



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

DETAILED SITE PLAN

DSP-03046

Application	General Data
Project Name: Rosewood Estates Location: North side of Mckendree Road, approximately 1,000 feet west of US 301 Applicant/Address: Maryland Homes KC, LLC 1662 Village Green Crofton, MD 21114	Date Accepted: 09/22/2003
	Planning Board Action Limit: 11/30/2003
	Plan Acreage: 61.46
	Zone: R-R
	Dwelling Units: 77
	Square Footage: NA
	Planning Area: 85A
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 221SE07

Purpose of Application	Notice Dates
Detailed Site Plan approval for 77 single-family lots in the R-R Zone.	Adjoining Property Owners Previous Parties of Record Registered Associations: 08/13/2003 (CB-12-2003)
	Sign(s) Posted on Site: 10/31/2003

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

November 6, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-03046, Rosewood Estates
Type II Tree Conservation Plan, TCP/169/03

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 Preliminary Plan of Subdivision 4-02069.
- 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 77 single-family detached houses in the R-R Zone.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant/wooded	Residential
Acreage	61.46	61.46
Cluster net tract area	43.19	43.19
Area within existing 100-year floodplain	18.27	18.27
Area of slopes greater than 25%	5.90	5.90
Number of lots	1	77
Minimum lot area (square feet)	N/A	10,000 (10,000 permitted)
Number of flag lots	N/A	0

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Cluster open space (acres)	13.74	33.16
Open space required to be outside of 100-year floodplain and SWM facility (acres)	9.16	13.15
Open space to be conveyed to HOA	-	31.08
Mandatory dedication	3.07	2.08 plus facilities

CLUSTER MODIFICATIONS

	STANDARD	ALLOWED	PROPOSED
Net lot coverage	25%	30%	30%
Lot width at building line (ft.)	100	75	75
Frontage along street (ft.)	70	50	50
Frontage along Cul-de-sac (ft.)	60	50	50

ARCHITECTURAL MODEL DATA

Model	Base Finished Area (Sq.Ft.)
Biltmore	4,053
Emory I	2,372
Emory II	2,720
Exeter	2,720
Glenmont	4,432
Hampton	3,176
Harvard	2,928
Kinsport	3,442
Lyndhurst	4,138
Monticello	4,540
Oxford I	2,410
Oxford II	2,706
Radcliffe	2,900
Rembrandt	3,102
Syracuse	2,340
Westminster	3,380
Williamsburg	2,518

3. **Location:** The site is in Planning Area 85A, Council District 9. More specifically, the property is located on the north side of Mckendree Road, approximately 1,000 feet west of US 301 in Brandywine.
4. **Surroundings and Use:** The subject property is surrounded by a mix of developed and undeveloped land in R-R, R-E, R-A and C-M Zones. Adjoining the subject property to the east and the north are properties in C-M and R-R Zones. To the west of the site is a large property in the R-R Zone. The site is bounded on the south side by the right-of-way of Mckendree Road. Across Mckendree Road further south are large properties in R-E and R-A Zones.
5. **Previous Approvals:** The subject site has a Preliminary Plan of Subdivision 4-02069, (including a Type I Tree Conservation Plan TCPI/40/02) known as Rosewood Estates, which consists of a 61.46-acre parcel of land for 77 lots, 8 parcels, and was approved by the Planning Board (PGCPB No. 03-18) on February 13, 2003, subject to 25 conditions. The site also has an approved Stormwater Management Concept Approval, #31504-2001.
6. **Design Features:** The application proposes construction of 77 single-family detached houses. On-site environmental features, such as streams and 100-year floodplain, divide the site into four distinct pods, in three blocks, Blocks A, B and C. Each block is accessed through a cul-de-sac street off Mckendree Road. One 12-foot-wide hiker/biker trail with a 50-foot-wide right-of-way running north/south bisects Block C. One stormwater management pond is located between Blocks B and C, close to the right-of-way of Mckendree Road.

The development proposes 17 two-story architectural models. The models are mainly of traditional architectural style with varied roof patterns and decorative elements. Each model has a two-car garage as a standard feature and is finished with either standard vinyl siding or brick veneer. Total base finished area of the models, as indicated in the architectural model data table, varies from 2,372 to 4,540 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, Regulations, regarding net lot area, lot coverage, lot/width frontage, yards, building height and density.
8. **Preliminary Plan of Subdivision 4-02069:** Preliminary Plan of Subdivision 4-02069 was approved by the Planning Board on February 13, 2003, subject to 25 conditions. Five conditions of approval warrant the following discussion that is related to the review of the subject detailed site plan. All other permit-related conditions will be enforced at the time of permit issuance.
 - “7. In addition to the normal requirements of a Detailed Site Plan, special consideration should be given to landscaping the rear of Lot 11 to ensure appropriate views from surrounding lots. Additionally, special consideration should be given to appropriate

landscaping, bufferyards and entrance features on the lots and at the road entrances along McKendree Road.”

Comment: The review by the Urban Design staff indicates that the landscaping treatment at the rear of Lot 11 is not sufficient to screen views from both the surrounding lots and McKendree Road. Even though there are clusters of existing woodland on Lot 11, Block B, the gaps between the existing wooded areas need to be filled by new landscaping in order to ensure appropriate views from surrounding lots and the roadway. Other lots, such as Lots 1 and 10, Block B, and Lot 1, Block A, do not have sufficient screening for their rear yards from the views from the adjacent McKendree Road. Conditions of approval have been proposed in the recommendation section of this report to require special architectural treatments for the buildings on lots that are located adjacent to the public rights-of-way. Also see Finding 9 below for a discussion on landscaping issues for the above-mentioned lots.

“15. Detailed construction drawings for trail construction including grading plan and sections shall be submitted to DPR for review and approval prior to submission of the application for the Detailed Site Plan.”

Comment: Detailed drawings for trail construction, including grading plan and sections, had been submitted to DPR prior to submission of the application for the detailed site plan per DPR staff's e-mail dated September 12, 2003. The approval of the detailed construction drawings has been proposed prior to building permit according to DPR's memorandum dated November 10, 2003.

“23. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/40/02). The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/40/02), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

Comment: A Type II Tree Conservation Plan TCPII/169/03 has been submitted with this Detailed Site Plan application. Per the review by the Environmental Planning Section, TCPII/169/03 is an improvement over the approved Type I Tree Conservation Plan, TCPI/40/02, because all woodland conservation will be done on site and no off-site conservation is proposed. The Environmental Planning Section recommended approval of TCPII/169/03.

“24. A Type II Tree Conservation Plan shall be approved in conjunction with the required Detailed Site Plan.”

Comment: A Type II Tree Conservation Plan TCPII/169/03 has been submitted with this Detailed Site Plan application and will be presented to the Planning Board in conjunction with the subject Detailed Site Plan.

“25. The required Detailed Site Plan shall be approved by the Planning Board prior to the approval of the final plat of subdivision.”

Comment: The subject Detailed Site Plan will be approved by the Planning Board prior to the approval of the final plat of subdivision.

9. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.1, Residential Requirements and Section 4.6, Buffering Residential Development from Streets, of the *Landscape Manual*.
 - a. **Section 4.1.** The application proposes a total of 77 lots in a R-R cluster. According to the requirements of Section 4.1(e), three major shade trees and two ornamental or evergreen trees are required for each lot. A total of 231 shade trees and 154 ornamental or evergreen trees are required. The application proposes 231 shade trees, 48 ornamental trees and 118 evergreen trees. The application is, therefore, in compliance with Section 4.1 of the *Landscape Manual*.
 - b. **Section 4.6.** The rear yard of the houses on Lot 1, Block A, and Lots 1 and 10, Block B, face the right-of-way of McKendree Road, which is classified as an arterial road at this location transitioning to a collector road. Section 4.6 requires a minimum 35-foot-wide buffer area with four shade trees, 15 evergreen trees, and 30 shrubs per 100 linear feet of right-of-way. The landscape plan shows a significant buffer has been proposed, but the plan does not have a clear delineation of the bufferyard, nor does it show any required landscape schedules. A condition of approval has been proposed in the recommendation section of this staff report.
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 and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required.
 - a. A forest stand delineation (FSD) was reviewed with Preliminary Plan of Subdivision 4-02069 and was found to meet the requirements of the Woodland Conservation Ordinance.
 - b. A Type I Tree Conservation Plan TCPI/40/202 was approved at the time of Preliminary Plan of Subdivisions 4-02069 approval. According to the review of the Environmental Planning Section, the proposed Type II Tree Conservation Plan TCPII/169/03 is an improvement over the approved TCPI/40/02. TCPII/169/03 meets the requirements of the Woodland Conservation Ordinance.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. In a memorandum dated October 29, 2003, the Community Planning Division found no General Plan or master plan issues related to this detailed site plan application.
 - b. The Transportation Planning Section, in a memorandum dated September 23, 2003, found no issues with this application.

In a separate memorandum from the Transportation Planning Section dated October 28, 2003, on Detailed Site Plan review for master plan trail compliance, the trails planner

recommended four pedestrian-related trail improvements as shown on the subject Detailed Site Plan.

- d. The subject application was also referred to the Department of Environmental Resources/Concept. In a memorandum dated October 14, 2003, the staff noted that the site plan is consistent with the approved Stormwater Management Concept #31504-2001.
 - e. In a memorandum dated November 10, 2003, the Subdivision Section staff found that the detailed site plan presents a lotting pattern and road configuration generally in conformance with the approved preliminary plan. The staff identified several conditions attached to the approval of Preliminary Plan of Subdivision 4-02069 that are applicable to the subject site plan review. See above Finding 8 for a detailed discussion of each condition.
 - f. The Environmental Planning Section in a memorandum dated November 3, 2003, recommended approval of the subject Detailed Site Plan and the companion Type II Tree Conservation Plan TCPII/169/03.
 - g. The Permit Review Section provided several questions concerning compliance with the requirements of both the Zoning Ordinance and the *Landscape Manual* and requested additional information in a memorandum dated September 25, 2003. The questions have either been answered or will be addressed by the conditions of approval in the recommendation section of this report.
 - h. The State Highway Administration (SHA), in a memorandum dated October 20, 2003, indicated no objection to Detailed Site Plan DSP-03046 approval as submitted.
 - i. The Department of Public Works and Transportation (DPW&T) of Prince George's County had not responded to the referral request at the time the staff report was written.
 - j. The subject application was also referred to the Historic Preservation/Public Facilities Section because Lot 11 was a Historic Site. In a memorandum dated September 25, 2003, the staff indicated that Lot 11 has been removed from the Historic Site list. The proposed development has no effect on Historic Resources/Cemeteries.
 - k. The Department of Parks and Recreation, in a memorandum dated November 10, 2003, recommended seven conditions of approval. The conditions have been incorporated into the recommendation section of this report.
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-03046, for Rosewood Estates, and Type II Tree Conservation Plan, TCPII/169/03, subject to the following conditions:

1. Prior to certificate approval of this Detailed Site Plan, the applicant shall make the following revisions:
 - a. Provide a chart listing the size of each lot and the percentage of lot coverage on the Detailed Site Plan.
 - b. Provide the height of each model and dimensions of all options for each model on the house template sheet.
 - c. Provide all building setbacks—front, side and rear—on all lots.
 - d. Provide Block number on each sheet of both Detailed Site Plan and Landscape Plan.
 - e. Provide additional landscaping to fill the gaps between the existing wooded areas on Lot 11, Block B, for review and approval by the Urban Design Section as the designee of the Planning Board.
 - f. Provide Section 4.6 bufferyard and landscape schedule for Lot 1, Block A, and Lots 1 and 10, Block B, for review and approval by the Urban Design Section as the designee of the Planning Board.
 - g. Provide a note on the Detailed Site Plan and architectural elevation sheets as follows:

“The side elevations of houses on Lot 1, Block A, and Lots 1 and 10, Block B, which are facing the right-of-way of McKendree Road, and the side elevations of houses on Lots 1, 8, 11, 12, 16 and 23, which are facing the hiker/biker trail, shall have a minimum of three architectural features in a balanced composition.
 - h. Revise the detailed site plans to clearly designate parkland dedication for the master planned trail, as agreed by the applicant and DPR staff and shown on the attached Exhibit “A.”
 - i. Revise the detailed site plans to show the proposed steel bridge and bridge abutments. Bridge design plans shall be prepared by a registered professional engineer and bear his/her stamp and signature on all plans and specifications. Plans shall include the bridge manufacturer’s name, address and telephone number and manufacturer details and specifications.
2. The applicant and the applicant’s heirs, successors, and/or assignees shall provide the following:
 - a. Construct the master plan trail in land dedicated to M-NCPPC (within the designated AT&T right-of-way).
 - b. Provide standard sidewalks along both sides of all internal roads.
 - c. Provide the trail connection across the stream valley (north of the 35-foot WSSC sewer right-of-way).
 - d. Provide the ten-foot-wide walkway easement.

3. At the time of final plat, maintenance easements shall be recorded for the portion of the entrance signs that are located on the individual lot, at the entrances to Blocks A and B, to ensure the perpetual maintenance of the signs.
4. No two units located next to or across the street from each other may have identical front elevations.
5. 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, the Landscape Plan, and plans for recreational facilities.
6. Prior to application for building permit for the bridge construction, the applicant shall submit to DPR for final approval the manufacturer's shop drawings for an eight-foot-wide, 40-foot span, prefabricated, self-weathering, steel pedestrian bridge. The shop drawings shall incorporate the following DPR standards:
 - a. Ten-foot minimum length approach railings to match the bridge on all sides shall be provided.
 - b. Prefabricated steel picket fencing with a maximum opening of four inches between pickets shall be provided on both sides of the bridge.
 - c. Bridge railings and approach rails shall be four feet, six inches in height.
 - d. Bridge decking shall be a minimum of three-inch thick, pressure-treated pine.
7. All bridge design plans must meet all local, state or federal codes as applicable.
8. The boardwalk shall be used in the areas designated as wetlands to assure dry passage along the master-planned trail. The applicant shall obtain all required permits for any construction in wetlands and wetlands buffers.
9. An eight-foot-wide asphalt trail shall be constructed of a three-inch bituminous concrete surface course and a minimum of four-inch compacted CR-6 base.
10. The developer shall coordinate the design and construction of the trail and the bridge in AT&T right-of-way with the AT&T Corporation.
11. The recreational facilities on dedicated parkland shall be completed prior to issuance of the 40th building permit.