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## DETAILED SITE PLAN

**DSP-02016**

Application	General Data
Project Name  NABIT PROPERTY  Location  ON THE NORTH SIDE OF MD 450 APPROXIMATELY MIDWAY BETWEEN MD 193 AND MD 953.  Applicant/Address  PIMB INC. 1006 PARS RIDGE DR. BURTONSVILLE, MD 20866	Date Accepted 03/19/2002
	Planning Board Action Limit Waived
	ZHE Hearing Date N/A
	Plan Acreage 24.11
	Zone R-R
	Dwelling Units 28 Lots
	Square Footage N/A
	Planning Area 70
	Council District 03
	Municipality N/A
	200-Scale Base Map 207NE10

Purpose of Application	Notice Dates
CONSTRUCTION OF 28 SINGLE-FAMILY DETACHED HOMES	Adjoining Property Owners 03/19/2002 (CB-15-1998)
	Previous Parties of Record 04/22/2002 (CB-13-1997)
	Sign(s) Posted on Site 05/15/2002
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: ZHANG
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



May 20, 2002

**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-02016, Nabit Property  
Type II Tree Conservation Plan, TCPII/45/02

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 Plan of Subdivision, 4-01071.
- 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 staff recommends the following findings:

1. Request: The subject application is for approval of a Detailed Site Plan for 28 single-family detached houses in the R-R Zone.
2. Location: The site is located in Planning Area 70, Council District 3. It is situated specifically on the north side of MD 450 approximately midway between MD 193 and MD 953.
3. Surrounding Uses: The subject site is bounded on the south by MD 450. To the north and the west of the property are vacant lots zoned O-S. To the east of the property are properties zoned R-O-S and R-T. An existing veterinarian clinic in the R-T Zone is adjacent to Outlot ■A• in the southeast corner of the subject property.

4. Previous Approvals: The subject site has a previously approved Preliminary Plan of Subdivision 4-01071 for 28 lots, one outlot, and five parcels which includes a Type I Tree Conservation Plan (TCPI/40/90-01) and a Stormwater Management Concept Plan, #15710-2001-00. A revised Stormwater Management Concept Plan, #15710-2001-01, was approved to supersede the previous approval on December 6, 2001.

5. Site Plan Data: (As proposed by the applicant)

<b>Zone</b>	<b>R-R (Rural Residential)</b>
<b>Proposed Use</b>	<b>Single-Family Detached Houses</b>
<b>Number of Lots Permitted</b>	<b>28 Lots</b>
<b>Number of Proposed Lots</b>	<b>28 Lots</b>
	1 Outlot
	5 Parcels
<b>Total Area of Property</b>	<b>24.11 Acres</b>
Net Tract Area	15.18 Acres
Total Area in Lots	7.98 Acres
<b>Average Lot Size</b>	<b>12,419 Square Feet</b>
Minimum Lot Size	10,002 Square Feet
Maximum Lot Size	17,179 Square Feet
<b>Open Space Required</b>	<b>4.87 Acres</b>
<b>Open Space Provided</b>	<b>7.79 Acres</b>

Architectural Model Data:

<b>Model</b>	<b>Square Footage</b>	<b>Building Height (Ft.)</b>
Magnolia	1,863	28
Sequoia	1,583	29
Willow	1,445	29

6. Design Features: The entire site is in an irregular but somewhat rectangular shape with its short side fronting on MD 450. A cul-de-sac road pattern which links three courtyards has been proposed for this site. The lotting pattern, road configuration and the placement of buildings in the Detailed Site Plan are in substantial conformance with the approved preliminary plan.

Three two-story, single-family detached house types with two-car garages have been proposed for this subdivision. The three models are similar in elevation design. All elevations have normally pitched roofs with cross-gable roof segments to accentuate the main entrance to the buildings. Other popular architectural treatments such as bay windows, shuttered windows, decorative louvers, window and frieze trim and window headers are also presented on models. Standard vinyl siding and brick have been proposed for the three models.

## COMPLIANCE WITH EVALUATION CRITERIA:

7. 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(b), which governs permitted uses in residential zones. The proposed single-family detached dwellings are a permitted use in the R-R zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height and density.
8. Preliminary Plan of Subdivision, 4-01071: The Preliminary Plan of Subdivision for the subject property was approved by the Prince George's County Planning Board on February 7, 2002, subject to ten conditions. The following conditions are applicable to this Detailed Site Plan.

- 2. A detailed site plan shall be approved prior to the approval of a Final Plat of Subdivision. The configuration of Outlot ■A● shall be no more than 0.40 acre and shall not have frontage on MD 450.●**

Staff Comments: The application fulfills this condition. The Subdivision Section, in a memorandum dated April 9, 2002, concluded that the location, size and configuration of Outlot ■A● is as it was shown on the approved preliminary plan, has an area of 0.39 acre, and does not have frontage on MD 450.

- 5. At time of Detailed Site Plan submission, the DSP shall show the location of the unmitigated 65 dBA contour and shall show noise mitigation measures that will reduce the noise impacts at ground level to 65 dBA or less in outdoor activity areas and 45 dBA or less in interior living areas. A Phase II Noise Study may be required if needed to illustrate how these noise standards will be met.●**

Staff Comments: The subject site is located north of MD 450, which is a significant noise generator. Noise issues have been a concern on this site since the beginning of this application. A Phase II Noise Study was submitted for review on May 8, 2002. The Environmental Planning Section agrees with the study regarding the location of the unmitigated 65 dBA noise contour line, which is located 187 feet from the centerline of MD 450. No outdoor activity areas are proposed within this limit. The applicant also proposes berms and planting within a 50-foot-wide buffer strip along the MD 450 frontage. The limited noise impact on the proposed construction will be further mitigated. The Environmental Planning Section proposes approval of this application subject to a noise condition that has been incorporated into the recommendation section of this report.

- 10. At time of Detailed Site Plan, the applicant shall provide justification for the three PMA impacts which have not been addressed. These include the removal of the existing structures and the location of the proposed sewer line. If a**

**determination that the proposed impacts preserve the PMA to the fullest extent possible is made, the impacts shall be allowed. If at that time, this determination can not be made, the impacts shall be eliminated.●**

Staff Comments: Pursuant to this condition, the applicant has submitted the required PMA Statement of Justification with this application. The Environmental Planning Section has reviewed the Statement and concluded that the Statement does not address the removal of the existing structures and does not address the requirement to install the sewer line in such a way as to preserve the PMA to the fullest extent possible. The Section has proposed a condition to require the revision to the PMA Statement of Justification.

9. Landscape Manual: The proposed subdivision of 28 single-family detached homes is subject to the requirements of Section 4.1, Residential Requirements, and Section 4.6, Buffering Residential Development from Streets, of the *Landscape Manual*.

- a. Section 4.1, Residential Requirements

The lot area of the proposed 28 lots ranges from 10,000 square feet to 17,179 square feet, which falls into the *Landscape Manual*'s category of 9,500 square feet or larger but less than 20,000 square feet. Per Section 4.1(c), each lot shall be planted with a minimum of two major shade trees and one ornamental or evergreen tree. The proposed landscape plan complies with the above noted requirements.

- b. Section 4.6, Buffering Residential Development from Streets

Section 4.6 requires that when the rear yards of one-family attached or detached dwellings in any zone are oriented toward a collector or any arterial street, a buffer area shall be provided between the dwellings and the public right-of-way. Lots 1 and 2 are oriented toward Little Bridge Courtyard and have their rear yards fronting to MD 450, which is a principal arterial road. According to the requirements of Section 4.6, a minimum 50-foot- wide buffer area is required and is to be planted with six shade trees, 18 evergreen trees, and 40 shrubs per 100 linear feet of right-of-way. The landscape plan meets the requirements of Section 4.6.

10. Woodland Conservation Ordinance: The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because a Type I Tree Conservation Plan, TCPI/40/90-01, was previously approved by the Planning Board on February 7, 2002.

- a. A Forest Stand Delineation (FSD) was submitted with the Preliminary Plan of Subdivision, 4-01071, and found, by the Environmental Planning staff, to address the requirements for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual.
- b. A Type II Tree Conservation Plan, TCP II/45/02, submitted with this Detailed Site Plan application was found to have several unresolved technical issues. The

Environmental Planning staff recommends approval of the TCPII subject to a condition as stated in the recommendation section of this report.

11. Referral Comments: The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:
- a. In a memorandum dated March 26, 2002, the State Highway Administration recommended approval of Detailed Site Plan, DSP-02016, Nabit Property subject to the following conditions:
    - A permit must be issued to the developer/builder by the State Highway Administration (SHA) for access into the proposed development. The permit must be in accordance with the rules and regulations of the SHA.
    - A condition of the permit will be that storm drainage plans computations and traffic counts be submitted for review by the appropriate division within the SHA.●
  - b. The Community Planning Division, in a memorandum dated April 16, 2002, stated that there are no master plan issues raised through the review of this detailed site plan.
  - c. The Transportation Planning Section, in a memorandum dated April 2, 2002, offered no comment on this Detailed Site Plan.

In a separate memorandum from the Transportation Planning Section dated April 25, 2002, on Detailed Site Plan Review for Master Plan Trail Compliance, the Trails Planner offered the following comments:

- A Class II Trail is proposed in the master plan along the subject property's entire frontage of MD 450. However, this trail has been completed by the State Highway Administration as part of the recent MD 450 road improvement project. There is no need for trail construction for this recommendation. However, the existing trail shall be maintained through the development of the subject site.
  - The master plan also recommends the dedication of the stream valley along Lottsford Branch to the Department of Parks and Recreation (DPR) and the construction of a stream valley trail along Lottsford Branch. The land within the stream valley shall be dedicated to DPR, as indicated on the submitted plan. DPR has determined that trail construction is not warranted at this time.
  - Standard sidewalks shall be constructed along one side of all internal roads, as shown on the submitted site plan.●
- d. The Permit Section, in a memorandum dated April 9, 2002, asked two technical questions requiring certain information to be provided. The two questions have been addressed in the review process.

- e. In a memorandum dated April 9, 2002, the Subdivision Section staff provided the approval information for the Preliminary Plan and found that the proposed site plan is in substantial conformance with the approved preliminary plan. The staff noted that of the ten (10) conditions of preliminary plan approval, three are applicable to the subject application. These conditions have been discussed in Finding 7 of this report.
- g. In a memorandum dated April 24, 2002, the Environmental Planning Section found insufficient information and several outstanding issues with the application. The staff concluded that plan revisions and additional information are required.

In a subsequent memorandum dated May 16, 2002, after the review of the revised plans, the Environmental Planning Section noted that except for several issues, the application is acceptable. The staff recommends approval of the subject application subject to conditions as stated in the recommendation section of this staff report.

- h. In a memorandum dated April 5, 2002, the Department of Environmental

Resources/Concept found that the site plan for Nabit Property is consistent with approved Stromwater Management Concept #15710-2001-01.



12. 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-02016, Nabit Property, and Type II Tree Conservation Plan, TCPII/45/02, subject to the following conditions:

1. Prior to certificate approval of the Detailed Site Plan, DSP-02016, and TCPII/45/02, the applicant shall make the following revisions:
  - a. Remove the noise contour labeled ■unmitigated 65 dBA line.●
  - b. The label of the contour located 187 feet from the centerline of MD 450 shall be revised to read ■unmitigated 65 dBA line.●
  - c. The PMA Statement of Justification shall be revised to include the impacts for the removal of the two existing structures on the site and the installation of the sewer line. Any references to variation requests shall be removed.
  - d. To the extent possible, TCPII/45/02 shall be revised to show the woodland conservation requirements as being met on site.
2. Prior to issuance of a building permit:
  - a. The architectural plans for those lots that are located within the 45 dBA exposure area shall be certified by an engineer competent in acoustical analysis that the interior noise levels will not exceed 45 dBA (Ldn).
  - b. If any gateway sign for this subdivision is proposed, the sign shall be submitted for review by the Urban Design Section as the designee of the Planning Board.
3. No two units located next to or across the street from each other may have identical front elevations.
4. The side and rear elevations of the models on Lots 27 and 28 shall have the same style of paneled shutters as those on the front elevation on all windows wherever it is possible.
5. The developer, his heirs, successors and/or assigns, shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the Detailed Site Plan and Landscape Plan, in order to ensure that prospective purchasers in this subdivision are made aware of the plans approved by the Planning Board.