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REMANDED INFRASTRUCTURE DETAILED SITE PLAN

DSP-04072

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 Remanded: 04/26/06
	Planning Board Action Limit: NA
	Plan Acreage: 4.05
	Zone: R-T
	Dwelling Units: 16
	Square Footage: NA
	Planning Area: 72
	Tier: DEVELOPED
	Council District: 05
	Municipality: NA
	200-Scale Base Map: 204NE07

Purpose of Application	Notice Dates
AN INFRASTRUCTURE DETAILED SITE PLAN FOR 16 SINGLE-FAMILY ATTACHED DWELLING UNITS IN ACCORDANCE WITH THE REMAND ORDER, THE PLANNING BOARD IS REQUESTED TO DELEGATE AUTHORITY TO THE PLANNING DIRECTOR TO APPROVE THE PLAN	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/15/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: NA

Staff Recommendation		Staff Reviewer: H. ZHANG, AICP	
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: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Infrastructure Detailed Site Plan DSP-04072, Dodge Park
Type II Tree Conservation Plan TCP/II/11/05
(Remanded to the Planning Board and to the Planning Director to allow the Director to approve this detailed site plan administratively.)

BACKGROUND

Infrastructure Detailed Site Plan DSP-04072 for Dodge Park was accepted for review by the Development Review Division on January 13, 2005. The Development Review Division coordinated a review of the application with all offices having planning activities that might be affected by the proposed development. Detailed Site Plan DSP-04072 was approved by the Planning Board on May 12, 2005, and PGCPB Resolution No. 05-117 was adopted on June 9, 2005.

On July 11, 2005, the District Council elected to review this case. 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, which states that the case is:

REMANDED to the Planning Board, and to the Planning Director, to allow the Director to approve this detailed site plan administratively. The Planning Director shall incorporate in the record, as a condition of approval of permits, the applicant's agreement with the Board of Education to make an appropriate contribution, in accordance with staff recommendations, for the construction of new recreation facilities at the Dodge Park Elementary School.

The following staff report examines the issues identified for analysis in the Order of Remand.

RECOMMENDATION SUMMARY

The staff recommends that the Planning Board authorize the Planning Director to reapprove this detailed site plan administratively with previously approved conditions, except for conditions related to on-site recreational facilities.

FINDINGS

1. **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. The applicant provided an on-site recreation area containing a play structure and two benches on Detailed Site Plan DSP-04072 as originally approved by the Planning Board. In response to the remand order, the applicant has contributed \$30,000.00, which is above the minimum required recreational obligation of approximately \$17,800.00 for this site, toward the construction of new recreational facilities on the neighboring Dodge Park Elementary School site. In exchange, the applicant has requested to remove the previously provided on-site recreational facilities from the site plan. As of the writing of this report, Dodge Park Elementary School has confirmed in writing that the above-mentioned monetary contribution has been made by the applicant.
2. **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. Condition 3 (e) specifically prescribed on-site recreational facility requirements for this site as follows:
 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:**
 - 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 above, the applicant has made a \$30,000.00 monetary contribution toward the construction of new recreational facilities on the neighboring Dodge Park Elementary School site and has accordingly requested to remove the previously provided play structure and two benches from the site plan. The Urban Design Section believes that the applicant's proposal to fulfill the recreational facility requirement is acceptable, because the proffered monetary contribution is much more than the required recreational obligation for this site, which is approximately \$17,800.00 in value. The \$30,000 contribution will be used at the school, which is immediately adjacent. In addition, the subject site is small and would barely accommodate the previously approved facilities. If the on-site recreational facilities are removed, two previously approved conditions of the detailed site plan related to the on-site facility, specifically Conditions 2 (d) and 6 as contained in Planning Board Resolution PGCPB No. 05-117, would no longer be applicable. However, a note to explain this alternative recreational facility arrangement for this subdivision, in accordance with the District Council's remand order, should be provided on the final plat.

RECOMMENDATIONS

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board authorize the Planning Director to administratively APPROVE Detailed Site Plan DSP-04072 with modifications to the recreational facilities as described in the report.