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# DETAILED SITE PLAN TREE CONSERVATION PLAN

**DSP-02065  
 TCPII/02/03**

Application	General Data
<b>Project Name:</b> Oakstone Cluster  <b>Location:</b> Easterly corner of the intersection of Springfield Road and Duckettown Road.  <b>Applicant/Address:</b> Haverford Homes 6525 Belcrest Road, Suite 205 Hyattsville, MD 20782	Date Accepted: 12/31/2002
	Planning Board Action Limit: Waived
	Plan Acreage: 16.85
	Zone: R-R
	Dwelling Units: 31
	Square Footage: N/A
	Planning Area: 71A
	Council District: 04
	Municipality: None
	200-Scale Base Map: 211NE10

Purpose of Application	Notice Dates
To gain Detailed Site Plan approval for a 31-lot cluster subdivision.	Adjoining Property Owners: 12/20/02 (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	Sign(s) Posted on Site: 4/25/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: RUTH GROVER	
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: Ruth Grover, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-02065, Oakstone Cluster  
Tree Conservation Plan TCPH/02/03

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 the *Landscape Manual*.
- c. The requirements of the Prince George's County Woodland Conservation Ordinance.
- d. Approved Preliminary Plan of Subdivision 4-88107, approved September 22, 1988.
- e. Approved Final Subdivision Plat #149-018, recorded September 19, 1989.
- f. 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 29 single-family detached houses in a 31-lot subdivision in the R-R Zone.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	RR	RR
Use(s)	Vacant/wooded	Residential
Acreage	16.85	16.85
Cluster net tract area	16.50	16.50
Area of 100 year flood plain	.31	.31
Number of lots	31	29

**Other Development Data**

Minimum lot area (square feet)	10,000	10,000
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**Model Names and Base Finished Area**

<b>Model</b>	<b>Base Finished Area (Sq.Ft.)</b>
Bennington	2450
Bennington II	3001
Lancaster	3082
Morrison II	2350
Morrison III	2600
Windsor	3350
Ashley	3600
Concord	2354
Sareen	4395

3. **Location:** The site is in Planning Area 71A, Councilmanic District 4. More specifically, it is located on the easterly side of the intersection of Duckettown and Springfield Road.
4. **Surroundings and Use:** The proposed site is surrounded by vacant and developed residentially zoned land.
5. **Previous Approvals:** The subject property received approval for Preliminary Plan of Subdivision (PGCPB No. 88-441/File No. 4-88107) by Planning Board Action on September 22, 1988, and approval of a Detailed Site Plan (PGCPB No 89-565/File No. SP-89089). The Detailed Site Plan approval has expired. A final plat, 5-89284, was approved September 7, 1989, and recorded for the subdivision on September 19, 1989.
6. **Design Features:** The application proposes 29 single-family detached houses on the site to be served by two newly constructed streets, Oakstone Drive and Bright Court. (Lots 2 & 8 are not developable due to environmental constraints.) Access to the proposed development will be from Duckettown Road. Oakstone Drive enters the subdivision perpendicular to Duckettown Road and creates a "T" intersection with Bright Court that, in turn, terminates in two cul-de-sacs. The proposed 29 single-family detached houses are to be primarily accessed from Oakstone Drive and Bright Court, though four lots will access Duckettown Road directly. The proposed stormwater management pond is located on the northerly side of the site adjacent and perpendicular to Duckettown Road. Open space measuring approximately 4.6075 acres will be conveyed to the homeowners association as indicated on the Preliminary Plat of Subdivision (PGCPB No. 88-441/File No. 4-88107).

Nine two-story architectural models are proposed for the development. The models are mainly traditional architectural style with varied roof patterns and decorative elements. Each model has a two-car garage as a standard feature and each endwall has a minimum of two architectural features. Sixty percent of the front facades of the single-family homes are to be clad in brick veneer as a standard feature, while the other elevations of the homes will host vinyl siding. Total base finished area of the models, as indicated in the architectural model data table, varies from 2,354 to 4,395 square feet.

#### 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, regarding net lot area, lot coverage and green area, lot width/frontage, yards, building height, and density.
8. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.1, Residential Requirements, of the *Landscape Manual*.

The application proposes a total of 31 lots, with only 29 to be built on. Six of the buildable lots measure between 20,000 and 39,999 square feet, and 23 lots have a lot area larger than 9,500 square feet but smaller than 19,999 square feet. According to the requirements of Section 4.1(b) and (c), a total of 64 shade trees and 35 ornamental or evergreen trees are required for the application. The application proposes 64 shade trees and 54 ornamental and evergreen trees, meeting the requirements of the *Landscape Manual*.

9. **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 and contains more than 10,000 square feet of woodland.
  - a. At the time when Detailed Site Plan SP-89089 was approved, the site was exempt from the requirements of the Woodland Conservation Ordinance. The type of exemption then in practice was eliminated on December 31, 1993. A tree conservation plan (TCP) and a forest stand delineation (FSD) are now required.
  - b. The Type II Tree Conservation Plan, TCPII/02/03, and an FSD have been submitted with this application. A review by the Environmental Planning Section indicates that the submittals are in general conformance with the requirements of the Woodland Conservation Ordinance. Conditions are suggested below to address outstanding items.
10. **Conformance with the approved Preliminary Plan of Subdivision 4-88107, approved September 22, 1988, and the approved final Plat of Subdivision, 5-89284, approved September 7, 1989:** Review of the conditions contained in the attached PGCPB Resolution No. 88-441 approving Preliminary Plan of Subdivision 4-88107 indicates that the DSP application is in compliance. Furthermore, the comments of the Subdivision Section have been addressed as follows:

- a. Bearings and distances have been corrected on the plan.
  - b. There is no house shown on undevelopable Lots 2 and 8.
  - c. Concerns regarding buffer from the 100-year floodplain and two specimen oaks have been respected.
  - d. Woods and mature trees have been protected as much as possible for screening purposes, especially in stand areas 3 and 4.
  - e. The stormwater management basin has been planned as a visual amenity, blending with the open space
  - f. Consideration was given to special treatment of the “Arboretum” open space, and it was decided that installation of a split-rail fence at the periphery of the area would help define and protect it.
  - g. Access to open space maximizes views from the public right-of-way.
  - h. A trail located along an alignment that is sensitive to the Planning Board’s concern for protecting significant trees has been designed from the head of the cul-de-sac to Springfield Road.
  - i. An approved 100-year floodplain study and stormwater management concept plan have been found acceptable by the Environmental Planning Section.
  - j. An entrance sign has been provided as specified in the resolution adopting the preliminary plan.
11. **Referral Comments:** The subject application was referred to 13 concerned agencies and divisions and the City of Bowie. The referral comments are summarized as follows:
- a. **The Permits Section** suggested several additions and changes to the plans, which have been incorporated into the proposed conditions below.
  - b. **The Transportation Planning Section** indicated that access and circulation shown on the site plan are acceptable. Further, they indicated that the site plan is consistent with the approved subdivision plan and that Condition 7 of the preliminary plan approval regarding the lots along Duckettown Road has been satisfied.
  - c. **The Subdivision Section’s** comments have been addressed as indicated in Finding 10 above.
  - d. **The Environmental Planning Section** reviewed the proposed plan with respect to the conditions placed on the site when preliminary Plan of Subdivision 4-88107 was approved for the property. They found the plan to be substantially in compliance but suggested conditions to address outstanding items relating to the conservation easement and floodplain study.
  - e. **The Department of Parks and Recreation** offered no comments on the project.

- f. **The Department of Environmental Resources** originally stated that the detailed site plan and landscape plan submitted for the project were not consistent with Condition #6 of approved stormwater concept approval #800017-1984-01 that required a vegetated buffer strip planted in a specific manner and location. However, the plans have been revised to include such buffer strip.
- g. **The Trails Planning staff of the Transportation Planning Section** recommended that the applicant and the applicant's heirs, successors and/or assigns provide the following in order to be in conformance with the Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan and previously approved preliminary plat 4-88107:
- (1) Road frontage improvements along Duckettown Road in the adjacent Severn Crossing development should be continued along the subject property's road frontage of Duckettown Road, per the concurrence of the Department of Public Works and Transportation.
  - (2) The Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan recommends that Springfield Road be designated as a Class III bikeway with appropriate signage. Because Springfield Road is a county right-of-way, the applicant, and the applicant's heirs, successors, and/or assignees should provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of this signage. A note should be placed on the Detailed Site Plan for payment to be received prior to the issuance of the first building permit. The provision of a wide, asphalt shoulder is also recommended along the subject property's entire road frontage of Springfield Road, per the concurrence of DPW&T.
  - (3) Provide a minimum six-foot wide asphalt trail from the end of Bright Court to Springfield Road, per Condition 2f of approved 4-99107. This trail shall be shown and labeled on the Detailed Site Plan.
  - (4) In keeping with adjoining development, standard sidewalks are recommended along both sides of all internal roads in order to accommodate pedestrian movement.
- h. **The City of Bowie**—The City of Bowie by letter dated March 18, 2003 (copy attached) has recommended that the project be approved subject to 17 recommended conditions. The conditions have been incorporated into staff's recommendation except:
- (1) Condition 2 has not been incorporated because the sign has already been located on Lot 29 where it will get greatest visibility.
  - (2) Condition 3 has not been incorporated because an easement for the sign has been recorded on Lot 29.
- i. **The Washington Suburban Sanitary Commission** has indicated that additional right-of-way will be needed for sewer lines. Also, they offered information on pipeline alignments for future connection.
- j. **The Historic Preservation Section** indicated the project posed no effect on historic property.

- k. **The Community Planning Division** stated that the proposed Detailed Site Plan is in conformance with the Low-Suburban residential land use recommendations of the applicable Bowie-Collington-Mitchellville and vicinity master plan (1991).
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-02065 and TCPH/02/03, for the Oakstone Cluster, subject to the following conditions:

- 1. Prior to issuing a Certificate of Approval for the project:
  - a. The applicant shall indicate standard sidewalks along both sides of all internal roads on the detailed site plan.
  - b. The applicant, his heirs, successors and/or assignees shall dedicate additional right-of-way as required by the Washington Suburban Sanitary Commission and shall revise the plan to indicate such dedication.
  - c. The applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for placement of signage designating Springfield Road as a Class III bikeway as indicated by the Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan. A note shall be placed on the detailed site plan stating that such payment will be received prior to the issuance of the first building permit.
  - d. The applicant shall add a note to the plan stating that Lot 24 shall be restricted to the Bennington, Morrison II and Morrison III units sited on it to ensure the greatest amount of functional rear yard for the future occupants.
  - e. "A Haverford Homes community" shall be removed from the proposed wording on the proposed entrance sign.
  - f. A note shall be added to the plans stating that endwalls shall have a minimum of two architectural features.
  - g. The open space parcel along Springfield Road shall be labeled on the revised DSP as such to be conveyed to the Oakstone homeowners association for maintenance.
  - h. The trail from the western head of Brigit Court shall be labeled on the DSP and field located on the M-NCPPC trails coordinator to be sensitive to large trees in the area. The trail should meander through the open space parcel for connection to Springfield Road.
  - i. Notes shall be added to the plan indicating that Lots 4 and 29 shall have units sited on them to allow only for side-entry garages with driveway access onto Oakstone Drive and front elevations directly facing Duckettown Road.

2. Prior to the issuance of a sign permit for the entrance feature, an agreement shall be approved by the Department of Environmental Resources placing responsibility for maintenance of the sign on the homeowners association (HOA).
3. The applicant shall provide road frontage improvements along Duckettown Road like those provided in the adjacent Severn Crossing development, provided the Department of Public Works and Transportation concurs.
4. The applicant shall provide a wide asphalt shoulder along the subject property's entire road frontage of Springfield Road, provided the Department of Public Works and Transportation concurs.
5. Prior to issuance of any building permits for the project, the applicant, his heirs, successors and/or assignees shall submit evidence indicating that Lots 2 and 8 and Parcel A, measuring approximately 4.6075 acres, have been conveyed by deed to the HOA or replatted to eliminate the lots.
6. No two identical elevations shall be located side by side or directly across the street from one another.
7. Prior to the issuance of grading permits, a conservation easement shall be recorded and shall be described by bearings and distances. The conservation easement shall contain all streams, wetlands, 100-year floodplain and associated buffers, except for previously approved impacts, and shall be reviewed by the Environmental Planning Section prior to certificate approval.
8. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and any associated mitigation plans.
9. At a minimum, 60 percent of the residential units shall have brick fronts.
10. The landscape plan shall be revised to substitute the Aristocrat Pear with a native tree from U.S. Fish and Wildlife Services' Native Plants for Wildlife Habitat and conservation Landscaping Guide (Maryland Coastal Plain).
11. The landscape plan shall be revised to substitute the unidentified seasonal flowers with native perennials from the above guide.
12. Grading shall take place from west to east to allow for wildlife to migrate in this direction.
13. The applicant shall install temporary plastic snow fencing prior to grading along the westernmost edge of the full length of the intermittent stream adjacent to Springfield Road, and the fencing shall remain for the duration of the grading work at the site.
14. The M-NCPPC trails coordinator shall assist in the field location of the trail from the western head of Brigit Court to Springfield Road.
15. The surface drainage easement agreed to by the developer shall be so noted on the DSP along with the details of the trees to be planted to mitigate the increased runoff.



16. For purposes of wildlife habitat protection, grading of the site will not take place during the months of March through August.
17. The developer shall work with DPW&T to ensure adequate road safety signage and lighting along Duckettown Road.