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DETAILED SITE PLAN

DSP-04072/01

Application	General Data
Project Name: Dodge Park Location: Northeast quadrant of intersection of Hubbard Road and Dodge Park Road Applicant/Address: BCR, LLC 2721 Briggs Chaney Road Silver Spring, MD 20905	Date Accepted: 11/09/06
	Planning Board Action Limit: 02/02/07
	Plan Acreage: 4.05
	Zone: R-T
	Dwelling Units: 16
	Square Footage: NA
	Planning Area: 81A
	Tier: Developed
	Council District: 05
	Municipality: NA
	200-Scale Base Map: 204NE07

Purpose of Application	Notice Dates
Detailed site plan approval for architecture and minor revisions to previously approved infrastructure detailed site plan.	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/05/06 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/02/07

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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-04072/01, Dodge Park

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL as described in the recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the R-T Zone
- b. The requirements of Preliminary Plan of Subdivision 4-04008
- c. The requirements of Infrastructure Detailed Site Plan DSP-04072
- d. The requirements of the Landscape Manual
- e. The requirements of the Prince George's County Woodland Conservation Ordinance
- f. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of architectural elevations and of some minor revisions to the previously approved detailed site plan for infrastructure for 16 single-family semi-detached dwelling units.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-T	R-T
Use(s)	Vacant	Residential
Acreage	4.05	4.05
Number of lots	18	16

OTHER DEVELOPMENT DATA

	Required	Provided
Total Parking Spaces	33 (2.04 spaces per dwelling unit)	33
Of which Handicapped Space	2	1*

*Note: A condition has been proposed in the recommendation section to require the applicant to provide an additional parking space for the physically handicapped prior to certificate approval of this DSP.

ARCHITECTURAL MODEL DATA

Model	Base Finished Area (Sq.Ft.)
Adams	2,500

3. **Location:** The subject property is located in the northeast quadrant of the intersection of Hubbard Road and Dodge Park Road, in Planning Area 72 and Council District 5.
4. **Surroundings and Use:** The proposed development is bounded on the west and south sides by the rights-of-way of Dodge Park Road and Hubbard Road. To the east of the property is Dodge Park Elementary School and to the north of the site is property in the I-1 Zone. Across Hubbard Road to the west is property in the R-18 Zone and across Dodge Park Road to the south is property in the R-T Zone.
5. **Previous Approvals:** The 1993 sectional map amendment for Landover and vicinity master plan retained the subject property in the R-T Zone. The subject site has a previously approved Preliminary Plan of Subdivision, 4-04008 (Resolution PGCPB No. 04-213), including a Type I Tree Conservation Plan, TCPI/30/04. On June 9, 2005, the Planning Board adopted resolution (PGCPB No. 05-117) for approval of Infrastructure Detailed Site Plan DSP-04072 with six conditions. On October 24, 2005, the District Council voted to remand the case to the Planning Board in accordance with Section 27-290 of the Zoning Ordinance. On April 24, 2006, the District Council revised the Order of Remand. On November 30, 2006, the Planning Board reapproved DSP-04072. On December 7, 2006, the Planning Board approved Final Plat 5-06385 for Dodge Park. The site also has a Stormwater Management Concept Approval 39594-2003-00, which is valid through March 3, 2007.
6. **Design Features:** The subject application maintains the exact site layout as previously approved in the infrastructure Detailed Site Plan DSP-04072, except for the area where the originally proposed on-site private recreational facilities were located. As discussed in Finding 7 below, the proposed on-site private recreational facilities have been removed in the reapproval of infrastructure DSP-04072 by the Planning Board in accordance with District Council's Remand Order for DSP-04072.

One architectural model, the Adams, with three different floor layouts and six front elevations, has been proposed for this subdivision. The proposed model is a three-story townhouse with one car garage. The six elevations are only slightly different from each other in window openings at the second floor. The front elevations are finished with brick veneer. The side elevations are finished with vinyl siding with brick option. The rear elevations are finished with standard vinyl siding. The Urban Design Section believes that the one proposed model and its slight modifications in both floor plan and elevations do not have enough design variation to provide for

a high quality and visually appealing residential development. An additional model of different composition should be provided and the six elevations should also be further elaborated in terms of design and finishing material. A condition has been proposed in the recommendation section to require the applicant to provide an additional model, which should be equal to or better than the Adams model in terms of design and finish material; the condition also calls for additional details for the proposed six elevations, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

7. **Recreational Facilities:** At the time of Preliminary Plan of Subdivision 4-04008 approval, the Department of Parks and Recreation recommended provision of private on-site recreational facilities for the fulfillment of the requirements for mandatory dedication of parkland in accordance with Section 24-135(b) of the Subdivision Regulations. Per the current formula for determining the value of recreational facilities to be provided in subdivisions, for 16 single-family dwelling units in Planning Area 72, a recreation facility package of approximately \$17,800.00 is required. The applicant initially provided an on-site recreation area containing a play structure and two benches on infrastructure Detailed Site Plan DSP-04072, which was approved by the Planning Board on May 12, 2005. On November 30, 2006, the Planning Board reapproved the Remanded DSP-04072 in accordance with the District Council's remand order that allows the applicant to make a \$30,000.00 monetary contribution toward the construction of new recreational facilities on the neighboring Dodge Park Elementary School site and to remove the previously provided on-site recreational facilities. In addition, as a result of the reapproval of the remanded infrastructure DSP-04072, several on-site recreational facility-related conditions have also been modified and removed. See below Finding 10 for a detailed discussion.

COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-T 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 attached dwellings are a permitted use in the R-T Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
9. **Preliminary Plan of Subdivision 4-04008:** Preliminary Plan of Subdivision 4-04008 was approved by the Planning Board (PGCPB 04-213) on September 9, 2004, subject to 14 conditions. The conditions attached to the approval of Preliminary Plan of Subdivision 4-04008 that are relevant to the subject detailed site plan review warrant discussion as follows:

2. **A Type II Tree Conservation Plan shall be approved at the time of approval of the DSP.**

Comment: A Type II Tree Conservation Plan TCPII/11/05 was approved with Infrastructure Detailed Site Plan DSP-04072. Since no revisions have been made to the approved tree conservation plan as a result of this DSP, the approved TCPII/11/05 is still valid.

3. **A detailed site plan (DSP) is required pursuant to Section 27-433 of the Zoning Ordinance and in accordance with Part 3, Division 9, prior to the approval of the final plat of subdivision and the issuance of any permits for disturbance of the site. Review of the DSP shall include but not be limited to the following:**

- a. **Ensuring full pedestrian connections from all of the lots with the private on-site recreational facilities and the sidewalk on the south side of Dodge Park Road extended for ultimate access to the school site. Connections shall be either on a public sidewalk within the public rights-of-way or on-site hard surface trails. If sidewalks are not required on Hubbard Drive and Dodge Park Road by DPW&T, the site plan must accommodate on-site hard surface trails that may result in a loss of lots.**

Comment: A standard five-foot-wide sidewalk has been proposed and approved in infrastructure detailed site plan DSP-04072 along the site's frontages of Hubbard Road, Dodge Park Road and its extension to the school site. The proposed pedestrian connections are within the public rights-of-way per concurrence of Department of Public Works and Transportation. The sidewalks connect each lot and provide access to the adjacent Dodge Park Elementary School.

- b. **Interior noise levels not to exceed 45 dBA for all dwelling units. A Phase II noise study may be required.**

Comment: The applicant has submitted a noise study with this DSP. The Environmental Planning Section in a memorandum dated January 5, 2007, indicated that the noise levels in the immediate vicinity of this site do not exceed 60 dBA Ldn. As a result, no additional mitigation measures are required to meet an interior noise level of 45 dBA, Ldn.

- c. **Because of the close proximity of the dwellings to the street, natural material barriers (stone, brick, etc.) should be provided along the public street frontages to define the residential edge.**

Comment: Eight dwelling units are located along the frontage of Hubbard Road. No barriers of any kind have been shown on the site plan. The Urban Design Section recommends that an aluminum fence with a brick or stone base and piers be provided along the entire frontage of Hubbard Road excluding the driveway openings.

- d. **Entrance feature and landscaping at the intersection of Hubbard Drive and Dodge Park Road.**

Comment: A residential gateway sign has been proposed with this application at the intersection of Hubbard Drive and Dodge Park Road and was also approved with Infrastructure Detailed Site Plan DSP-04072. The gateway sign is made of concrete and with cast stone sign face. Landscaping has also been provided.

- e. **Private on-site recreational facilities to complement those amenities found on the abutting Dodge Park Elementary School site and the abutting Dodge Park Neighborhood Park.**

Comment: As discussed in Finding 7 above, the originally proposed on-site private recreational facilities were removed by the Planning Board at time of reapproval of infrastructure detailed site

plan DSP-04072 in accordance with the District Council's remand order. This condition is no longer applicable.

- f. **To ensure permanent preservation of the conservation easement, a two-rail, split-rail fence or equivalent should be installed along the entire western boundary of the conservation easement. The Type II tree conservation plan shall reflect the placement of the fence or equivalent along the western boundary of the conservation easement and will provide a detail for the fence. The timing for installation and the exact location of the fence shall be determined with the review of the DSP.**

Comment: This condition has been completely fulfilled at time of infrastructure detailed site plan DSP-04072 approval. A timing condition has also been approved in Resolution PGCPB 05-117 (A) as Condition 6 of DSP-04072 for installation of the fence.

8. **Development shall be in conformance with the approved Stormwater Management Concept Plan 39594-2003-00, and any subsequent revisions.**

Comment: The Department of Environmental Resources (DER) has reviewed the subject detailed site plan and concluded in a memorandum dated February 9, 2005 (Nicole to Zhang) at time of infrastructure detailed site plan DSP-04072 approval that the site plan for Dodge Park is consistent with the approved Stormwater Management Concept Plan 39594-2003-00.

10. **Infrastructure Detailed Site Plan DSP-04072:** The Planning Board approved the infrastructure detailed site plan DSP-04072 for the subject site with seven conditions. At the time the Planning Board reapproved the remanded infrastructure DSP-04072, Conditions 2 (d) and 6 relating to the timing of the provision of the previously approved on-site private facilities were removed in accordance with the Remand Order. Of the six conditions of approval as stated in Planning Board resolution PGCPB 05-117 (A), only Condition 2 is applicable to the review of this detailed site plan as follows:

2. **At time of the full-scale detailed site plan, the applicant shall**

- a. **Demonstrate that interior noise levels for all dwelling units will not exceed 45 dBA. A Phase II noise study may be required.**

Comment: The Environmental Planning Section in a memorandum dated January 5, 2007, indicated that the noise levels in the immediate vicinity of this site do not exceed 60 dBA Ldn. As a result, no additional mitigation measures are required to meet an interior noise level of 45 dBA, Ldn.

- b. **Provide natural material barriers (stone, brick, etc.) along the public street frontages to define the residential edge.**

Comment: The site plan does not provide any barriers along the site frontage fronting Hubbard Road. This condition has been carried forward in modified form as a condition of approval for this DSP.

- c. **Provide year-round attractive landscaping around the base of the gateway sign.**
- d. **Include the approved landscape plan and the Alternative Compliance (AC-05005) as a component of the application package. Limited revisions to the landscape plan may be allowed due to building footprints, or other considerations.**

Comment: The subject site plan complies with these two conditions.

11. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there is a previously approved Type I tree conservation plan, TCPI/30/04. At time of infrastructure detailed site plan DSP-04072 approval, the applicant submitted a Forest Stand Delineation (FSD) and a Type II Tree Conservation Plan, TCPII/11/05. Both the FSD and TCPII/11/05 have been approved and are still valid because there is no change to the approved plans as a result of this DSP.
12. **Landscape Manual:** The applicant submitted a landscape plan and requested alternative compliance from two requirements of the *Prince George's County Landscape Manual* at time of infrastructure detailed site plan DSP-04072. The proposed development is subject to Section 4.1, Residential Requirements, Section 4.6, Buffering Residential Development from the Streets, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*. The Planning Board approved the landscape plan and Alternative Compliance AC-05005 along with the infrastructure detailed site plan DSP-04072. The landscape plan submitted with this application is consistent with the previously approved landscape plan.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. The Community Planning Division, in a memorandum dated December 1, 2006, indicated that this application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and also conforms to the Low Urban Residential land use recommendations of the 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity (Planning Area 72)*.
 - b. The Transportation Planning Section, in a memorandum dated November 13, 2006, indicated that adequate rights-of-way are shown on the site plan and both the access and circulation are acceptable. But the transportation planner raises a concern regarding adequacy of the on-site guest parking and recommends that the applicant provide at least one more unrestricted parking space on the site.

Comment: The site plan shows one on-site public parking space that is designated as the parking space for the physically handicapped. Part 11, Off-street Parking and Loading, of the Zoning Ordinance requires two parking spaces for the physically handicapped. A condition has been proposed to require the applicant to provide an additional parking space for the physically handicapped and another unrestricted public parking space prior to certificate approval of this DSP.

In a separate memorandum from the Transportation Planning Section dated January 5, 2007, on detailed site plan review for master plan trail compliance, the trails planner noted that pedestrian and bicycle facilities were addressed during the review of infrastructure detailed site plan DSP-04072. There are no additional master plan trails recommendations at this time.

- c. The Subdivision Section, in a memorandum dated February 17, 2005, noted that the property has a previously approved Preliminary Plan of Subdivision 4-04008, which was approved by the Planning Board on September 9, 2004. The Subdivision Section also provides a detailed discussion on the applicable conditions that are relevant to the review of this detailed site plan. See Finding 9 above for more discussion.
 - d. The Environmental Planning Section, in a memorandum dated December 13, 2006, recommended approval of DSP-04072/01 and Type II Tree Conservation Plan TCPII/11/05-01, subject to one condition that has been incorporated into the Recommendation section of this report.
 - e. The Permit Section, in a memorandum dated November 29, 2006, provided 11 comments and questions on the site plan regarding compliance with both the *Landscape Manual* and Zoning Ordinance. All relevant comments have been either incorporated into the Recommendation section of this report as conditions of approval or addressed through the revised plan.
 - f. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.
14. Since the subject DSP is only for introduction of architectural elevations and approval of minor layout revisions to previously approved infrastructure detailed Site Plan DSP-04072, without modifying previously approved Type II Tree Conservation Plan TCPII/11/05 and Alternative Compliance AC-05005, all conditions of approval attached to infrastructure detailed site plan DSP-04072, as stated in Planning Board Resolution PGCPB No. 05-117(A) are still valid.
15. As required by Section 27-285(b), 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04072/01 for Dodge Park, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Provide an additional model and additional elaboration on the proposed front elevations of the Adams model to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

- b. Provide a minimum one additional unrestricted public parking space and one additional parking space for the physically handicapped on site.
 - c. Provide an aluminum fence with brick or stone base and piers between Hubbard Road and eight dwelling units to be reviewed by the Urban Design Section. Fence details shall also be provided on the site plan.
- 2. At time of building permit, the applicant shall provide building height, actual building coverage for the overall net tract area, and actual yard area information on the site plan.
- 3. Prior to issuance of a sign permit for the proposed gateway sign, the applicant shall provide evidence that a maintenance agreement between the Homeowners' Association and the Department of Environmental Resources has been executed.