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DETAILED SITE PLAN

DSP-04012

Application	General Data
Project Name: LINCOLNSHIRE Location: NORTHWEST CORNER OF KAREN BOULEVARD AND RONALD ROAD Applicant/Address: PDC LINCOLNSHIRE, LLC 10451 TWIN RIVERS, SUITE 240 COLUMBIA, MD 21044	Date Accepted: 6/8/2004
	Planning Board Action Limit: Waived
	Plan Acreage: 4.11
	Zone: R-T
	Dwelling Units: 24 townhouses
	Square Footage: NA
	Planning Area: 75A
	Tier: DEVELOPED
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 202SE06

Purpose of Application	Notice Dates
CONSTRUCTION OF 24 TOWNHOUSES	Adjoining Property Owners Previous Parties of Record Registered Associations: 6/9/2004 (CB-12-2003)
	Sign(s) Posted on Site: 8/30/04

Staff Recommendation		Staff Reviewer: LAREUSE, SUSAN	
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: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-04012
Tree Conservation Plan TCPH/77/04
Lincolnshire (formerly Walker Mill Townes)

The Urban Design staff has reviewed the detailed site plan for the proposed single-family attached dwellings and presents the following evaluation and findings leading to a recommendation of **APPROVAL** with conditions.

EVALUATION CRITERIA

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. Conditions of Preliminary Plan 4-03084.
- b. Conformance to the requirements of the Zoning Ordinance governing development in the R-T Zone and the requirements of the *Landscape Manual*.
- c. Conformance to the requirements of the Woodland Conservation Ordinance.
- d. Referrals.
- e. Site design guidelines.

FINDINGS

Based on the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request**—The subject application proposes to construct 24 single-family attached dwellings on fee-simple lots with a surface parking facility and a proposed playground. The site consists of 4.11 acres in the R-T Zone and shows 1.45 acres (previously dedicated) for the extension of Karen Boulevard. The plan includes site, landscape, and tree conservation plans and architecture. The proposed subdivision will have a single vehicular access point from the proposed extension of Karen Boulevard, which will be constructed as part of this application.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-T	R-T
Use(s)	Vacant	Townhouses
Acreage	4.11	4.11
Lots	0	24
Parcels	0	1
Dwelling Units:		
Attached	0	24
Detached	0	0
Multifamily	0	0

Other Development Data

Gross Site Area	4.11 acres
100-year floodplain	0 acres
Net Tract Area	4.11 acres
Dwelling Units permitted (6 du./ac.)	24 units
Dwelling Units proposed	24 units
Parking Required (24 x 2.04)	49 spaces
Parking Provided	56 spaces

3. **Location**—The subject application is located at the northwest corner of the intersection of Karen Boulevard and Ronald Road, within Planning Area 75A.
4. **Surroundings and Use**—The property is bounded to the north by lands held by The Maryland-National Capital Park and Planning Commission, to the east by proposed Karen Boulevard, to the south by the intersection of Ronald Road and Karen Boulevard, and to the west by Maple Shade Village (a single-family attached development) and the Woods at Addison (a multifamily development).
5. **Previous Approvals**—Preliminary Plan 4-03084 for the subject property was approved by the Planning Board on January 8, 2004. The lotting pattern, circulation pattern, and access points shown on the site plan are in general conformance with the approved preliminary plan. The approved preliminary plan included the following conditions of approval that warrant discussion pertaining to conformance of the detailed site plan to the approved preliminary plan:
6. **The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of internal streets unless modified by the Department of Public Works and Transportation.**

Comment: The site plan shows sidewalks on both sides of the road.

7. **In accordance with Section 24-135(b) of the Subdivision Regulations, the applicant shall be providing private on-site recreational facilities. Facilities shall be provided in accordance with the *Parks and Recreational Facilities Guidelines* on Parcel A for the townhouses and on Parcel C for the multifamily dwelling units.**

Comment: The plan indicates a tot-lot at one end of the project to serve the development. The tot-lot is proposed to be fenced with a four-foot high, black vinyl-clad chain-link fence, and landscaping is proposed around the perimeter. Adequate shade trees have also been provided. Minor revisions to the detailing of the plan should be incorporated into the plans prior to signature approval and have been included in the Recommendation section of this report.

5. **Conformance to the Requirements of Sections 27-433 and 27-274(a)(11) for Development of single-family attached (townhouses) dwellings in the R-T Zone**—In general, the detailed site plan meets the requirements of Sections 27-433 and 27-274 for development in the R-T Zone.

Section 27-433(d) provides specific requirements for the exterior appearance of the structures within a development. The following are stated requirements and analysis with respect to the proposed development:

- (2) **There shall be not more than six (6) nor less than three (3) dwelling units in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.**

Comment: There are a total of four building sticks, all of which propose six units in a row. The architectural elevations do not reflect the width of the proposed units, so the plans should be revised to indicate a minimum of 20-foot-wide interior units and 24-foot-wide end units. The site and landscape plans should be revised accordingly.

- (3) **The minimum width of dwellings in any continuous, attached group shall be at least 20 feet. Attached groups containing units all the same width and design should be avoided, and within each attached group, attention should be given to the use of wider end units.**

Comment: With the condition above, the plans will fulfill this requirement.

- (4) **The minimum gross living space, which shall include all interior living space except garage and unfinished basement or attic area, shall be 1,250 square feet.**

Comment: The applicant has not submitted the statements of finished square footage minimums. Prior to signature approval, the applicant shall provide the statements and demonstrate that all of the units meet or exceed the minimum.

- (5) **Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

Comment: The architectural elevations for proposed models A-F have provided end wall elevations that are labeled Fairmont, assumed to correspond to the F model as labeled on the site plan. However, the site plan also shows an A model used as end units and side elevation for that product has not been provided. It appears to have been a coordination error on the applicant's part, and the staff recommends that the plans be revised prior to signature approval to correct the model types, add end elevations as indicated on the site plan, and provide a minimum of two end wall features and a minimum of three end wall features on the most highly visible units including Lots 1, 6, 13 and 18. Further, the staff recommends that those same end units be provided with full brick end walls.

- (6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finish material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

Comment: All of the proposed units will have in-ground basements and the exposed foundation walls will not be an issue for this case.

- (7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

Comment: The staff recommends that the site plan be revised prior to signature approval to indicate which of the units will have the brick front façade.

6. Section 27-433(k) provides additional requirements as stated below:

- (A) An identification of two or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-180 of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways and parking locations; and**

Comment: The plans provide for units that could be considered potentially barrier-free in design. The staff recommends that the plans be revised prior to signature approval to identify a minimum of two potentially barrier-free accessible units.

- (B) The type and location of required streetlights.**

Comment: The plans do not identify the location, type of fixture, or pole height of the proposed lighting. Prior to signature approval of the plans, the lighting information should be provided.

7. Section 27-274(a)(11) includes specific requirements for site design with respect to townhouses. The following are the stated requirements and analysis with respect to the proposed development:

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of 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.

Comment: Of the existing woodland on the property, a portion will be retained as woodland preservation, and other areas are shown as reforestation. The woodland to be retained is located in two areas on the site, along Karen Boulevard and a small area along the southwest corner of the site. These two areas of woodland preservation will provide a buffer for the majority of the units from Karen Boulevard and from the adjacent property to the southwest.

- (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.**

Comment: The site layout is rectilinear in one corner of the site. The configuration of the property itself is somewhat linear. The proposed plan satisfies the intent of the subject requirement as much as possible based on the shape of the property.

- (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.**

Comment: The subject plan provides for a tot-lot area. The plans provide for landscape buffering and the proposed changes in grade from the tot-lot to Karen Boulevard will also act as a buffer. The tot-lot will not impact the rear yards of any of the proposed buildings.

- (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.**

Comment: The proposed architecture has employed six different elevations for the project. There are reverse gables that create a variation in the roofline and various window treatments and door treatments that provide a variety of designs. The use of pre-selected brick fronts on the building sticks will provide for a quality appearance.

- (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.**

Comment: None of the rear yards or rear exterior facades will be visible from the right-of-way of Karen Boulevard

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

Comment: Offsets occur at every unit and appear to be two feet in width, but a note should be added to the plans to indicate the depth of the offset.

8. **Conformance to the Requirements of the Zoning Ordinance in the R-T Zone**—The proposed plan is in general conformance with the development regulations for the R-T Zone.
9. **Conformance to the Requirements of the Prince George's County *Landscape Manual***—This development proposal is subject to Sections 4.1, Residential Requirements; 4.3c, Interior Planting Requirements; 4.4, Screening Requirements; 4.6, Buffering Residential Development from Streets; and 4.7, Buffering Incompatible Uses.

In regard to Section 4.1 of the *Landscape Manual*, the plans indicate the minimum number of trees required for the development are 36 shade trees and 24 ornamental or evergreen trees. The plant schedule indicates that this requirement was met.

Section 4.3 requires the landscaping of parking lots. In this case the requirement is that five percent of the parking compound must be green area and a minimum of five shade trees are required. The plans indicate conformance to this requirement.

Section 4.4 requires the screening of trash facilities. The plans do not indicate the location of the trash facilities on the site. This requirement must be met as dumpster facilities are required for this type of development. The plans should be revised prior to signature approval to include the location of trash facilities and the associated screening.

Section 4.7 of the *Landscape Manual*, Buffering Incompatible Uses, is also required between the proposed development and the adjacent multifamily site. The required buffer between the two properties is a minimum 10-foot-wide landscape strip. The required number of plant units has been provided.

10. **Conformance to the Requirements of the Woodland Conservation Ordinance**—A forest stand delineation (FSD) was reviewed with the preliminary plan submittal and was generally found to address the requirements for detailed FSD in compliance with the requirements of the Woodland Conservation Ordinance.

Comment: No further action is required with regard to the detailed FSD.

The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on site. A Type II Tree Conservation Plan (TCPII/77/04) has been reviewed and was found to require minor revisions to conform to the requirements of the Woodland Conservation Ordinance.

The Type II tree conservation plan as submitted must be revised to identify each phases, in order to ensure what portions are part of Phase I and what portions are part of Phase II, and revise the computation worksheet appropriately.

Recommended Conditions: Prior to certificate approval of the Detailed Site Plan, TCPII/77/04 shall be revised as follows:

- a. Revise TCPII/77/04 to include both Phase I and II, which constitute the entire site in compliance with the approved Type I Tree Conservation Plan TCPI/58/03.
 - b. Remove any reference to M-NCPPC in the forest conservation notes and insert the Department of Environmental Resources.
 - c. Clearly delineate phase boundaries.
 - d. Fix the worksheet to show total amount of woodland as 17.28 acres.
 - e. Show the correct amount of total clearing on Phase II (cumulative acres of net tract, also changes).
 - f. Make all other changes and adjustments in the worksheet as required.
 - g. Do reforestation as landscaping in highly visible areas of reforestation areas A and B, such as at the entrance to the subdivision and the remaining areas shall be planted with 1-inch caliper trees and shall include species such as dogwood, redbud, and serviceberry.
 - h. Revise the worksheet accordingly to address any changes made to the plan.
 - i. Have the plan signed and dated by the qualified professional who prepared the plan.
11. **Urban Design**—The staff recommends that the plans incorporate the following changes on the landscape plan:
- a. The ornamental trees should be changed to meet the minimum size requirement of six to eight feet in height.
 - b. The plans should incorporate one ornamental tree in the front yard of every interior unit and a shade tree in the front yard of each end unit.
 - c. Change *Picea glauca* to *Ilex opaca*.

The staff recommends one additional minor change to the plans: adding the footprints of the units to the site plan to indicate optional features as shown on the architectural elevations. The plans should be revised prior to signature approval to include this information.

12. **Environmental Review**—The Environmental Planning Section originally reviewed the subject property as Preliminary Plan of Subdivision 4-87179 and Special Exception SE-4447. The previously approved preliminary plan of subdivision for the townhouses lots on the subject property has expired without recordation. The Environmental Planning Section last reviewed the subject property in 2003 as Preliminary Plan of Subdivision 4-03084 in conjunction with TCPI/58/03, which was approved with conditions. The subject property has an approved Conceptual Stormwater Drain Plan, CSD #20523-2003-00, that expires on December 9, 2004. This application seeks the approval of a detailed site plan to establish the construction of 24 condominium townhouse units to include a stormwater management facility as a Phase I submittal in the R-T and R-18 Zones, totaling 18.69 acres.

Site Description

The subject property is located in the northeast quadrant of the intersection of Karen Boulevard and Ronald Road, approximately 1,000 feet north of Walker Mill Road. The surrounding properties are residentially zoned. The site is characterized by terrain sloping toward the east and west of the property and it drains into unnamed tributaries of the Lower Beaverdam Creek watershed in the Anacostia River basin. The predominant soil types on the site are Adelphia, Sandy Land, Chillum and Sassafras. These soil series generally exhibit slight to moderate limitations to development due to steep slopes, impeded drainage, and seasonally high water table. The site is undeveloped and fully wooded. Based on information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled, "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened or endangered species found to occur in the vicinity of this site. There are streams, Waters of the US, and wetlands associated with the site. There are no floodplains, Marlboro clays or scenic or historic roads located on or adjacent to the subject property. The subject property is located quite some distance away from any major noise generator. This property is located in the Developed Tier as delineated on the adopted General Plan.

PRELIMINARY PLAN ENVIRONMENTAL CONDITIONS

This property was the subject of Preliminary Plan 4-03084, Prince George's County Planning Board Resolution No. 04-03, and was approved on January 8, 2004. All previous environmental approval conditions in the resolution have been addressed as identified below.

- 5. Review of the DSP shall include the review of the proposed stormwater management facilities for views and landscaping. The pond at the entrance of the subdivision shall be designed as an amenity to the community.**

The current DSP does not show how the stormwater management for the site will be handled. The only pipe shown is between Street A and Parcel A. A new Stormwater Concept Approval Letter #32398-2004-00 has been submitted and contains conditions regarding the timing of the installation of the required facilities.

Recommended Condition: Prior to issuance of any building permits, the grading permit for the pond required by Stormwater Management Concept Approval #20523-2203-01 shall be approved.

- 11. Development of this site shall be in accordance with the approved Stormwater Management Concept Plan #20523-2003-00.**

This concept plan does not address how this portion of the site will be developed independently.

Comment: The revised concept approval is the current applicable concept.

- 14. A Type II Tree Conservation Plan shall be approved as time of DSP.**

Comment: A Type II tree conservation plan was submitted with the submittal package and was found to require some revisions.

- 13. Transportation**—The subject application was referred to and reviewed by the Transportation Planning Section. The transportation staff had no comment on the proposal.

14. In order to ensure that prospective purchasers in this subdivision are made aware of the existence of an approved detailed site plan, landscape plan, architectural elevations, and plans for recreational facilities, these plans must be displayed in the developer's office.
15. As required by Section 27-285(b), the detailed site plan 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, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04012 and Type II Tree Conservation Plan TCPII/77/04, for Lincolnshire subject to the following conditions:

1. Prior to certification of the DSP, both it and the TCPII shall be revised to clearly delineate how stormwater management will be addressed per stormwater management concept approval letter # 32398-2004-00.
2. Prior to certificate approval of the detailed site plan, TCPII/77/04 shall be revised as follows:
 - a. Revise TCPII/77/04 to include both Phase I and II, which constitute the entire site in compliance with approved Type I Tree Conservation Plan TCPI/58/03.
 - b. Remove any reference to M-NCPPC in the forest conservation notes and insert the Department of Environmental Resources.
 - c. Clearly delineate phase boundaries.
 - d. Fix the worksheet to show total amount of woodland as 17.28 acres.
 - e. Show correct amount of total clearing on Phase II (cumulative acres of net tract, also changes).
 - f. Make all other changes and adjustments in the worksheet as required.
 - g.. Do reforestation as landscaping in highly visible areas of reforestation areas A and B, such as at the entrance to the subdivision and the remaining areas shall be planted with 1-inch caliper trees and shall include species such as dogwood, redbud, and serviceberry.
 - h. Revise the worksheet accordingly to address any changes made to the plan.
 - i. Have the plan signed and dated by the qualified professional who prepared the plan.
3. Prior to certificate approval, the following modifications or revisions shall be made to the detailed site plan, or the following information shall be provided:
 - a. Provide the typical house templates and identify all architectural options, including dimensions.
 - b. Provide dimensions of all proposed recreational equipment with the required fall zones.

Provide specifications, model numbers, manufacturer, and details for surface installation and for all proposed recreational equipment. Wood components will not be allowed. An ADA accessible route shall be provided.

- c. Indicate on the site plan which of the units shall have brick front façades. Indicate that Lots 1, 6, 13 and 18 shall have brick side elevations.
 - d. Identify on the site plan a minimum of two potentially barrier-free accessible units.
 - e. Provide details and specifications and identify the location, type of fixture, and pole height of the proposed lighting.
 - f. The landscape plans shall be changed so that the ornamental trees meet the minimum size requirement of six to eight feet in height; the plans shall incorporate one ornamental tree in the front yard of every interior unit and a shade tree in the front yard of each end unit; and *Picea glauca* shall be changed to *Ilex opaca*.
 - g. The architectural elevations shall be revised to indicate minimum 20-foot-wide interior units and 24-foot-wide end units.
 - h. The applicant shall submit the statements of finished square footage minimums and demonstrate that all units met or exceed 1,250 square feet.
 - i. Either the site plan shall be changed to indicate the “F” unit as the end units or the applicant shall submit the architectural elevations for the “A” unit as an end unit.
 - j. The end wall elevations shall be revised to indicate a minimum of two end wall features, with an optional third feature, to be standard on Lots 1, 6, 13 and 18. The plans shall also indicate brick end walls as an optional feature, to be standard on Lots 1, 6, 13, and 18.
 - k. The site plan shall indicate the location of brick front facades, for a total of 60 percent.
 - l. A note shall be added to the site plan indicating a minimum two-foot offset on the units.
 - m. The site plans shall include a template footprint indicating the unit types and all options proposed.
 - n. Provide details and specifications and identify the location of trash facilities and the associated screening.
4. 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, site plan, landscape plan, and plans for recreational facilities.
5. The approved Addison Road Metro Town Center and Vicinity Sector Plan recommends that Karen Boulevard be designated as a Class III bikeway with appropriate signage. Because Karen Boulevard is a county right-of-way, the applicant and the applicant’s heirs, successors, and/or assignees shall provide a financial contribution of \$420 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.