



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

DETAILED SITE PLAN

DSP-02042

Application	General Data	
Project Name Snowden Pond At Montpelier, Phase II	Date Accepted	08/08/2002
	Planning Board Action Limit	11/10/2002
	Plan Acreage	31.45
Location Located south of the intersection of MD 197 and Snowden Pond Road, at the terminus of Farm Pond Road	Zone	R-R (Cluster)
	Dwelling Units	45
	Square Footage	NA
Applicant/Address Richmond American Homes 4061 Powder Mill Road, Suite 500 Calverton, Maryland 20705	Planning Area	62
	Council District	01
	Municipality	NA
	200-Scale Base Map	214NE09

Purpose of Application	Notice Dates	
Construction of 45 single-family detached homes in an R-R zoned cluster	Adjoining Property Owners (CB-15-1998)	07/31/2002
	Previous Parties of Record (CB-13-1997)	09/16/2002
	Sign(s) Posted on Site	10/11/2002
	Variance(s): Adjoining Property Owners	NA

Staff Recommendation			Staff Reviewer: ZHANG
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: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-02042
Snowden Pond at Montpelier, Phase II

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

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-R Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-02008.
- 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 analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan for 45 single-family detached houses in the R-R Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R Cluster
Use(s)	Vacant/wooded	Residential(SFD)
Acreage	31.45	31.45
Cluster net tract area	28.36	28.36
Area of 100 year flood plain	3.09	3.09
Number of lots	N/A	45
Minimum lot area (square feet)	N/A	10,000

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Cluster open space (acres)	8.35	16.06
Open space required to be outside of SWM facility (acres)	5.57	14.47
Mandatory park dedication	Fee-in-lieu	Fee-in-lieu
Parking space	90 (2 SP/D.U)	90

ARCHITECTURAL MODEL DATA

Model	Base Finished Area (Square Feet)	Finished Area with All Options (Square Feet)
Berkshire I	2,736	4,860
Berkshire II	3,164	5,288
Newton I	2,368	4,051
Newton II	2,658	4,441
Overton III	2,771	4,752
Overton IV	2,942	4,923
Auston	2,064	3,275
Princeton	2,610	4,235

3. **Location:** The site is in Planning Area 62, Council District 1. More specifically, it is located at the terminus of Farm Pond Road, southwest of MD 197 and Snowden Pond Road.
4. **Surroundings and Use:** The subject property is bounded to the east by the existing single-family detached houses in the existing subdivision know as Snowden Pond at Montpelier (Phase I) in the R-R Zone. To the north and the west of the property are vacant lands in the R-R Zone; to the south of the property is a U.S. Secret Service property zoned R-O-S.
5. **Previous Approvals:** The subject site was a part of several prior approvals. The site first appeared in Preliminary Plan of Subdivision 4-89235, which consisted of an 80-acre parcel of land and was approved by the Planning Board (PGCPB No. 90-65) on March 19, 1990. On July 22, 1993, the subject site was included in the plans approved by the Planning Board (PGCPB No. 93-170) as a reservation of land for public use, because the property lies within the right-of-way of the proposed Laurel-Bowie Road (MD 197) and the Intercounty Connector interchange. The reservation period for the subject site expired in 1996. On January 28, 2002, Richmond American Homes of Maryland filed an application for approval of a preliminary plan for 45 lots, (4-02008) and was approved on April 4, 2002 (PGCPB No. 02-68). The site also has a valid stormwater management concept approval (# 8009220-1989-01).
6. **Design Features:** The subject site consists of two portions. The applicant proposes to construct 45 single-family detached houses on the portion of the site that is adjacent to the existing Snowden Pond at Montpelier Subdivision (Phase I). The access to the proposed development will be provided through the extension of the existing Farm Pond Road that connects to Snowden Pond Road, which further connects to MD 197. The remaining portion of the site will be retained wholly as open space.

The loop road, Farm Pond Road, with two roundabouts is proposed for the development. The 45 single-family detached houses are distributed along both sides of the road. To the west of one of the

roundabouts is an existing pet cemetery. The proposed stormwater management pond is located to the west of the cemetery.

Eight two-story architectural models by Richmond American Homes are proposed for the development. The models are mainly of colonial architectural style with varied roof patterns. Each model has a two-car garage as a standard feature and is finished with either standard vinyl siding or various brick veneer façade. The total base finished area of the models varies from 2,064 to 3,164 square feet. The staff recommends that three visually important corner lots be oriented toward the intersection with side entry garages to provide for a useable rear yard and the most aesthetic architectural design at these highly visible lots.

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 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, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density. However, lot coverage must be demonstrated on the detailed site plan.
8. **Preliminary Plan of Subdivision, 4-02008:** Preliminary Plan 4-02008 was approved by the Planning Board on April 4, 2002. Resolution PGCPB 02-68 was adopted on April 11, 2002. Three out of the ten conditions warrant discussion at this time.

“ Condition 1. A detailed site plan shall be approved prior to final plat approval.”

Comment: The preliminary plan is valid for two years. Preliminary Plan 4-02042 was approved by the Planning Board with the resolution adopted on April 11, 2002. Final plats must be accepted for processing before April 11, 2004. The subject application meets the above-noted condition.

“Condition 2. Review of the detailed site plan shall include, but not be limited to:

- a. **An overall streetscape design including entrance features and the treatment of the green areas located within the cul-de-sacs.**
- b. **The landscape treatment of the 1.4-acre open space parcel located in the center of the site.**
- c. **A proposal by the applicant for appropriate fencing and/or marking of the cemetery.**
- d. **A proposal by the applicant for long-term maintenance, e.g., including care of the cemetery in the homeowners’ association covenants.**
- e. **The siting of houses on the corner lots to ensure that a useable, private rear yard is provided.**

- f. The siting of the houses on Lots 9-12 to ensure that views into the rear yards of Lots 9 and 12 are limited.**
- g. The retention of a wooded buffer along the rear of lots 1 through 7 and 30.”**

Comment: The detailed site plan has been reviewed for compliance with the above conditions. The following text documents the findings of the review.

The subject application is the second phase of the Snowden Pond at Montpelier development. The proposed 45 single-family detached houses will be connected to the existing subdivision by extending the stubbed street, Farm Pond Road. The proposed development will be a portion of Snowden Pond at Montpelier Subdivision upon its completion. No entrance features have been proposed with this application. Two green areas within the roundabouts on Farm Pond Road should be landscaped appropriately, considering safety and aesthetics. The landscape plan must be reviewed by the Department of Public Works and Transportation (DPW&T) regarding the landscaping within the two roundabouts. A condition of approval, which requires an enlarged layout for the green areas to be reviewed and approved by DPW&T and Urban Design Section, has been proposed in the recommendation section of this report.

The 1.4-acre open space in Condition 2(b) consists of Parcels A and B. The landscape and forest conservation plan provides certain landscape treatments for the parcels. Because the 1.4-acre land is designated mainly as a woodland preservation area and is surrounded by lots, Parcels A and B are subject to more stringent requirements. The proposed woodland preservation area is in the middle of the development and is surrounded by Lots 1, 3, 4, 5, 9, 10, 11, 12, 13 and 15, as well as Lots 26 and 27. Some portions of the woodlands on the site include areas of dead trees and dense undergrowth that are dominated by plant species that are classified as invasive exotic plants due to their potential damaging effects on a natural woodland. There are other species such as poison ivy (*Rhus radicans*) and greenbrier (*Smilax sp.*), which are also a concern in the areas where children may be present. In order to enhance quality and health of the woodland and provide a more pleasing appearance, the dead trees should be removed and the understory should be cleared of the above-mentioned species and any other invasive species, which may be found. The woodland edge should be planted with indigenous species such as redbuds, dogwoods, amelanchiers and rhododendrons. The landscape and forest conservation plan should have a note stating that the woods will be cleared of the above-noted plant species at least 25 feet from the limit-of-disturbance line. The Urban Design Section should approve the location and plan materials utilized to address the woodland edge issue.

Conditions 2(c) and (d) are not applicable because the staff was advised by the owner of the property that the cemetery is a pet cemetery; therefore, Section 24-135.02 does not apply.

The detailed site plan is in general compliance with Condition 2(e) that requires the siting of houses on the corner lots to ensure that a useable, private rear yard is provided, except for Lot 13. The applicant should provide more screen along the property line fronting Farm Pond Road in order to satisfy the above-noted condition. The site plan indicates the orientation of three other corner lots to the intersections that will ensure a private useable rear yard.

The detailed site plan is in general compliance with Conditions 2(f) and (g).

“Condition 6. Prior to the approval of the Detailed Site Plan for the subject property, the applicant shall submit an acceptable Traffic Signal Warrant Study to the State Highway Administration (SHA) and the County Department of Public Works and Transportation

(DPW&T) for the intersection of MD 197 and Snowden Pond Road/Basswood Drive. The study should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic in accordance with SHA and DPW&T procedures. If deemed warranted by the State Highway Administration and the Department of Public Works and Transportation, the applicant shall bond their pro rata share of the cost of the installation of the signal with the appropriate agency prior to the release of the initial building permit within the subject property. The amount of the pro rata share cost of the installation of the signal shall be determined at the time of detailed site plan approval. The State Highway Administration shall be sent a referral request as part of the detailed site plan to respond to the schedule of the installation of the signal, if warranted.”

Comment: A Traffic Signal Warrant Study has been submitted with this application. The study concludes that a traffic signal is not justified. The Transportation Planning Section, in a memorandum dated August 21, 2002 (Masog to Zhang), indicated that both the Transportation Section and SHA concur with the findings of the applicant’s study. DPW&T, in a memorandum dated September 16, 2002, did not have any comments on this matter.

9. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.1, Residential Requirements, of the *Landscape Manual*. The proposed 45 lots are more than 9,500 square feet but less than 20,000 square feet. According to the requirements of Section 4.1(c), each lot shall be planted with a minimum of two major shade trees and one ornamental or evergreen tree. The application proposes 129 shade trees, 90 ornamental trees, 47 evergreen trees, and is in compliance with the *Landscape Manual*.
10. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area, contains more than 10,000 square feet of woodland, and has a previously approved Type I Tree Conservation Plan, TCP I/62/96. The Type II Tree Conservation Plan (TCP II) submitted with this application is in general conformance with TCPI/62/96, which was approved with the original preliminary plan on this site. Some required minor revisions have been worded as the conditions of approval in the recommendation section of this report.
11. **Referral Comments:** The subject application was referred to nine concerned agencies and divisions. The referral comments are summarized as follows:
 - a. In a memorandum dated September 10, 2002, the Community Planning Division found that there are no master plan issues with this application. But the staff expresses a concern about the close proximity of the proposed SWM pond to the existing cemetery. The staff states that:

“...Special consideration should be given to ensuring that there be adequate area to preserve not only the cemetery but its setting as well. There should be an adequate buffer between the cemetery and the future pond.”

Staff Comment: At the time of review of the preliminary plan and most of the time during review of the detailed site plan, the cemetery was thought to contain human remains. However, on October 23, 2002, the staff was notified by the owner of the property that the cemetery is only a pet cemetery.

- b. In a memorandum dated September 16, 2002, the Environmental Planning Section recommended approval of the subject detailed site plan. The staff notes that some minor revisions are needed to the TCPII in order to bring it into complete conformance with the Woodland Conservation Ordinance. The required revisions to the TCPII have been incorporated into the recommendation section of this report as the conditions of approval, except for condition 2, which reads as follows

“Revise the Woodland Conservation Worksheet to reflect the additional clearing caused by providing the required 40-foot rear yards”

Staff Comment: The above condition is normally proposed when there is woodland conservation on an individual lot. Since no woodland conservation is proposed on lots in the site plan, the above-noted condition is not applicable.

- c. The State Highway Administration (SHA), in a memorandum dated August 12, 2002, noted that the subject application was under the review of SHA. The Urban Design staff has learned from a recent telephone conversation with Mike Bailey, SHA staff, that there are no issues with the subject application.
- d. The Transportation Planning Section, in a memorandum dated August 21, 2002, concluded that the detailed site plan for DSP-02042, Snowden Pond at Montpelier, Phase II, has no outstanding transportation-related conditions and the plan is acceptable from the standpoint of transportation.

In a separate memorandum from the Transportation Planning Section, dated August 30, 2002, on detailed site plan review for master plan trail compliance, the Trails Planner found that there are no master plan trails issues with the application.

- e. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated August 29, 2002, the staff noted that the site plan is consistent with the approved stormwater management concept plan.
- f. In a memorandum dated September 17, 2002, the Subdivision Section staff found that the proposed site plan is in substantial conformance with the approved Preliminary Plan of Subdivision 4-02042. The staff notes that the detailed site plan is subject to three out of ten conditions attached to the approval of Preliminary Plan 4-02042. The three conditions have been discussed in Finding 8 of this report.
- g. The Permit Review Section provided several questions concerning compliance with the requirements of both the Zoning Ordinance and the *Landscape Manual* in a memorandum dated September 19, 2002. Conditions of approval based on the comments have been proposed in the recommendation section of this report.
- h. In a memorandum dated September 10, 2002, the Prince George’s County Office of Engineering, DPW&T, provided standard conditions on issues such as road dedication, sidewalk, acceleration/deceleration, etc., in order to be in accordance with requirements of DPW&T and the Department of Environmental Resources (DER).

- i. In a memorandum dated October 23, 2002, the Historic Preservation Section provided comments on the cemetery and clarified that the existing cemetery is only for pets and does not contain any human remains.
12. The detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable cost 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 Detailed Site Plan DSP-02042, Snowden Pond at Montpelier, Phase II, and Type II Tree Conservation Plan TCPII/33/93-01, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions
 - a. To the site plan:
 - (1) Provide calculation of lot coverage for each lot.
 - (2) On Lot 13, more screening along the property line fronting Farm Pond Road shall be provided in order to ensure that a useable, private rear yard is provided for this lot.
 - b. To the TCPII:
 - (1) Show Lots 15-18 as having a minimum of 40-foot rear yards.
 - (2) Remove the areas of woodland conservation shown within the floodplain. The floodplain delineation shall be based on the full extent of the floodplain.
 - (3) Include the wetlands and streams in the legend.
 - (4) Be signed and dated by the qualified professional who prepared the plan.
 - c. To the landscape and forest conservation plan:
 - (1) Provide an enlarged layout (1 inch=10 feet) for each of the two roundabouts on Farm Pond Road, to be reviewed and approved by the Urban Design Section, to demonstrate that sufficient landscape treatments have been provided on the two sites in order to demonstrate safety and aesthetics. The landscaping is also subject to the review and approval of the Department of Public Works and Transportation.
 - (2) A note shall be added to the landscape and forest conservation plan stating that the understory of the existing woodland, which consists of Parcel A and B and is located in the middle of the development, shall be cleared 25 feet from the limit of disturbance, or to the property line, of all dead trees and dense understory vines and

shrubs including, but not limited to, honeysuckle, brambles, poison ivy and wild roses. The applicant shall plant the woodland edge with indigenous species such as redbuds, dogwoods, amelanchier and rhododendron. The landscape and forest conservation plan shall be revised to indicate that these plan materials are being provided with final approval of locations and quantity by the Urban Design Section.

2. Prior to issuance of building permits, Lots 2, 7 and 14, Block F, shall have side-entry garages.
3. No two units located next to or across the street from each other may have identical front elevations.
4. 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 the landscape and forest conservation plan.