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DETAILED SITE PLAN DSP-03047 and TCPII/178/03

Application	General Data
Project Name: Gabriel's Run Location: Northeast corner of Glenn Dale Road (MD 193) and Bell Station Road intersection Applicant/Address: Paul Mawicke Artery Development Company, LLC 7200 Wisconsin Avenue, Suite 1000 Bethesda, MD 20814	Date Accepted: 10/06/2003
	Planning Board Action Limit: 12/14/2003
	Plan Acreage: 50.16
	Zone: R-R
	Dwelling Units: 90
	Square Footage: N/A
	Planning Area: 70
	Tier: Developing
	Council District: 4
	Municipality: N/A
	200-Scale Base Map: 208NE11

Purpose of Application	Notice Dates
90 lot single-family detached residential subdivision (cluster)	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	7/29/2003
	Sign(s) Posted on Site: 11/21/03

Staff Recommendation—Approval w/conditions	Staff Reviewer: Ruth Grover
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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-03047, Gabriel's Run Cluster, and Tree Conservation Plan
TCP II/178/03

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 4-03007 (PGCPB No. 03-94)
- 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 90 single-family detached houses in a 90-lot cluster subdivision in the R-R Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	RR	RR
Use(s)	Vacant/wooded	Residential
Acreage	50.16	50.16
Cluster net tract area	47.67	47.67
Area of 100 year floodplain	2.03	2.03
Area of slopes 25% or greater	.46	.46
Number of lots	90	90
Minimum lot area (square feet)	10,000	10,000
Number of developable lots	90	90

Model Names and Base Finished Area

Model	Base Finished Area (Sq.Ft.)	With All Options
Avalon	2,935	4,528
Balmoral	3,893	5,095
Belvedere	1,998	2,367
Courtland	2,877	3,702
Highgrove	3,576	4,417
Savoy	1,944	2,665
Victoria	2,439	2,927
Waverly	3,189	4,332
Yorkshire	2,508	3,718
Zachary	2,249	2,437

3. **Location:** The site is in Planning Area 70, Councilmanic District 4. More specifically, it is located in the northeastern quadrant of the intersection of Glen Dale Boulevard (MD 193) and Bell Station Road.
4. **Surroundings and Use:** The area surrounding the subject site contains residential property, recreational and vacant land, and a historic site.
5. **Previous Approvals:** The subject property received approval for Preliminary Plan of Subdivision (PGCPB No. 03-94/File No. 4-03007) by Planning Board action on Thursday, May 8, 2003. A resolution affirming that action was adopted by the Planning Board on June 12, 2003.
6. **Design Features:** The proposed 90-lot cluster subdivision fits on an approximately 50-acre site, shaped roughly like an inverted trapezoid and bounded to the west by Glen Dale Boulevard, the south by Bell Station Road, and the east by Annapolis Road. The detailed site plan shows access from Bell Station Road by Danielle Drive, providing frontage for 4 lots and feeding to James Madison Lane. James Madison Lane forms a circle configuration with Justin Place and then extends to the rear of the site. Together, the two roads provide frontage for 78 lots, a majority of the lots in the subdivision. James Madison Lane terminates in a double cul-de-sac, Gabriel Duvall Court, which provides frontage for an additional eight lots.

The design of the subdivision takes into account the environmental features of Waters of the U.S. and some floodplain that traverse the site, east to west, and attempts to provide privacy for residents from the streets that bound the periphery of the site. The center of the site, containing the environmental features, has been left as open space as a homeowners association parcel. Four

other homeowners association parcels have been specified at the corners of the site, attempting to make the subdivision more secluded. Views into the homeowners association parcels have been provided throughout the subdivision.

The subject cluster is being developed in tandem with a 14-lot conventional subdivision on the opposite side of Glenn Dale Boulevard, more proximate to Marietta, Historic Site #70-20

The detailed site plan offers a trail connection from the sidewalk on James Madison Lane along the frontage of the homeowners association parcel located between proposed lots 48 and 49 to, and partially through, the adjacent Camelot Park, an M-NCPPC facility providing a tennis court and tot lot. Sidewalks will be provided on both sides of all streets in Gabriel's Run, providing additional accessible space for pedestrian accessibility.

Ten two-story architectural models are proposed for the development. 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; each facade has a minimum of two architectural features. The homes in the subdivision are proposed to be clad in brick veneer and/or vinyl siding. Total base finished area of the models, as indicated in the architectural model data table, is proposed to vary from 1,944 to 3,893 square feet.

In order to ensure a consistent appearance of high quality throughout the subdivision, staff suggests the following changes to the proposed design features:

- That 60 percent of the units in the proposed development have brick fronts.
- That all wood-burning fireplace chimneys be clad with brick or stone.
- That the smallest units be increased to no less than 2,200 square feet in size so that the range of total base finished area from smallest to largest be reduced to 2,200 to 3,893 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*.
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. The Type II Tree Conservation Plan, TCPII/178/03, 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. **Preliminary Plan of Subdivision 4-03007 (PGCPB No. 03-94)**

PGCPB No. 03-94 (File No. 4-03007) was adopted June 12, 2003, subject to 14 conditions. The proposed plan is in conformance with the approved general layout and the relevant conditions of approval. More particularly:

- As per Condition 2, a Type II tree conservation plan is recommended for approval together with the subject detailed site plan.
- As per Condition 7, a detailed design of the proposed fence that will be used to mitigate noise on the lots within the 65 dBA noise contours is shown on the detailed site plan.
- As per Condition 12, a trail to the adjacent Camelot Park has been included on the detailed site plan and shall be constructed in accordance with conditions specified in the approval of the preliminary plan.
- As per Condition 17, standard sidewalks are shown along both sides of internal roads.
- The applicant has demonstrated that lots along Annapolis and Bell Station Roads appear from those streets as standard R-R lots.

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) Historic Preservation—Noting that reference to the historic site needed to be corrected on the submitted plans, the Historic Preservation and Public Facilities Planning Section suggested that the area of proposed parkland adjacent to Bell Station Road be dedicated to the M-NCPPC and remain wooded. Additionally, they suggested that the Department of Public Works and Transportation's Design Guidelines and Standards for Scenic and Historic Roads be utilized to protect the historic and scenic designation of Bell Station Road wherever the proposed project might have visual impact on it. Staff would suggest that the conservation easement be placed on woodland directly across Bell Station Road from the Historic Site. Please note that reference to the historic site has been corrected on the plans.
- b) Community Planning—The Community Planning Division stated that master plan issues were addressed during the subdivision process and that the application is consistent with the 2002 *General Plan* Development Pattern policies for the Developing Tier and in conformance with the Glenn Dale-Seabrook-Lanham and Vicinity Master Plan.
- c) Transportation—The Transportation Planning Section stated that the site plan is acceptable.
- d) Subdivision—The Subdivision Section stated that Conditions 2, 6, 7, 8, 12, 13, 17 and 18 of PGCPB Resolution #03-94 approving Preliminary Plan 4-03007 for the subject site must be applied to the review of the subject detailed site plan.

e) Trails—The Transportation Planning Division noted that:

- *The Adopted and Approved Master Plan for Glenn Dale, Seabrook, Lanham and Vicinity* (master plan) identifies MD 450 as a trail/bikeway corridor, with a Class II trail recommended along the entire frontage of the subject property, but SHA will do the construction.
- The master plan also designates MD 193 as a Class II bikeway south of MD 564. “Share the Road” bike signage and the retention of an existing wide shoulder are recommended for the subject site’s frontage on MD 193.
- The master plan designates Bell Station Road as a bikeway on the west side of MD 193. “Share the Road” bike signage is recommended and wide asphalt shoulders or wide curb lanes are encouraged.
- To accommodate pedestrians within the subject site, sidewalks are recommended along both sides of all internal roads on the east side of MD 193 and on one side of Marietta Station Drive on the west side of MD 193.

The Transportation Planning Division’s recommendations regarding trails have been addressed in the recommended conditions below by reiterating the relevant conditions from the approving resolution (PGCPB No. 03-94) for preliminary plan 4-03007.

- f) Department of Parks and Recreation (DPR)—The Park Planning and Development Division stated that pursuant to an agreement made at the time of approval of Preliminary Plan of Subdivision 4-03007, the applicant will dedicate ten acres of parkland to M-NCPPC and construct a trail connection from the proposed subdivision to the existing recreational facilities in the adjacent Camelot Community Park. At the same time, DPR staff agreed to allow the applicant to use the dedicated parkland as a tree conservation area to meet, in part, the requirements of the Woodland Conservation Ordinance. The Park Planning and Development Division also pointed out that a grading plan and the limits of disturbance must be included for the construction of a trail to connect to the adjacent Camelot Park. These outstanding issues have been addressed in the recommended conditions below.
- g) Permits—The Permit Review Section stated that building setbacks and dimensions for all options should be shown on the plans. Staff also questioned the adequacy of the buffering for rear lots along the adjacent roads. Lastly, staff noted that the required entrance feature details were not submitted and that their design must be approved with the detailed site plan. The Permit Review Section comments have all been satisfactorily addressed.
- h) Environmental Planning—The Environmental Planning Section noted that the site hosts a variety of environmental features, including streams, wetlands, 100-year floodplains, steep and severe slopes, and woodland, and is bounded by three roads, one a designated scenic and historic road and two of which are noise generators.

Environmental review of the site included the Prince George’s County Woodland Conservation Ordinance, a consideration of the streams, wetlands and 100-year floodplain on the property, and the adjacent roads.

The Environmental Planning Section concluded by recommending approval of TCPII/178/03 and by recommending conditions regarding wetland protection and noise mitigation. More particularly, the Environmental Planning Section suggested that the approval of Detailed Site Plan DSP-03047 be subject to the following conditions:

- Prior to the issuance of any permits that impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
 - Prior to the issuance of building permits for residential units on this site impacted by noise from MD 450 or MD 193, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the building shells have been designed to attenuate noise levels to 45 dBA Ldn or less.
- i) DER Watershed Protection—Department of Environmental Resources stated that the site plan for Gabriel’s Run, DSP-03047, does not show the infiltration trenches as approved in stormwater concept #40591-2002.
- j) Fire Department—The Prince George’s Fire Department offered comments regarding needed access to the property, including the location of hydrants and street design.
- k) Department of Public Works and Transportation (DPW&T)—The Department of Public Works and Transportation noted that right-of-way dedication and frontage improvements are required in accordance with DPW&T’s specification and standards. Initially, DPW&T suggested a 60-foot right-of-way for internal streets in the subdivision. However, after discussion with the applicant, it was decided that the proposed 50-foot right-of-way would be sufficient and that the proposed horizontal radii would be acceptable.
- Additionally, they offered comments on improvements within the public right-of-way, including sidewalks, storm drainage systems and facilities, street tree and street lighting, traffic impacts, the potential need for acceleration/deceleration and turning lanes, soils, and utilities.
- l) Bowie—The City of Bowie had no comments on the proposed project.
- m) Maryland State Highway Administration—At the time of this writing, staff has not received comment from the Maryland State Highway Administration.
- n) Enterprise Road Corridor—At the time of this writing, staff has not received comment from the Enterprise Road Corridor Development Review District Commission.
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-03047 and TCPII/178/03, for Gabriel's Run, subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made to the site plan:
 - a. Infiltration trenches shall be indicated as approved in stormwater concept #40591-2002, or alternative stormwater management facilities shall be shown as approved by the Department of Environmental Resources.
 - b. A note shall be placed on the plans that no less than 60 percent of the units in the proposed development shall have brick fronts, and that all wood-burning fireplace chimneys shall be clad with brick or stone.
 - c. Detailed construction drawings of the proposed park development (trail), including grading, limits of disturbance and all other construction details, shall be reviewed and approved by Department of Parks and Recreation staff and shall be added to the plans.
 - d. The applicant shall include an acceptable landscape plan for the stormwater management ponds showing screening and landscaping utilizing a mix of shade and ornamental trees and a variety of shrubs.
2. Prior to the issuance of any permits that impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
3. Prior to the issuance of building permits for residential units on this site impacted by noise from MD 450 or MD 193, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the building shells have been designed to attenuate noise levels to 45 dBA Ldn or less.
4. The Belvedere and Savoy models proposed for the subject project shall have a base finished area that measures a minimum of 2,200 square feet.