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DETAILED SITE PLAN

DSP-02056

Application	General Data
Project Name: Cottages at Glenarden Location: Hamlin Street, one mile north of MD 202, off Brightseat Road Applicant/Address: Washington MST & Development Co., Inc. 2812 Chesterfield Place, NW Washington, DC 20008	Date Accepted: 12/12/2002
	Planning Board Action Limit: waived
	Plan Acreage: 10.27
	Zone: R-T
	Dwelling Units: 52
	Square Footage: N/A
	Planning Area: 72
	Council District: 5
	Municipality: Glenarden
	200-Scale Base Map: 204NE07

Purpose of Application	Notice Dates
Townhouse development comprised of 52 dwelling units and recreational amenities.	Adjoining Property Owners: 11/27/2002 (CB-15-1998)
	Previous Parties of Record: 2/23/2003 (CB-13-1997)
	Sign(s) Posted on Site: 2/21/2003
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

April 1, 2003

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Senior Planner
SUBJECT: Detailed Site Plan DSP-02056 and TCPII/151/02

The Urban Design staff has reviewed the Detailed Site Plan application for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in this report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the Prince George's County Woodland Conservation Ordinance.
- d. Preliminary Plan of Subdivision 4-01033.
- e. Referral comments.

FINDINGS

Based on the evaluation and analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The request is to build a 52-unit townhouse development with recreational amenities on the subject property.

2. Site Plan Data for DSP-02056:

Zone(s) Use(s)	Existing R-T Vacant Land	Proposed R-T Townhouse development
Acreage	10.27	10.27
Lots	1	52 (and Parcel "C")
Dwelling Units:		
Attached	0	52
Detached	None	None
Multifamily	None	None
Other Development Data	Required	Provided
Parking Spaces Required	107	126
5% Green Area Required	1,983 square feet	2,025 square feet
Signs	None	Entrance Feature

3. **Location:** The property is located on the north side of Hamlin Street, approximately one mile north of MD 202, west of Brightseat Road, in the R-T Zone. The property, included on Tax Map 060 at Grid B-01, is located in the 5th Councilmanic District and in Planning Area 72.
4. **Surroundings and Use:** Land use adjacent to the subject site is primarily multifamily and detached residential.
5. **Previous Actions:** On September 6, 2001, the Prince George's County Planning Board approved, with conditions, a Preliminary Plan of Subdivision 4-01033 for the Cottages at Glenarden.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application has been reviewed against Zoning Ordinance requirements for the R-T Zone and the Site Design Guidelines, including parking, loading and signage and found to be substantially in accordance with those requirements. Specifically, the development complies with the requirements of Sec. 27-433 (d) R-T Zone (Townhouse) as follows:

All dwellings shall be located on record lots shown on a record plat.

A Preliminary Plan of Subdivision 4-01033 has been approved for the subdivision. In order to allow for adjustments, if any, resulting from the Detailed Site Plan application, a final plat application for the development will not be made until after DSP approval.

There shall be not more than six (6) nor less than three (3) dwelling units in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this division. In no event shall the number of building groups containing more than six (6) dwelling units exceed 20

percent of the total number of building groups, and the end units on such building groups shall be a minimum of 24 feet in width.

The subject application complies with this requirement. The project includes one range of four townhouses on the northwesterly side of the development, one range of five townhouses on the southeasterly side of the development and three ranges of six townhouses. Therefore, the development does not include more than six or less than three units in a range and the provision regarding variations from the requirement does not apply.

The minimum width of dwellings in any continuous, attached group shall be at least 20 feet. Attached groups containing units all the same width and design should be avoided, and within each attached group, attention should be given to the use of wider end units.

All dwelling units in the development are at least 20 feet wide. End units, shown at 22 feet, provide some diversity to the design for the development in unit width.

The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be 1,250 square feet.

Preliminary calculations indicate that the larger end-units in the development measure approximately 1,496 square feet, whereas the smaller units measure 1,360 square feet. However, staff recommends that as a condition of approval, the applicant submit a statement of finished square footage verifying that the minimum gross living space as defined above measures at least 1,250 square feet.

Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.

Architecturals submitted for the project indicate that all endwalls contain a minimum of two architectural features. In compliance with this requirement, staff suggests that at least the endwall of the unit on Lot 52 be constructed of brick to provide an attractive view into the development from the project's entrance on Hamlin Street. Treatment in brick will mutually complement the brick facades included in the project.

Above-grade foundation walls shall either be clad with finish materials compatible with the primary façade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.

Since the treatment of above-grade foundation walls is unclear from the submitted drawings, staff recommends a condition that, prior to signature approval, applicant shall submit drawings that demonstrate compliance with this requirement of the Zoning Ordinance.

A minimum of 60 percent of all townhouse units in a development shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone or stucco. Each building shall be deemed to have only one “front.”

Applicant’s architectural elevations do not clearly demonstrate conformance with this requirement. Therefore, staff suggests a condition that would require all end units in the proposed project have a brick façade; on the range of six townhouses to a block the two center units also have a brick facade, and on the range of five townhouses, the center unit also have a brick façade. In that way, the minimum of 60 percent or 32 units will have a full front façade of brick.

7. **Landscape Manual:** The provisions of the *Landscape Manual* that apply to the proposed project are 4.3 (a) and (c) and 4.7. Section 4.3 (a) requires a landscaped strip when a parking lot is located adjacent to a public right-of-way. Section 4.3 (c) requires interior planting for a parking lot 7,000 square feet or larger. Section 4.7 requires buffering of incompatible uses. Applicant has demonstrated compliance with each of these sections.
8. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because it is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. The subject property had a previously approved Type I Tree Conservation Plan, TCPI/20/02. A Type II Tree Conservation Plan (TCPPII/151/02) was submitted and revised in accordance with the Environmental Planning Section’s comments. The Environmental Planning Section’s review of the TCPPII resulted in several remaining concerns, which have been addressed in the conditions recommended below.
9. **Preliminary Plan of Subdivision:**
Condition 1 of the approval of the approving resolution for the Preliminary Plan of Subdivision requires that the DSP include certain items. Staff has addressed each item below:

The size, shape and location of vehicular turn-around areas at the ends of streets.

The DSP indicates turn-around areas at each of the three terminuses of the interior street network. The first of these turn-around areas is located in the range of parking on the westerly side of the development near and parallel to Hamlin Street. Two additional turn-around areas are located at either end of the north-south drive at the rear of the proposed development, parallel to Brightseat Road. All of the turn-around areas have been found to be acceptable as shown.

Providing varying house widths, with special attention given to providing larger end units. This may result in the elimination of one or more proposed lots.

The townhouses are generally 20 feet wide, with the end units measuring 22 feet wide. The applicant did consider further variation of house widths, but in consultation with staff, decided that the goal of providing diversity in design could most feasibly be accomplished by using variety of façade types and including the larger end units.

Conformance with the *Landscape Manual*.

The DSP includes a Landscape Plan that demonstrates compliance with Section 4.3 (a)–Parking Lot Landscaped Strip, and Section 4.3 (c)–Interior Planting and 4.7–Bufferyard Planting of the *Landscape Manual*.

Appropriate setbacks.

The DSP indicates compliance with Footnote 2 of Part 5 that sets the required setbacks for townhouses. It states that for townhouses specific yards are not required. Instead, at least 800

square feet per lot must be allocated for front, side, or rear yard purposes; however, the actual yard area may be reduced to not less than 500 square feet for the purposes of providing steps, terraces, and open porches (decks) which project into the otherwise required yard area. Not more than three continuous, attached dwellings may have the same setback. Variations in setbacks must be at least two feet.

Consideration of rotating proposed lots 48 through 52 to face Hamlin Street, similar to proposed lots 1 through 6. This may result in the elimination of one or more proposed lots.

The applicant considered rotating proposed lots 48 through 52, but in consultation with staff, decided to leave this bank of townhouses perpendicular to Hamlin Street. Staff has recommended that the endwall facing Hamlin Street be bricked in order to improve its architectural appearance.

Condition 4 requiring that design of private recreational facilities follow Parks and Recreational Facilities Guidelines.

A review of the submitted plans demonstrates compliance with the Parks and Recreational Facilities Guidelines. In addition, staff is recommending a condition to assure compliance in every aspect of the design of the private recreational facilities provided for the townhouse development.

Condition 5a requiring submittal of a recreational facilities site plan at time of review of the DSP.

Applicant has submitted recreational facilities plans for review together with the DSP. These include a preteen lot and two tot lots.

Condition 15 requiring review and approval of a TCPII at the time of review of the DSP.

A TCPII was submitted with the original DSP application. After receiving initial comments for the Environmental Planning Section, the applicant submitted a revised TCPII plan, which the Environmental Planning Section found approvable if made subject to conditions requiring that, prior to certificate of approval of the Detailed Site Plan, the Type II Tree Conservation Plan, TCPII/151/02, be revised as follows:

- a. TCP and worksheet must be revised to show that Woodland Conservation Areas less than the required minimum 35-foot width are not counted towards any requirement, except when they abut other protected woodland.
- b. Tree protection devices must be shown where the limits of disturbance are tree-covered.
- c. A discrepancy in the number of acres of woodland being saved must be reconciled between the worksheet (.23) and the plan view (0.16).
- d. A revised plan must be reviewed, sealed, signed, and dated by a qualified professional and submitted to the Urban Design Section.

10. **Referral Comments:** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:

- a. The Department of Public Works and Transportation (DPW&T) simply noted that since the project is located in the City of Glenarden, coordination with that municipality is necessary. At the time of this writing, staff has not received comment from the City of Glenarden, regarding public works and transportation or any other issues regarding the project.

- b. Transportation—The Transportation Planning Section mentioned that Hamlin Street is an existing 70-foot right-of-way. They found the proposed site plan generally acceptable and consistent with the preliminary plan and noted that fulfillment of Condition 7 is required prior to the issuance of the first building permit for the project. Condition 7 requires that the applicant provide a warrant study and pay its share or all of the cost of a signal or four-way stop sign if deemed warranted by the appropriate operating agency at the intersection of Brightseat and Ardwick Ardmore Road.
- c. Stormwater Management—The Department of Environmental Resources stated that the site plan for the proposed project is consistent with approved stormwater concept plan #008002220. Please note that we have received a revised letter from the Department of Environmental Resources, stating that the construction of a sanitary sewer in the floodplain was included in their analysis of stormwater management for the site.
- d. Subdivision—The Subdivision Section noted that Preliminary Plan 4-01033 was approved by the Planning Board by PGCPB No. 01-166, subject to 15 conditions. Please see Finding 9 for a more detailed explanation of compliance with the conditions established in the approval of PGCPB No. 01-166.
- e. Trails—The Transportation Planning Section noted that while there are no trail requirements for the project, they would recommend a standard sidewalk along the subject property's frontage along Hamlin Street, per the concurrence of DPW&T. They further noted that the proposed sidewalk network would safely accommodate pedestrians within the proposed development, but that all internal, asphalt paths should be a minimum of six feet wide and asphalt in order to more easily accommodate ADA users and that the four-foot-wide path to Tot Lot 2 would be better proposed at six feet. The plans have been revised to reflect a six-foot path width.
- e. Environmental—In a revised memorandum dated March 31, 2003, the Environmental Planning Section noted that the property is subject to the Prince George's County Woodland Conservation Ordinance and has a previously approved Type I Tree Conservation Plan, TCPI/20/02. A revised Type II Tree Conservation Plan (TCPII/151/02) was submitted and reviewed and found to require further revisions because several of the previous comments had not been addressed completely. Further, they noted, the computation worksheet would have to be revised to reflect required changes. To ensure such further revisions are made, the Environmental Planning Section suggested a Condition 2 below. Please note that the Environmental Planning Section's concern regarding the Stormwater Management approval has been addressed by receipt of a revised letter from DER noting that they included the disturbance to be created in the floodplain by the construction of a sanitary sewer in the floodplain in their evaluation of Stormwater Management on the site.
- f. Permits—The Permit Review Section requested several revisions and additions to the plans to bring them into conformance with the Zoning Ordinance. The plans have been revised to address these concerns, and plans have been submitted for entrance signage for the townhouse development.
- g. Community Planning—The Community Planning Division indicated that residential development in the Low Urban Residential density range is indicated for the site in the 1993 *Approved Landover and Vicinity Master Plan* and that the project is located in the developing tier. Further they noted that the property is zoned R-T and that the western

edge of the property contains 100-year floodplain and is shown as a Natural Reserve Area on the plan map, recommended to be preserved in a natural state. Woodlands are indicated on the western, northern and eastern portions of the property as well. Finally, they suggested the desirability of a monument sign to identify the community.

- h. State Highway Administration-The State Highway Administration stated that they had no objection to the approval of DSP-02056.
- 11. **City of Glenarden** – A site plan for the proposed development was sent to the City of Glenarden on December 18, 2002. Despite several attempts to contact the municipality, staff has not received a response from the city at the time of the writing of this staff report. Staff understands from the applicant's attorney, Michelle LaRocca of Meyers, Rodbell & Rosenbaum, P.A., that a presentation to the mayor and council was made on Monday, December 9, regarding the Detailed Site Plan for the Cottages of Glenarden.
- 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 from 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-02056 and TCP II/151/02 subject to the following conditions:

- 1. Prior to signature approval the applicant shall revise the plans for the project as follows:
 - a. The front property lines shall be located one foot back from the sidewalk.
 - b. Sixty percent of the units shall have a full brick front façade, more particularly all end units in the proposed project shall have a brick front façade; on the range of six townhouses to a block, the two center units shall have a brick front façade, and on the range of five townhouses, the center unit shall have a brick front façade.
 - c. The applicant shall submit a statement of finished square footage, verifying that the minimum gross living space including all interior space except garage and unfinished basement or attic area measures at least 1,250 square feet.
 - d. End wall of the unit on Lot 52, facing Hamlin Street, shall be shown as brick.
 - e. The architectural elevations shall indicate that above-grade foundation walls shall either be clad with finish materials compatible with the primary façade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco, with no exposed foundation walls of unclad or unfinished concrete.
 - f. The private recreational facilities to be provided as part of the townhouse development shall be designed in accordance with Parks and Recreational Facilities Guidelines and the Handbook for Public Playground Safety.

2. Prior to signature approval, Type II Tree Conservation Plan TCP11/151/02 shall be revised as follows:
 - a. TCP and worksheet must be revised to show that Woodland Conservation Areas less than the required minimum 35-foot width are not counted toward any requirement, except when they abut other protected woodland.
 - b. Tree protection devices must be shown where the limits of disturbance are tree-covered.
 - c. A discrepancy in the number of acres of woodland being saved must be reconciled between the worksheet (.23) and the plan view (0.16).
 - d. A revised plan must be, reviewed, sealed, signed, and dated by a qualified professional and submitted to and found acceptable by the Urban Design Section as designee of the Planning Board.
3. Provided the City of Glenarden concurs, a standard sidewalk shall run along the property's frontage on Hamlin Street.
4. The developer, his heirs, successors and/or assignees 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, Landscape Plan, and plans for recreational facilities.