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DETAILED SITE PLAN

DSP-03082

Application	General Data
Project Name: Putter's Choice, Section III Location: Northwest side of Wallace Lane, approximately 1,500 feet east of the intersection of Wallace Lane and Duley Station Road Applicant/Address: Wallace Lane Associates 12815 Meadowbrook Lane Waldorf, MD 20601	Date Accepted: 11/26/03
	Planning Board Action Limit: 2/16/04
	Plan Acreage: 11.98
	Zone: R-R
	Dwelling Units: 22
	Square Footage: NA
	Planning Area: 82A
	Tier: Developing
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 213SE11

Purpose of Application	Notice Dates
Single-family detached residential cluster subdivision for 22 lots	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/3/03 (CB-12-2003)
	Sign(s) Posted on Site: 01/23/04

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 29, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan, DSP-03082
Tree Conservation Plan TCPII/192/03
Putter's Choice, Section III (formerly Phelps Property)

The Urban Design Staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the Recommendation section below.

EVALUATION

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

- a. The requirements of Section 24-137, Cluster Subdivisions, of the Subdivision Ordinance and Section 27-428, Rural Residential, of the Zoning Ordinance
- b. The requirements of Preliminary Plan of Subdivision 4-03048
- 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 evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for a cluster subdivision consisting of 22 lots and 3 parcels.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant	Single-family residential
Acreage	11.98 acres	11.98 acres
Lots	0	22
Parcels	0	3
Square Footage/GFA	N/A	N/A

Cluster Development Data

R-R Zone

Area within slopes greater than 25%	0.83 acres
Area within Preliminary 100-year floodplain	0 acres
Cluster net tract area	11.15 acres
Minimum lot size permitted	10,000 square feet
Minimum lot size proposed	10,000 square feet
Number of lots permitted	22
Number of lots proposed	22
Cluster open space required	3.94 acres
Cluster open space provided	4.29 acres
Mandatory dedication required	0.6 acres
Mandatory dedication proposed	Fee-in-lieu
Total open space required	3.94 acres
Total open space proposed	4.29 acres
Open space to be conveyed to HOA	4.29 acres
Open space to be conveyed to M-NCPPC	0 acres

3. **Location:** The subject site is in Council District 9, Planning Area 82A. It is located on the northwest side of Wallace Lane, approximately 1,500 feet east of the intersection of Wallace Lane and Duley Station Road.
4. **Surroundings and Use:** The property is bounded on the north, south and west by single-family residences in the R-R Zone and on the east by Wallace Lane.
5. **Previous Approvals:** On September 4, 2003, the Planning Board approved a Preliminary Plan of Subdivision, 4-03048, for the subject site (PGCPB No. 03-171).
6. **Design Features:** The applicant is proposing lots along a single cul-de-sac road called Phelps's Place. Homeowners open space is provided to the rear of the subdivision and will have access from Phelps's Place. The applicant is proposing two entrance features with signs on either side of Phelps's Place at the entrance to the subdivision to create a gateway for the subdivision. The entrance features will be 20 feet wide and 5 feet-10 inches high with stone facing. The sign will be surface mounted on the stone facing and will consist of metal letters with a sign area of 12 feet in length and 12 inches high. Extensive landscaping is proposed around the base of the entrance features. The existing house on Lot 3 will be removed.

The applicant has not proposed any recreational facilities in the homeowners open space. Therefore, a condition of approval has been added to require recreational facilities like a tot lot, benches, and

picnic tables for the entire development. Conditions regarding submission of a private recreational facilities agreement have also been added.

The subject detailed site plan includes site/grading and landscape and architectural plans for the subdivision. The applicant is proposing the following architectural models for the subdivision:

Model	Square Feet
Hickory	3,335
Aspen	3,535
Sequoia	3,406
Juniper	3,630
Redwood	3,004
Woodbridge	2,724

The proposed models have various options like brick and stone facades, shutters, windows, window trim, bay windows, and entrance porches. The proposed design features contribute to the overall superior quality of architecture proposed for this development.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** Single-family residences are permitted uses in the R-R Zone.
8. **Preliminary Plan:** The following conditions of Preliminary Plan 4-03048 are applicable to the subject detailed site plan:

#6 Prior to final plat approval, a Detailed Site Plan shall be approved.

In accordance with this condition, the applicant has submitted the subject detailed site plan application.

#7 A Type II Tree Conservation Plan shall be approved in conjunction with the detailed site plan

Compliance with this condition is discussed in detail in Finding 11.e.

9. **Landscape Manual:** The proposal is subject to the requirements of Section 4.1 (Residential Requirements) of the *Landscape Manual*. The applicant has provided landscape schedules for conformance with Section 4.1 of the *Landscape Manual*.
10. **Woodland Conservation Ordinance:** Compliance with the requirements of the Woodland Conservation Ordinance is discussed in detail in Finding 11.e.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are as follows:
 - a. In a memorandum dated December 17, 2003, the Permits Review Section has requested minor changes to the site plan. Conditions of approval have been added to require the same.

- b. In a memorandum dated December 22, 2003, the Community Planning Division has stated that there are no master plan or General Plan issues related to this detailed site plan. The application is consistent with the General Plan policies for the Developing Tier and conforms to the land use recommendations in the 1993 Subregion VI Study Area Master Plan.
 - c. In a memorandum dated December 15, 2003, the Department of Environmental Resources has stated that the proposal is not consistent with approved stormwater concept #4346-2002 because the stormdrain layout is different from the approved layouts for Lots 20 to 22. A condition of approval has been added to require stormwater management concept approval for the subject detailed site plan.
 - d. In a memorandum dated January 26, 2004, the Transportation Planning Section has stated that Wallace Lane has a 60-foot right-of-way, and the site plan is acceptable.
 - e. In a memorandum dated December 12, 2003, the Environmental Planning Section has stated that the property was reviewed at the time of Preliminary Plan 4-03048 and TCPI/36/03. Streams, nontidal wetlands and possible 100-year floodplains are found on the western and northern portions of the property. The site is partially wooded. The soils found on this property include Bibb, Marr, Sandy Land, and Westphalia-Evesboro. There are no rare, threatened, or endangered species found to occur in the vicinity of the lot. No adverse noise impacts are anticipated due to the proposal. The property is located in the Charles Branch watershed and the Patuxent River basin. The site is in the Developing Tier as reflected in the adopted General Plan. A Type II Tree Conservation Plan, TCPII/192/03, was submitted in conjunction with the detailed site plan as required by Condition 7 of Preliminary Plan 4-03048. The applicant proposes to meet the total woodland conservation requirement of 3.30 acres with on-site preservation. The section has recommended approval of the Type II Tree Conservation Plan with conditions of approval for minor revisions. Conditions of approval have been added to require the same.
 - f. In a memorandum dated January 28, 2004, the Subdivision Section has stated that only Conditions 6 and 7 apply to the subject detailed site plan. The applicant has shown all the conservation easements on the site plan that are to be provided at the time of final plat. The proposed lotting pattern is in general conformance with the approved preliminary plan.
12. With the proposed conditions, Detailed Site Plan DSP-03082 represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs 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 DSP-03082 and TCPII/192/03 subject to the following conditions:

- 1. Prior to certification of the Detailed Site Plan:
 - a. The applicant shall revise the site/grading, landscaping and architectural drawings to show the following:

- (1) A note stating that the location of the entry features shall be set back from the roadway to maintain unobstructed lines of vision for 500 feet in all directions of travel.
 - (2) Entry features shown on the site plan in addition to the landscape plan.
 - (3) Private recreational facilities including a tot lot, picnic tables, and benches on HOA land.
- b. The applicant shall submit a stormwater management concept approved by the Department of Environmental Resources.
- c. The applicant shall revise the Type II Tree Conservation Plan as follows:
 - (1) A legend shall be added to Sheet 8 of 10.
 - (2) The legend shall be revised to correctly label “woodland retained but not required.”
 - (3) Unwooded areas on Lots 21 and 22 of Sheet 9 of 10 shall be revised to remove shading, which indicates that woodlands are being retained.
 - (4) Notes on Sheet 10 of 10 shall be clarified to indicate that permanent forest retention signage will be retained in perpetuity on site.
 - (5) The revised TCPII shall be signed and dated by the qualified professional who prepared the plan.
2. At the time of building permits, all building setbacks shall be shown on the site plan. The actual percentage of lot coverage on each lot shall be shown. The coverage calculations shall include the dwelling, driveway, covered steps, porches and options.
3. Prior to issuance of building permits for the entrance features, the applicant shall submit a maintenance agreement signed and approved by the Department of Environmental Resources.
4. Prior to a submission of the first final plat of subdivision, the applicant shall enter into a private recreational facilities agreement (RFA) with the Development Review Division for the construction of the recreational facilities. Upon approval by the Development Review Division, the RFA shall be recorded among the land records of Prince George’s County. The recreational facilities agreement shall include a list of recreational facilities and show the facilities bonded prior to approval of the first grading permit and constructed prior to issuance of a building permit for the last unit in the development.