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DETAILED SITE PLAN

DSP-04088

Application	General Data
Project Name: Villages of Clagett Farm Phase I, Part A Location: West side of Ritchie Marlboro Road, one-half mile south of its intersection with Westphalia Road. Applicant/Address: Toll Brothers, Inc. 4101 Ritchie Marlboro Road Upper Marlboro, MD 20772	Date Accepted: 03/29/05
	Planning Board Action Limit: Waived
	Plan Acreage: 32.93
	Zone: R-R
	Dwelling Units: 64
	Square Footage: N/A
	Planning Area: 78
	Tier: Developing
	Council District: 6
	Municipality: N/A
	200-Scale Base Map: 205SE10

Purpose of Application	Notice Dates
Detailed Site Plan for 32 Single-Family Detached Dwelling Units and 32 Townhouse Units in Phase I, Part A	Adjoining Property Owners Previous Parties of Record Registered Associations: 12/29/04 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 05/16/05

Staff Recommendation		Staff Reviewer: H. ZHANG, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 6, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-04088, Village of Clagett Farm, Phase I, Part A
Type II Tree Conservation Plan, TCP II/83/05

The Urban Design staff has reviewed the Detailed Site Plan for the proposed recreational community development and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

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-R Zone, the additional requirements for a recreational community development in the R-R Zone, the requirements for development of attached dwellings in the R-T Zone, and the site design guidelines.
- b. The requirements of Conceptual Site Plan CSP-03005
- c. The requirements of Preliminary Plan of Subdivision 4-04080
- d. The requirements of the *Landscape Manual*
- e. The requirements of the Woodland Conservation and Tree Preservation 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 a detailed site plan for 32 single-family detached dwelling units and 32 townhouse units within Phase I, Part A, of the Village of Clagett Farm.

2. Development Data Summary:

	Existing	Proposed
Zone	R-R	R-R (recreation community development-Equestrian)
Use	Agriculture	Residential (Single-family detached and attached)
Gross tract area of this DSP (Acre)	32.93	32.93
Number of lots	-	64
Of which Single-family detached	-	32
Townhouse	-	32

OTHER DEVELOPMENT DATA (TOWNHOUSE)

	REQUIRED	PROPOSED
Total Parking Spaces (2.04/Unit)	66	66
Of which are Handicapped Spaces	3	0*
Number of Building Sticks	N/A	6

* A condition of approval has been proposed in the Recommendation section of this report to require the applicant to provide three handicapped accessible parking spaces, of which one should be van accessible.

ARCHITECTURAL MODELS

Single-Family Detached

Model	Base Finished Area (Sq.Ft.)
Assateague	3,102 (2 car-garage)
Bromley	3,542 (3 car-garage)
Brookline	2,613 (2 car-garage)
Carlton	4,030 (3 car-garage)
Chelsea	3,889 (3 car-garage)
Chesterfield	4,208 (3 car-garage)
Columbia	3,151 (2 car-garage)
Davidson	3,135 (2 car-garage)
Duke	3,588 (3 car-garage)
Elkins	3,408 (2 car-garage)
Elkton	3,408 (3 car-garage)
Essex	3,119 (2 car-garage)
Hampton	4,793 (3 car-garage)
Harvard	3,411 (2 car-garage)
Hopewell	3,447 (3 car-garage)
Langley	3,821 (3 car-garage)
Mansfield	2,602 (2 car-garage)
Monroe	3,687 (3 car-garage)
Montclair	2,400(2 car-garage)
Mt. Vernon	2,953 (2 car-garage)
Norfolk	2,602 (2 car-garage)
Preston	3,211 (3 car-garage)
Richmond	2,852 (2 car-garage)
Waterford	2,947 (3 car-garage)
York	2,888 (2 car-garage)

Townhouse

Model	Base Finished Area (Sq.Ft.)
Bradbury	1,994 (2 car-garage)
Emory/Easton	2,063 (2 car-garage)
Knightbridge	2,068 (2 car-garage)
Portsmouth	1,889 (2 car-garage)
Sinclair	1,984 (2 car-garage)

3. **Location:** The Clagett project site, as a whole, is located southwest of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road, in Planning Area 78, Council District 6. The subject DSP site is located around the major entrance area off Ritchie Marlboro Road, immediately past the proposed equestrian center.
4. **Surroundings and Use:** The Clagett project site is bounded to the northeast by the right-of-way of Ritchie Marlboro Road. To the south of the property is an existing single-family detached residential subdivision in the R-R Zone; to the north and west are vacant and wooded properties in the R-A Zone; and to the east is a property zoned R-A. The subject DSP site is Part A of Phase I, which is located around the main access point to the Clagett project, east of the PEPCO easement. To the north of the subject DSP site is the proposed equestrian center, to the east is the proposed community center, and to the south and west are other proposed single-family detached and attached dwelling units.
5. **Previous Approvals:** Clagett property is designed as a residential/recreational community with an equestrian center in the R-R Zone under the Recreational Community Development code of Section 27-444. The entire Clagett property has an approved Conceptual Site Plan CSP-03005 including Type I Tree Conservation Plan TCPI/81/03, which was approved by the Planning Board (PGCPB# 04-161) on July 8, 2004. Subsequently, the Preliminary Plan of Subdivision 4-04080 was approved by the Planning Board (PGCPB# 04-255) on October 28, 2004. The site also has an approved Stormwater Management Concept Plan # 21383-2003-00.
6. **Design Features:** The subject DSP proposes 32 single-family detached dwelling units and 32 townhouse units known as Part A, Phase I. The DSP site is in the middle of the eastern portion of the Clagett project, near the equestrian components around the main entrance area. The proposed 32 single-family detached dwelling units are arrayed along both sides of the main entry roadway to the project and an internal collector road, which forms a "T" intersection with the main roadway. The 32 townhouse units are located along both sides of an internal street that branches off the internal collector road. Since this is Part A, Phase I of a multiple-stage recreational community development, all the internal streets are shown as stubbed streets on the site plan. An equestrian tunnel has been shown under the main entrance roadway, but no details have been provided with this DSP. Two conditions of approval have been proposed in the Recommendation section of this report to require the applicant to provide detailed design information regarding this tunnel and approval evidence from the Department of Public Works and Transportation since this tunnel is located in a public right-of-way.

Twenty-five single-family detached models and five townhouse models have been proposed with this DSP application. Both the single-family detached models and attached townhouse models are standard Toll Brothers products shown in various styles. The 25 single-family detached houses each have numerous elevations in different styles such as the Colonial, Chateau, Federal, Georgian, Gettysburg, Heritage, Manor, Virginian, Versailles, and Williamsburg elevations. The front elevations of the single-family detached houses are proposed to be finished with either brick veneer or textured stucco. The rear and side elevations are finished with standard siding. Each front elevation features a rich roofline and shows various architectural details such as brick quoined corners, brick arched window with keystone, frieze board with dentil molding, etc.

Twelve single-family detached models have 3-car garages and thirteen models have a 2-car garages as a standard feature. The base finished square footage of the single-family detached models varies from 2,400 to 4,793 square feet. The five townhouse models have similar design features as those of the single-family detached houses, such as front elevations finished with brick veneer. The townhouse models are three stories in height and each unit has a 2-car garage as a standard feature. The base finished square footage of the townhouse models varies from 1,889 to 2,068 square feet. No height information has been provided with the elevations; a condition of approval has been proposed in the Recommendation section of this report to correct this deficiency.

A five-stage phasing plan for the development was approved with the Conceptual Site Plan CSP-03005 pursuant to Section 27-444 (b) (5), which requires that the main recreational facility, in this case the equestrian center, shall be developed prior to, or concurrently with, the first stage of residential development. A new phasing plan as a component of this DSP has been submitted for review. The revised phasing plan, which is in general based on the previously approved phasing plan, proposes to complete this recreational community development in six stages and further divides the previously approved Phase I into three parts. The new phasing plan includes the equestrian component of this development in Part B, Phase I, that is in compliance with the requirements of Section 27-444 (b) (5).

No signage information has been included with this DSP application. However, given its multiple-phasing development timeframe and the uniqueness of involving an equestrian component in the development, the Urban Design Section recommends a special purpose DSP devoted to elements of streetscape and signage including, but not limited to, street trees, entry monuments, signage, special paving at equestrian facilities and intersections to ensure a high quality and harmonious built environment. This DSP should be conceived based on the images for equestrian components and the project-wide signage package approved in Conceptual Site Plan CSP-03005 and should also address utilizing distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.

7. **Recreational Facilities:** At time of conceptual site plan approval, the on-site recreational facility package was evaluated and a condition was attached to the approval to ensure sufficient recreational facilities will be provided. In accordance with the Parks and Recreation Facilities Guidelines, for a development of 1,058 single-family dwelling units in Planning Area 78, approximately \$1.2 million worth of recreational facilities are needed to serve this subdivision. In addition to the equestrian components, which include an indoor ring and an outdoor ring, pasture and equestrian trails system, the CSP also proposed a community center behind the pasture to the southeast of the main entrance. Two tennis courts and one swimming pool are shown on the CSP. In addition, five on-site small-scale neighborhood outdoor play areas and picnic areas have also been required as a part of CSP approval. However, since none of the approved recreational facilities is located within the boundary of the subject DSP, this DSP does not include any recreational facilities.

COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements in the R-R Zone, the additional requirements for recreational community development and requirements for development of attached dwellings in the R-T Zone as well as the Site Design Guidelines of the Zoning Ordinance:
 - a. The subject application is in accordance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs development in the residential zones. The single-

family detached dwellings and townhouse units are permitted uses in the R-R Zone under the recreational community development provisions (Section 27-444).

- b. The subject application is in general accordance with the requirements of Section 27-442, Regulations, except for those modified in Section 27-444, on net lot area and lot width.
- c. The DSP is also in conformance with requirements of Section 27-444, recreational community development.
- d. Per Section 27-444 (b) (11), the minimum requirements for development of attached dwellings shall be those which apply to the R-T Zone (except those in Section 27-433 (e) (1) (A) and (B)), including those which apply to common areas, except that there shall be not more than eight, nor less than two attached dwellings in any one group.

The proposed 32 townhouse units are in general compliance with the requirements of Section 27-433, regarding regulations on dwellings, streets, access to individual lots, utilities, and front elevations plan, except for site plan. The proposed townhouse units are shown in five or six building sticks. The proposed minimum width of internal dwelling is 24 feet, which is well above the required 20 feet for the internal dwelling. The minimum based finished area for each townhouse unit is 1,889 square feet, which is also much larger than the required 1,250 square feet. All the townhouse units have a full front façade of brick. However, the subject DSP does not provide enough information to satisfy the requirements of Section 27-433 (k) (2) (A) regarding 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, given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking location; and (B) regarding the type and location of required streetlights. Two conditions of approval have been proposed in the Recommendation section of this report to require the applicant to provide the required information prior to certificate approval of this detailed site plan. Given that the townhouse units included in this application are just a portion of the townhouse development within the Clagett project, the condition of approval on barrier-free units allows the application either to identify two or more units within this application or to provide them at different locations within the proposed larger recreational community development.

- e. The subject DSP is in general compliance with the requirements of Section 27-274, Site Design Guidelines, regarding townhouse dwellings.

9. **Conceptual Site Plan CSP-03005:** Conceptual Site Plan CSP-03005 was approved by the Planning Board on July 8, 2004, subject to 13 conditions. The District Council affirmed the Planning Board's decision on November 22, 2004, with two additional conditions attached to the Order of Approval. The conditions of approval that are applicable to the review of this DSP are discussed as follows:

- 4. **Prior to approval of a detailed site plan, the following shall be demonstrated on the plans:**
 - a. **The streetscape treatments such as special pavers in crosswalks, special pedestrian lighting, and furnishings including seating elements.**
 - b. **Street trees on the main entrance boulevard shall be located approximately 35 feet on-center if they do not exist in the right-of-way. A staggered row of the same species shall be planted at the same interval on the other side of the sidewalk**

Comment: These two conditions will be carried forward in a modified form as conditions of approval for this DSP.

- c. **The building materials and architecture of the equestrian building, barns, and community clubhouse, shall be high quality and compatible to each other. The same materials shall be used and the colors of materials shall be strategically repeated to create a harmonious built environment.**
- d. **Private recreational facilities, such as small-scale neighborhood outdoor play areas and picnic areas in at least five locations, shall be reviewed by the Urban Design Review Section of the Development Review Division (DRD) for adequacy and property siting.**
- e. **Off-street parking and loading areas shall be provided in accordance with Part 11, and sign design shall be in accordance with Part 12 of the Zoning Ordinance.**

Comment: This DSP contains only 62 residential units and thus is not subject to the above three conditions.

- 5. **At the time of detailed site plan approval, the following areas shall be carefully reviewed:**
 - a. **Access points to the equestrian complex from the community.**
 - b. **The screening and buffering of the rear yards from the views, smell and noise from the equestrian trails.**
 - c. **The screening and buffering of the rear yards of the lots that can be seen from Ritchie Marlboro Road and other perimeter lots.**
 - d. **The design and siting of the residential buildings on the lots fronting Ritchie Marlboro Road.**
 - e. **The design of the central green.**

Comment: Conditions 5a and 5e are not applicable to this DSP. A total of seven single-family detached lots have been shown on the site plan that are subject to Conditions 5b, 5c and 5d. However, the seven lots are either screened by the existing house, Keokuk, which will be preserved on the site, or by the existing on-site woodland. The siting and screening of the buildings on the seven lots are acceptable.

- 6. **At the time of the applicable detailed site plan, the applicant and the applicant's heirs, successors and/or assignees shall provide the following trail-related information with the site plans:**
 - a. **A composite trails map showing the connection to the regional trail network, multiuse master plan trails, equestrian trails, bikeways, and sidewalks shall be submitted with the first DSP. Trails widths and surface types should be indicated on that plan.**

- b. A multiuse, hiker-biker-equestrian trail along the subject site's entire length of Cabin Branch. This trail should be constructed to DPR standards and guidelines.
- c. A hiker-equestrian trail along the subject site's entire length of Back Branch.
- d. Depending upon the road cross section required by DPW&T, one of the following should be constructed along the subject site's entire road frontage of Ritchie Marlboro Road:
 - (1) An eight-foot-wide hiker-biker trail.
 - (2) Wide (seven- to ten-feet-wide) asphalt shoulders and the placement of bicycle signage.
- e. A paved master plan trail running from the Cabin Branch stream valley trail to the northern property line, as indicated on the master plan.
- f. The proposed trail network shall be expanded to include the portions of the subject site north of the Cabin Branch.
- g. All equestrian trails shall meet the standards provided in Figure 3 of the Adopted and Approved Melwood-Westphalia Master Plan. Main trails should have a minimum ten-foot-wide trail width (with a two-foot-wide buffer on each side) and a minimum head clearance of 12 feet. Feeder trails, or trails receiving less volume, should meet the subdivision park trail standard, with a minimum trail width of six to eight feet, with a two-foot-wide buffer on each side. In order to accommodate equestrians, a minimum head clearance of 12 feet is recommended on these trails as well. All trails on land to be dedicated to the Department of Parks and Recreation should meet all DPR standards and guidelines.
- h. Due to the density of the proposed development, standard sidewalks shall be provided along both sides of all internal roads, subject to concurrence by DPW&T.
- 9. i. With the submission of the first detailed site plan, the applicant shall submit detailed construction drawings for trail construction to DPR for review and approval. The trail shall be designed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines.
- k. The handicapped accessibility of all trails shall be reviewed during the review of the DSP.

Comment: The required detailed construction drawings have been submitted to the Department of Parks and Recreation (DPR). Per the review by DPR (Asan to Zhang, June 6, 2005), the trail map needs to be revised and is subject to three recommended conditions. The conditions have been incorporated into the Recommendation section of this report.

- 15. The existing Ashford Drive right-of-way within the Roblee Acres subdivision shall not be extended into the proposed subdivision for the Clagett Farm.

Comment: This condition was added by the District Council in response to citizens' requests during Council's review of the Conceptual Site Plan CSP-03005. Due to addition of this condition, the following Condition 25 attached to the approval of Preliminary Plan of Subdivision 4-04080 is not valid.

10. **Preliminary Plan of Subdivision 4-04080:** Preliminary Plan of Subdivision 4-04080 was approved by the Planning Board on October 28, 2004, subject to 32 conditions, of which the following conditions are applicable to the review of this DSP.

2. **Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/81/03-01). The following notes shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/81/03-01), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

Comment: A Type II Tree Conservation Plan TCPII/83/05 has been submitted with this DSP application. Per the review by the Environmental Planning Section on TCPII/83/05, which is a modification of previously approved Type I Tree Conservation Plan TCPII/83/05 is in compliance with the Woodland Conservation Ordinance.

3. **The detailed site plan and the Type II tree conservation plan shall refine the proposed trail alignment to follow proposed and existing alignments for other infrastructure components to the extent reasonable based in the type of trail proposed.**

Comment: Since this DSP does not involve much of the proposed trail as approved in both CSP-03005 and 4-04080, this condition will be reviewed at the time of subsequent related detailed site plans.

4. **During the review of the detailed site plan, all PMA impacts approved by this plan shall be evaluated in order to further minimize the number and extent of the proposed PMA impacts. This shall include documentation that identifies the impacts as approved by this plan and the revised impact as proposed by the detailed site plan.**

Comment: Per the review comments of the Environmental Planning Section (Stasz to Zhang, June 6, 2005), the Type II Tree Conservation Plan TCPII/83/05 submitted with this DSP is for the entire site and meets the requirements of Woodland Conservation Ordinance. A total of 52 Patuxent River Primary Management Area (PMA) impacts have been proposed at the time of Preliminary Plan of Subdivision. A letter of justification submitted with the TCPII/83/05 identifies six distinct types of impacts and discusses those impacts as a group.

5. **Prior to submittal of the Detailed Site Plan the applicant shall meet with the Environmental Planning Section to evaluate alternatives that may allow for a reduction in the number and extent of the proposed PMA impacts. The Detailed Site Plan shall show a reduction of the following impacts supported with a condition: 8, 10, 12, 13, 19, 21, 22, 24, 32, E, H, Q, R, and the Trails.**

Comment: According to referral comments of the Environmental Planning Section (Stasz to Zhang, June 6, 2005), the applicant met with the Environmental Planning Section to evaluate alternatives that may allow for a reduction in the number and extent of the proposed PMA impacts. Because this meeting was prior to the signature of the revised Type I Tree Conservation Plan, the alternatives that created a reduction are reflected on the revised Type I Tree Conservation Plan, TCPI/81/03-01, upon which the Type II Tree Conservation Plan TCPII/83/05 was prepared.

10. **This plan and all subsequent plan submittals for this property shall reflect the location of the unmitigated 65 dBA Ldn noise contour on the plans. Subsequent plan submittals shall not show any residential lots within the unmitigated 65 dBA Ldn noise contour unless a Phase II noise study is included with the submittal and all interior and exterior noise impacts are mitigated so as not to exceed the State of Maryland noise standards**

Comment: Per the review by the Environmental Planning Section, the location of the 65 dBA Ldn noise contour is shown on the DSP and the TCPII. No traffic-related noise impact to any proposed residential lot in this phase of the development is expected. A Phase II noise study is not required. No further action regarding traffic-generated noise is required with regard to this detailed site plan review.

12. **Prior to approval of the first detailed site plan for the Clagett Property, the September 20, 2004, geotechnical report referenced by IC&E file number 40-04065-8 shall be revised to eliminate assumptions and be based on factual data and the comprehensive slope stability analysis shall be revised for the entire site to reflect the new information in accordance with the guidelines established by the Department of Environmental Resources, Permits and Review Division.**
13. **The mitigated and unmitigated 1.5 safety factor lines shall be shown on the Type II tree conservation plan and the detailed site plan. All residential lots shall be located beyond the limits of the final mitigated 1.5 safety factor line as determined by the slope stability analysis as approved by the Department of Environmental Resources, Permits and Review Division, and a minimum 50-foot building restriction setback from the final mitigated 1.5 slope safety factor line shall be provided, unless a lesser setback is approved by DER.**

Comment: The Clagett property is located in an area with extensive amounts of Marlboro clay, which is known to be an unstable, problematic geologic formation. The presence of this formation immediately raises concerns about slope stability and the potential for constructing buildings on unsafe land. Marlboro clay is found on this property at an approximate top elevation ranging between 113.1 feet above sea level and 142.1 feet above sea level based on the August 11, 2003 "Preliminary Geotechnical Exploration Report" prepared by Geo-Technology Associates, Inc. The map included with the original report, date stamped as received by the Environmental Planning Section on July 16, 2004, identified the unmitigated 1.5 safety factor line, the boring locations, the Marlboro clay outcrops and cross-section areas that were evaluated for potential slope failure. The addendum to that report, date stamped as received by the Environmental Planning Section on October 1, 2004, reflects a mitigated 1.5 safety factor line based on the conceptual site grading. The mitigated 1.5 safety factor line is also reflected on the Type I Tree Conservation Plan, TCPI/81/03-01. The 1.5 safety factor lines shown on the subject detailed site plan and Type II Tree Conservation Plan indicate that Marlboro clay is not a significant problem in this phase of the development.

15. At the time of detailed site plan, the applicant, the applicant's heirs, successors and/or assignees shall provide the following trail-related information with the site plans:
- a. A composite trails map showing the connection to the regional trail network, multiuse master plan trails, equestrian trails, bikeways, and sidewalks shall be submitted with the first DSP. Trails widths and surface types should be indicated on that plan.
 - b. A multiuse, hiker/biker/equestrian trail along the subject site's entire length of Cabin Branch. This trail should be constructed to DPR standards and guidelines.
 - c. A hiker/equestrian trail along the subject site's entire length of Back Branch.
 - d. Depending upon the road cross section required by DPW&T, one of the following should be constructed along the subject site's entire road frontage of Ritchie Marlboro Road:
 - (1) An eight-foot-wide hiker/biker trail, or
 - (2) Seven- to ten-foot-wide asphalt shoulders and the placement of bicycle signage.
 - e. A paved master plan trail running from the Cabin Branch stream valley trail to the northern property line, as indicated on the master plan.
 - f. The proposed trail network shall be expanded to include the portions of the subject site north of the Cabin Branch.
 - g. All equestrian trails shall meet the standards provided in Figure 3 of the adopted and approved Melwood-Westphalia Master Plan. Main trails should have a minimum ten-foot-wide trail (with a two-foot-wide buffer on each side) and a minimum head clearance of 12 feet. Feeder trails, or trails receiving less volume, should meet the subdivision park trail standard, with a minimum trail width of six to eight feet, with a two-foot-wide buffer on each side. In order to accommodate equestrians, a minimum head clearance of 12 feet is recommended on these trails as well. All trails on land to be dedicated to the Department of Parks and Recreation should meet all DPR standards and guidelines. Due to the density of the proposed development, standard sidewalks shall be provided along both sides of all internal roads, subject to concurrence by DPW&T.

Comment: See above Finding 9.

21. Private recreational facilities, such as small-scale neighborhood outdoor play areas and picnic areas in at least five locations, shall be reviewed by the Urban Design Section of the Development Review Division (DRD) for adequacy and property siting at the time of detailed site plan.

Comment: This DSP does not include the approved neighborhood outdoor play areas and picnic areas, and thus is not subject to this condition.

22. **A Type II tree conservation plan shall be approved at the time of detailed site plan.**

Comment: A Type II Tree Conservation Plan TCPII/83/05 has been submitted with this application and will be heard and approved with this DSP.

25. **The question of a primary residential street connecting the proposed subdivision to the adjacent North Roblee Acres community shall be addressed at the time of detailed site plan.**

Comment: See above Finding 9. The new Condition 15 added to the approval of Conceptual Site Plan CSP-03005 by the District Council explicitly prohibits any street connection from the Clagett Property to the adjacent North Roblee Acres Subdivision.

26. **The applicant shall preserve the location for the planned right-of-way for the proposed A-37 master planned arterial by either removing lots within the proposed alignment, or adjusting lots and/or the A-37 alignment, as determined at the time of detailed site plan.**

Comment: The A-37 does not impact this part of the Clagett property.

32. **In accordance with Section 27-445, the applicant shall submit a detailed site plan for the private recreational area. The DSP shall be approved by the Planning Board or its designee prior to final plat.**

Comment: This DSP does not contain any private recreational area.

11. ***Landscape Manual:*** The subject detailed site plan is subject to Section 4.1, Residential Requirements; and 4.7 Buffering Incompatible Uses of the *Landscape Manual*.

- a. Section 4.1(b) requires that one-family detached lots which are 20,000 square feet or larger but less than 40,000 square feet shall be planted with a minimum of three major shade trees and two ornamental or evergreen trees per lot. The DSP has one lot within this category and has provided three shade trees, one ornamental tree and one evergreen tree.

Section 4.1 (c) requires that one-family detached lots which are 9,500 square feet or larger but less than 20,000 square feet shall be planted with a minimum of two major shade trees and one ornamental or evergreen tree per lot. The DSP has 31 lots fitting into this category and has provided 64 shade trees, 24 ornamental trees and 7 evergreen trees. The subject DSP is in general compliance with the requirements of Section 4.1.

- b. Section 4.7 requires a Type “A” bufferyard be placed between one-family detached development and townhouse units. Type A bufferyard requires a minimum 20-foot building setback, a minimum 10-foot-wide landscaped yard with 40 plant units per 100 linear feet of property line. The site plan shows approximately 858 linear feet of property line and provides 350 planting units, which is more than are required for this landscaped yard. However, the landscaped yard is not identified on the site plan. A condition of approval has been proposed in the Recommendation section of this report.

12. **Woodland Conservation Ordinance:** This 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; 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/81/03, which was approved in conjunction with the approval of Conceptual Site Plan, CSP-03005, and the revised Type I Tree Conservation Plan, TCPI/81/03-01, was approved with Preliminary Plan 4-04080.

- a. The Detailed Forest Stand Delineation (FSD) submitted with this application was previously reviewed in conjunction with the Conceptual Site Plan, CSP-03005, and was found to address the criteria for a Forest Stand Delineation in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual and Policy Document. No further information is required with this DSP.
 - b. The Type II Tree Conservation Plan, TCPII/83/05 submitted with this application has been reviewed and was found to require significant revisions. A review by the Environmental Planning Section of the revised plans indicates that TCP II/83/05 is in general conformance with the requirements of the Woodland Conservation Ordinance.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. In a memorandum dated May 27, 2005, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and is in conformance with the land use recommendations for residential land use in the Roblee community as contained in the 1994 Melwood-Westphalia Master Plan.
 - b. In a memorandum dated June 1, 2005, the Subdivision Section staff listed all conditions attached to the approval of Preliminary Plan of Subdivision 4-04080 that are applicable to the review of this DSP (see above Finding 10 for a detailed discussion). In addition, the Subdivision Section staff raised two concerns regarding reduction of HOA open space and buffering between the proposed single-family detached houses and townhouse units.

Comment: On June 3, 2005, the Subdivision staff and Urban Design reviewer met with the applicant to discuss the two concerns. The two concerns were addressed during the meeting. Since this DSP is Phase I, Part A, of a six-stage recreational community development, the HOA open space shown on the site plan is only a small fraction of an extensive open space system. The Clagett project allocates more than one third of the total 588 acres of land as open space. The reduction shown in this DSP is minimal and will not have any negative impact on the overall quality of the project. The lot line in the subject DSP has been adjusted in order to meet the lot coverage requirement due to a larger building footprint. The proposed 15-foot-wide landscaped yard between single-family detached houses and townhouses conforms to the requirements of Section 4.7 Bufferyards, which is a 10-foot-wide bufferyard as discussed in Finding 11 above.
 - c. The Environmental Planning Section in a memorandum dated June 6, 2005, indicated that the application has generally addressed the environmental constraints of the site and the requirements of the Prince George's County Woodland Conservation Ordinance. The staff recommends the approval of this Detailed Site Plan and Type II Tree Conservation Plan TCPII/83/05 subject to two conditions that have been incorporated into the Recommendation section of this staff report. The staff also notes that the plans correctly illustrate the 65 dBA Ldn noise contour associated with traffic-generated noise on Ritchie Marlboro Road. The PMA is correctly shown on the site plans.
 - d. The Transportation Planning Section in a memorandum dated June 5, 2005, provided a detailed discussion on roadway improvements, which will be enforced at time of building permit, as required by the approval of Preliminary Plan of Subdivision 4-04080. The staff noted that Condition 24 (c) of 4-04080, which requires a connection to the adjacent Roblee Acres subdivision to the north, is no longer valid because the District Council's Order of Approval (affirming the Planning Board's approval of Conceptual Site Plan

CSP-03005) has denied any access from the subject development into the existing Roblee Acres Subdivision. In conclusion, the staff indicated that this DSP conforms to the conditions of previous approvals.

In a separate memorandum from the Transportation Planning Section dated June 3, 2005, on detailed site plan review for master plan trail compliance, the trails planner noted that the subject application is in conformance with prior approvals (CSP-03005 and 4-04080) for trail conditions. The majority of the equestrian facilities and trails are located outside the subject application. The staff recommends approval of this CSP subject to two conditions regarding sidewalks and detailed drawings for the equestrian tunnel. Since the site plan has shown sidewalks along both sides of all internal streets, only the condition regarding the equestrian tunnel has been incorporated into the recommendation section of this report.

- e. The Department of Environmental Resources (DER) in a memorandum dated May 5, 2005, indicated that the stormwater management concept plan for this application #313-2005 is still under review and there appear to be no obvious issues. A condition of approval has been proposed in the Recommendation section to require the applicant to revise the detailed site plans accordingly if the approval of stormwater management concept plan results in any revisions prior to certificate approval of this DSP.
- f. The Historic Preservation and Public Facilities Planning Section in a memorandum dated May 5, 2005, indicated that the Clagett property is not subject to the Prince George's County Historic Preservation Ordinance because the two historic dwellings on-site, Keokuk (listed in the *Historic Sites and Districts Plan* as Historic Resource 78-00-14a) and Ingleside (listed in the *Historic Sites and Districts Plan* as Historic Resource 78-00-14b) were removed from the Inventory of Historic Resources by District Council Resolution (CR-25-1994) at the time of approval of the Melwood Westphalia Master Plan & Sectional Map Amendment, on March 22, 1994.

In addition, the Historic Preservation section staff listed three historic preservation related conditions of which Conditions 18 and 19 are related to archeological study as follows:

- “18. The applicant shall provide for professional examination of the small outbuilding known as the slave quarter, on the grounds of the Keokuk house. If this examination indicates that this may have been a dwelling for members of the Keokuk slave force, the applicant shall make arrangements for preservation of the building.
- “19. If it is determined that potentially significant archeological resources exist in the project area, the applicant shall, prior to signature approval of the preliminary plan, provide a plan for:
 - “a. Evaluating the resource at the Phase II level, or
 - “b. Avoiding and preserving the resource in place.”

Comment: At the time the staff report was written, the Urban Design reviewer was informed that a Phase I archeological study had been carried out for the Clagett property. No significant findings have been achieved. No Phase II archeological study is required. A condition of approval has been proposed in the Recommendation section of this report to require the applicant to finish certification of Preliminary Plan of Subdivision 4-04080 prior to certificate approval of the subject DSP.

- g. The Department of Parks and Recreation (DPR) in a memorandum dated June 6, 2005, indicated that the applicant has submitted the trail plan as required by the previous conditions of approval for review, but the trail plan requires further revisions. The DPR recommends approval of this DSP with three conditions that have been incorporated into the Recommendation section of this report.
 - h. The Maryland State Highway Administration (SHA) in a memorandum dated May 10, 2005, provided no objection to the approval of Detailed Site Plan DSP-04088 and indicated that the required transportation improvements as attached to the approval of Preliminary Plan of Subdivision 4-04080 are acceptable and need to be implemented in order to mitigate the impact to the traffic operations.
 - i. The Permit Section in a memorandum dated May 2, 2005, provided 11 comments concerning the detailed site plan's compliance with the Zoning Ordinance. The relevant comments have been incorporated into the conditions of approval.
 - j. The Department of Public Works and Transportation (DPW&T) has not responded to the referral request at the time that the staff report was written.
14. 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-04088, for Village of Clagett Farm, Phase I, Part A, and Type II Tree Conservation Plan TCPII/83/05, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Complete certification of Preliminary Plan of Subdivision 4-04080, including Type I Tree Conservation Plan TCPI/81/03-01.
 - b. Add the site plan notes as follows:
 - “At least 60 percent of the townhouse units shall have brick front facades.”
 - “Both sides of the equestrian tunnel headwalls shall be stone-faced.”
 - “At least 90 percent of the units, including all units that have one or more sides visible (at an angle of less than 90 degrees to nearest public right-of-way) from a public street, shall treat front and sides visible from the street as follows: full brick, stone, stucco, or full front (or wraparound) porch.”
 - c. Provide parking calculations for the townhouse portion on the site plan
 - d. Label width of all rights-of-way shown on the site plan.
 - e. Label the Section 4.7 bufferyard between the single-family detached units and townhouse units on the site plan.

- f. Either identify two or more dwelling units which have the potential to be made accessible through barrier-free construction within this DSP or at different locations within the rest of the townhouse sections prior to approval of a detailed site plan including the 200th townhouse unit.
 - g. Submit detailed design drawings for the equestrian tunnel to the Urban Design Section. Minimum vertical clearance shall be 12-feet to accommodate equestrian usage, in conformance with the 1985 Equestrian Addendum to the Adopted and Approved Countywide Trails Plan.
 - h. Revise the detailed site plans accordingly if the approval of the stormwater management concept plan results in any revisions.
 - i. Show the location of the proposed streetlights on the site plans in the townhouse section.
 - j. Demonstrate the streetscape treatments such as special pavers in crosswalks, special pedestrian lighting, if any, on the site plan.
 - k. Show that street trees on the main entrance boulevard shall be located approximately 35 feet on-center if they do not exist in the right-of-way. A staggered row of the same species shall be planted at the same interval on the other side of the sidewalk on both sides of the street.
 - l. Provide three handicapped accessible parking spaces, of which one shall be van accessible.
 - m. Label the adjacent uses on the site plan.
2. At time of building permit, exact building footprints shall be shown on the site plan and height information for each house shall be provided on the building elevations.
 3. Prior to issuance of any permits for this site a Technical Stormwater Management Plan shall be approved by the Department of Environmental Resources and that plan shall be revised to be consistent with the approved Type II Tree Conservation Plan.
 4. Prior to issuance of the first building permit, the applicant shall provide evidence from the Department of Public Works and Transportation that the proposed equestrian tunnel has been approved.
 5. Prior to approval of the next detailed site plan including residential lots, the applicant shall submit and obtain Planning Board approval of a special purpose DSP devoted to elements of streetscape and signage including, but not limited to, street trees, entry monuments, signage, special paving at equestrian facilities and intersections to ensure a high quality and harmonious built environment. This DSP shall be conceived based on the images for equestrian components and the project-wide signage package approved in Conceptual Site Plan CSP-03005 and should also address utilizing distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.
 6. If in the future Stormwater Management Pond 3, shown on sheet 6 of 7 of TCPII/83/05, is no longer required, the area shall be re-graded and afforested.
 7. No two units located next to or right across the street from each other may have identical front elevations.

8. 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, the detailed site plan, Landscape Plan, and plans for recreational facilities.