



*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-03018

Application	General Data
<b>Project Name:</b> Charwood Village  <b>Location:</b> Northeast quadrant of the Harry S Truman Drive and Mount Lubentia Way intersection  <b>Applicant/Address:</b> Sevag Bailian Haverford Homes 6525 Belcrest Road, #205 Hyattsville, MD 20782	Date Accepted: 4/29/2003
	Planning Board Action Limit: 7/3/2003
	Plan Acreage: 11.3
	Zone: R-30C
	Dwelling Units: 67
	Square Footage: NA
	Planning Area: 73
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 201SE09

Purpose of Application	Notice Dates
DETAILED SITE PLAN APPLICATION FOR A 67-UNIT TOWNHOUSE DEVELOPMENT	Adjoining Property Owners: (CB-15-1998) 04/01/2003
	Previous Parties of Record: (CB-13-1997) 05/28/2003
	Sign(s) Posted on Site: 05/16/2003
	Variance(s): Adjoining Property Owners: NA

Staff Recommendation		Staff Reviewer: H. Zhang	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

**May 27, 2003**

**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-03018, Charwood Village

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 condition 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-30C (Multifamily Low Density Residential Condominium) Zone, Sections 27-441(b), 27-442 and Site Design Guidelines, Section 27-274(a)(11)
- b. The requirements of Preliminary Plan of Subdivision 4-03026
- 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 a 67-unit townhouse development in the R-30C Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-30C	R-30C
Use(s)	Vacant	Townhouse
Acreage	11.3	11.3
Number of dwelling units	N/A	67

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces (2.04/Unit)	142	143
Of which are Handicapped Spaces	5	4*
Number of Building Sticks	N/A	13

DEVELOPMENT STANDARDS

Minimum Net Lot Area (Square Feet)	1,800	1,800
Lot Coverage (Maximum % of Net Lot Area)	35	10
Lot/Width Frontage (Minimum in Feet)	100	100
Yards (Minimum Yards in Square Feet for Townhouse)	800	**
Building Height (Maximum in Feet)	40 (3 stories)	35
Density (Maximum D.U. Per Net Acre of Lot/Tract Area)	6	5.9

\*The site plan is short of one parking space for the physically handicapped. A condition of approval has been proposed to provide the required number of parking spaces for the physically handicapped.

\*\*The site plan shows complete compliance with the minimum yard requirements. A condition of approval has been proposed to request this information.

3. **Location:** The site is in Planning Area 73, Council District 6. More specifically, it is located at the northeast corner of the intersection of Harry S Truman Drive and Mount Lubentia Way.
4. **Surroundings and Use:** The subject property is an irregularly shaped, 11.3-acre parcel that is undeveloped and primarily wooded. The site is bounded to the west by the Truman Drive right-of-way and to the south by the Mount Lubentia Way right-of-way and the existing Mount Lubentia Convenience Center in the C-S-C Zone. To the north of the property are an existing townhouse development in the R-T Zone and Prince George's Community College in the R-R Zone. To the east of the property is another existing townhouse development, Largo Wood, in the R-T Zone.
5. **Previous Approvals:** The subject property was rezoned from the C-S-C Zone to the R-30C Zone through the adoption of the *Largo-Lottsford Sectional Map Amendment* in 1990. On February 15, 2001, the Planning Board approved Preliminary Plan of Subdivision 4-00046 for 67 lots (Resolution PGCPB No. 01-20). On January 29, 2003, the Office of the Zoning Hearing Examiner approved Special Exception SE-4435 for the site to allow construction of 67 townhouse units. The approved SE-4435 includes a site plan, a Type II Tree Conservation Plan,

TCPII/43/86-01, two townhouse models, the Davidson and the Williamson, and two identical entrance monument features.

6. **Design Features:** The application proposes construction of 67 townhouse units in five 6-unit sticks, five 5-unit sticks, and three 4-unit sticks. One street with a 26-foot-wide pavement section, street trees and sidewalks on both sides provides access to the site from Harry S Truman Drive. The internal street branches into two prongs right after the entrance point. Thirteen buildings are arranged along the internal street in three clusters around cul-de-sac-style terminuses with extended planting islands. Five bioretention areas are located throughout the site along the internal streets. The proposed recreational facilities include one 216-square-foot gazebo and one 2,250-square-foot tot lot with one play structure.

Two architectural models, the Davidson and the Williamson, are proposed for the development. The Davidson has a total finished area of approximately 1,742 square feet with one-car garage. The Williamson has a total finished area of approximately 2,046 square feet with two-car garage. Both models are three stories in height with brick fronts. The side elevation of all end units has at least three architectural features, four-inch-wide window trim, and has 100 percent brick finish.

Two identical entrance monument features are proposed with this Detailed Site Plan to be located on both sides of the main entrance. The entrance monument signs are finished with brick and flanked on both ends by brick piers. A six-foot-high, board-on-board wood fence with brick piers is proposed pursuant to SE 4435 along both the southern boundary line that is abutting the existing commercial site and the southern portion of the east boundary line that is adjacent to the existing R-T-zoned property.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-30C (Multifamily Low Density Residential Condominium) Zone, Sections 27-441(b), 27-442 and Site Design Guidelines, Section 27-274(a)(11) 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 townhouses are a permitted use subject to Special Exception approval in the R-30C Zone.

**Comment:** A Special Exception, SE-4435, for the proposed 67-unit townhouse development was approved on January 29, 2003, subject to three conditions. The proposed townhouse development, therefore, is a permitted use in R-30C Zone per SE-4435. The Detailed Site Plan meets all Special Exception conditions.

- b. The proposal complies with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage, lot/width frontage, minimum yard, building height and density.
- c. Section 27-274, Design guidelines, sets out specific design guidance for townhouses in (a)(11), Townhouse and three-family dwellings, regarding open space areas, grouping of townhouses, recreational facilities, unit design, buffering from public right-of-way and the aesthetic appearance of the offsets of buildings as quoted below:

**“ (a)(11) Townhouses and three-family dwellings.**

**“(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**

**“(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.”**

**“(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**

**“(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**

**“(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

**“(F) Attention should be given to the aesthetic appearance of the offsets of buildings.”**

**Comment:** The above design guidelines have been applied during the Special Exception review of the subject site. A second review of the application by the Urban Design staff during the review of this Detailed Site Plan indicates that the proposed 67-unit townhouse development is in general conformance with all the requirements of Section 27-274(a)(11).

The Urban Design Section has also reviewed the proposed private recreational facilities for adequacy and siting. The staff has found that recreational facilities provided are adequate and in general compliance with the design guidelines of the Department of Parks and Recreation.

8. **Preliminary Plan of Subdivision, 4-03026:** The subject site has a previously approved Preliminary Plan of Subdivision, 4-00046, and a new Preliminary Plan of Subdivision, 4-03026, is being reviewed concurrently with the subject Detailed Site Plan because the approval of 4-00046 expired.
- a. Preliminary Plan of Subdivision 4-00046 (PGCPB NO.01-20), Charwood Village, was approved on January 25, 2001, subject to 13 conditions. The two-year approval time period of 4-00046 expired.
  - b. Preliminary Plan of Subdivision 4-03026, Charwood Village, for the subject site was filed simultaneously with this Detailed Site Plan application. The subject Detailed Site Plan will be subject to any conditions that will be attached to the approval of Preliminary Plan of Subdivision 4-03026.
9. ***Landscape Manual:*** The proposed development is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Residential Development from Streets; and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.
- a. Section 4.1(f) requires a minimum of 1.5 major shade trees and one ornamental or evergreen tree per dwelling unit to be located on individual lots and in common open space. The Landscape Plan provides 101 shade trees, 27 ornamental trees and 40 evergreen trees and is in compliance with the Section 4.1, Residential Requirements.
  - b. The site is bounded to the south by the right-of-way of Mount Lubentia Way, a master plan collector road. The orientation of proposed Lots 38-42 results in the rear yards of five townhouses facing Mount Lubentia Way. Section 4.6 requires a minimum 35-foot-wide buffer areas to be planted with four shade trees, 15 evergreen trees and 30 shrubs per 100 linear feet of right-of-way to be located between the rear yards and Mount Lubentia Way. The Landscape Plan provides the required buffer area and shows compliance with the requirements by a mixture of the existing woodland, new landscaping and a board-on-board wood fence with brick piers.
  - c. The site is adjacent to an existing shopping center to the south. Section 4.7 requires a Type D bufferyard, which is a minimum 40-foot-wide landscaped strip to be planted with 160 plant units per 100 linear feet of the property line, to be located between the subject site and the shopping center property. The Landscape Plan provides Bufferyards 2 and 3 and shows a complete compliance with the requirements by the existing woodland. An additional board-on-board wood fence with brick piers is proposed to be located between the existing shopping center and the subject site. But Lots 26 and 67 are inside of the bufferyard. A condition of approval has been proposed to correct the inconsistencies in the Recommendation section of this report.

The site is abutting a school site, Prince George's Community College, to its north. Section 4.7 requires a Type C bufferyard, which is a minimum 30-foot-wide landscaped strip to be planted with 120 plant units per 100 linear feet of the property line, to be located between the subject site and the school property. The Landscape Plan provides Bufferyard 6, but does not meet the width requirements. The applicant should either revise the Landscape Plan or seek Alternative Compliance from the width requirements of Section 4.7.

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 Tree Conservation Plan. A Type II Tree Conservation Plan, TCPII/43/96-01, was approved at the time of Special Exception SE-4435 approval. The subject Detailed Site Plan thus has fulfilled the requirements of the Woodland Conservation Ordinance.

11. **Referral Comments:** The subject application was referred to the Zoning Section because the subject Detailed Site Plan is required by Special Exception SE-4435, which was approved on February 28, 2003.

In a memorandum dated May 14, 2003, the Zoning reviewer of Special Exception SE-4435 indicated that the Detailed Site Plan, DSP-03018, is identical to the approved site plans for SE-4435, which includes one site plan, two architectural models, one Type II Tree Conservation Plan and two identical entrance monument signs.

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-03018 for Charwood Village subject to the following condition:

1. Prior to certificate approval of this Detailed Site Plan, the applicant shall:
  - a. Either revise the Landscape Plan to meet the width requirement of Section 4.7 for Bufferyard 6 or apply for Alternative Compliance from the requirements with the Planning Director as final approval authority acting as the designee of the Planning Board.
  - b. Provide the tot-lot surface details for review and approval by the Urban Design Section as the designee of the Planning Board.
  - c. Revise Site Plan Note 34 to show the provided minimum yard area.
  - d. Provide five parking spaces for the physically handicapped.
  - e. Relocate Lots 26 and 67 outside of the bufferyard.