/79/93-03, subject to the following conditions:

1. Prior to signature approval of the Detailed Site Plan, DSP-02014, Church Knolls, Lot 5, and Type II Tree Conservation Plan TCPII/79/93-03, the applicant shall:
  - a. Indicate clearly the center line of Church Road.
  - b. Revise the plans to indicate the existing C&P right-of-way across Lot 5.
2. No two units located next to or across the street from each other may have the identical front elevations.