



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)*

## DETAILED SITE PLAN

**DSP-02045**

Application	General Data
Project Name  Holloway Estates, Lot 6, Block 2  Location  West side of Rosaryville Road, 150 feet northwest of Tyrone Drive.  Applicant/Address  Doris A. Pardee 11301 Mattaponi Road Upper Marlboro, MD 20772	Date Accepted 08/28/2002
	Planning Board Action Limit 11/06/2002
	Plan Acreage .365
	Zone R-R
	Dwelling Units 1
	Square Footage 15,900
	Planning Area 82A
	Council District 9
	Municipality N/A
	200-Scale Base Map 212SE09

Purpose of Application	Notice Dates
Single-Family Detached Dwelling Unit	Adjoining Property Owners 08/23/02 (CB-15-1998)
	Previous Parties of Record 09/17/02 (CB-13-1997)
	Sign(s) Posted on Site 10/11/02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: Laxmi Srinivas
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 23, 2002

## MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan – SP-02045  
Hollaway Estates, Lot 6, Block 2

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.

### EVALUATION CRITERIA

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

- a. The requirements of the R-R Zone
- b. The requirements of the *Landscape Manual*
- c. Preliminary Plan 4-01090
- d. Referrals

### FINDINGS

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

1. The subject property, consisting of 12,817 square feet, is located on the west side of Rosaryville Road. The subject site is approximately 81 feet in width and approximately 218 feet in length. The property is surrounded by residential properties on the north, south and west sides. The applicant is proposing a single-family residence on the subject property.

A Preliminary Plan, 4-01090, was approved by the Planning Board on January 31, 2002 (PGCPB No. 02-10) for the subject lot, Lot 6, Block 2, of Hollaway Estates. A Variance, VP-01090, from the minimum net lot area was approved for the subject lot as part of the Preliminary Plan application.

Detailed Site Plan SP-02040 was submitted in accordance with Condition 6 of Preliminary Plan 4-01090 which states:

*“Prior to the approval of a grading or building permit, a Limited Detailed Site Plan shall be approved by the Planning Board. That site plan shall address but not be limited to the following:*

*a. House siting*

The proposed house will be set back approximately 44 feet from the front property line. The proposed house siting avoids the steep slopes to the rear of the property. The location and siting of the house also preserve, to the extent possible, the natural slopes on the subject property.

*b. Buffering of views from adjoining properties*

The proposal is subject to the requirements of Section 4.1 (Residential Requirements) of the *Landscape Manual*. The proposal complies with the requirements of the *Landscape Manual*. The rear yards of the adjacent residential properties to the north and south will face the side yards of the subject property. Although there is some landscaping on the subject site, it will not be adequate to screen the rear yards of the adjacent houses. A condition of approval has been added to require a six-foot-high stockade fence along the side yards of the proposed house to screen the proposed house from the adjacent properties and vice versa.

*c. Drainage impacts on adjacent properties”*

Since the location and siting of the house preserve the natural slopes to the extent possible, it will have minimal impacts on adjacent properties. The applicant has obtained stormwater management concept approval #27727-2001-00 from the Department of Environmental Resources.

With the proposed conditions, the proposal will not have any detrimental impacts on the adjacent properties.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Single-family residential	Single-family residential
Acreage	12,817 square feet	12,817 square feet
Lots	NA	NA
Parcels	NA	NA
Square Footage/GFA	NA	NA

Referral Comments

3. The Permits Review Section (Moore to Srinivas, September 16, 2002) has requested minor revisions to the site/grading plans. Conditions of approval have been added to require the minor changes.
4. The Washington Sanitary Suburban Commission (Thacker to Srinivas, September 24, 2002) has stated that the proposal will have no impacts on existing facilities.
5. The Department of Environmental Resources (De Guzman to Srinivas, September 23, 2002) has stated that the proposal is consistent with the approved stormwater management concept approval, #27727-2001.
6. The Environmental Planning Section (Markovich to Srinivas, August 2, 2002) has issued a letter of exemption from the requirements of the Woodland Conservation Ordinance for the subject site. The property is exempt from the requirements of the Woodland Conservation Ordinance because it has a gross tract area of less than 40,000 square feet and there are no previously approved Tree Conservation Plans.
7. With the proposed conditions, Detailed Site Plan SP-02045 is found to 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 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 SP-02045 subject to the following conditions:

1. Prior to certificate approval the applicant shall:
  - a. Revise the site/grading and landscape plans to show the following:
    - (1) A note stating the net lot area required by the Zoning Ordinance and the approved net lot area approved by 4-01090 and VP-01090.
    - (2) Note 2 revised to state that the required front setback is 35 feet.
    - (3) The landscape schedule amended to show the correct number of required trees according to Section 4.1 of the *Landscape Manual*.
    - (4) A six-foot-high stockade fence along the side yards set back 35 feet from the front property line and extending up to the existing tree line along the rear of the property.