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## DETAILED SITE PLAN

**DSP-06042**

Application	General Data
<b>Project Name:</b> Woodson Landing  <b>Location:</b> The western end of Peppertree Drive in the City of Bowie.  <b>Applicant/Address:</b> Doug Hodges c/o Landesign, Inc. 2905 Mitchellville Road # 111 Bowie, MD 20716	Date Accepted: 08/21/06
	Planning Board Action Limit: 11/10/06
	Plan Acreage: 11.38
	Zone: R-R
	Dwelling Units: 15
	Square Footage: N/A
	Planning Area: 76B & 74A
	Tier: Developing
	Council District: 7
	Municipality: Bowie
	200-Scale Base Map: 212NE10

Purpose of Application	Notice Dates
15 Single-Family Detached Homes	Adjoining Property Owners Previous Parties of Record Registered Associations: 05/22/06 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 10/3/06

Staff Recommendation		Staff Reviewer: Edward Estes	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 25, 2006

**MEMORANDUM**

TO: Prince George' County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Edward Estes, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-06042-Woodson Landing

Urban Design staff has completed its review of the submitted detailed site plan for the purpose of constructing 15 single-family detached units. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the recommendation section below.

**EVALUATION**

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

- a. The requirements of the R-R Zone, as stated in the Zoning Ordinance.
- b. The requirements of Preliminary Plan of Subdivision 4-04043.
- c. The requirements of the *Landscape Manual*.
- d. Referral comments.

**FINDINGS**

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

1. **Request:** The subject detailed site plan is for 15 single-family detached units within the R-R Zone. The site plan shall address proper house siting, effective buffering of adjacent residences, and the compatibility of the proposed buffer fencing along the western property line adjacent to Twelve Oaks subdivision. The site plan shall also ensure that streets within the subdivision will begin with the letter "P," as requested by the City of Bowie.
2. **Development Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-80	R-80
Use(s)	Vacant	Single-family detached

Acreage	11.38	11.38
Lots	0	15
Parcels	5	5

3. **Location:** The subject property is located at the western end of Peppertree Drive in the City of Bowie.
4. **Surroundings and Use:** The subject property is surrounded by the subdivisions of Ashleigh, Tall Oaks Crossing, and Twelve Oaks, which are all zoned R-R, as well as properties owned by the City of Bowie and M-NCPPC.
5. **Design Features:** The plan proposes a single 60-foot-wide right-of-way that will serve the 15 lots. The subject property is a long narrow site with a single loaded residential street design allowing for effective buffering of the adjacent existing residences. The proposed architectural elevations for the project indicate seven models by Timberlake Homes including the following:

Model	Finished living area
Chesapeake	2,656 sq. ft.
Cypress	2,434 sq. ft.
Patuxent	2,885 sq. ft.
White Oak II	3,073 sq. ft.
Severn	2,609 sq. ft.
Willow Oak II	2,740 sq. ft.
Potomac	3,464 sq. ft.

The proposed size of units range from 2,609 to 3,464 square feet. The architectural elevations of the homes are primarily a two-story neo-colonial revival style with identifying features such as an accentuated front door with overhead fanlights or sidelights inverted into the facade with an optional entry porch; facades with asymmetrical window and porch arrangements; windows with double hung sashes and simulated multipane glazing in both sashes; windows in adjacent pairs; side gabled roofs and front entry two-car garages. The staff recommends that 60 percent of the units should have a brick front.

6. **Previous Approvals:** On September 9, 2004, the Planning Board also approved Preliminary Plan of Subdivision 4-04043, as stated in PGCPB Resolution No. 04-176 for the development of the property into 15 lots and 5 parcels.
7. The detailed site plan was reviewed for conformance to Planning Board Resolution No. 04-176. PGCPB 04-04 included the following conditions:
  8. **Prior to the issuance of building permits, a limited detailed site plan shall be approved by the Planning Board or its designee. The site plan shall address proper house siting, effective buffering of adjacent residences, and the compatibility of the proposed buffer fencing along the western property line adjacent to Twelve Oaks subdivision. The site plan shall also ensure that streets within the subdivision will begin with the letter "P," as requested by the City of Bowie.**

Urban Design Comment: The detailed site plan has provided the above-mentioned site plan development components.

**a. House siting**

Urban Design Comment: The detailed site plan illustrates that the homes on the two lots abutting Peppertree Drive (Lot 1, Block A, and Lot 1, Block B) face that street.

**b. Buffering of adjacent residences**

Urban Design Comment: The detailed site plan illustrates that the two homes on Peppertree Drive effectively buffer the adjacent existing residences.

**c. Compatibility of the proposed buffer fencing along the western property line adjacent to Twelve Oaks subdivision**

Urban Design Comment: The detailed site plan illustrates and a memo dated October 4, 2006, from the City of Bowie describes a 6-foot high, black vinyl clad chain-link fence proposed along the site's western property line, along the street right-of-way and storm drain easement at the southern end of the property. The City of Bowie's Standard R-34 fencing is the proposed specification, and the City will be responsible for maintenance of the fence. In addition to fencing, a landscape buffer is also proposed on each of the abutting lots in the Twelve Oaks subdivision. The landscaping consists of Kwanzan Cherry, White Pine and Rhododendron. The landscaping is intended to provide an attractive screen from the rear yards in the Twelve Oaks subdivision. It is the staff's understanding that the Twelve Oaks Homeowners Association concurs with the proposed fence and landscaping design.

**d. Ensure that streets within the subdivision will begin with the letter "P," as requested by the City of Bowie**

Urban Design Comment: The detailed site plan illustrates that each street name begins with the letter "P."

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
9. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.1, Residential Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.

Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

**Historic Preservation**—In a memorandum dated August 31, 2006, the Historic Preservation Planning Section stated the proposed project would have no effect on designated historic resources.

**Archeology**—In a memorandum dated August 28, 2006, the archeological reviewer stated that no archeological review is required at detailed site plan.

**Community Planning**—As of the date of this report, the Community Planning Division had not provided comments to the submitted plans.

**Transportation**—In a memorandum dated August 31, 2006, the Transportation Planning Section stated that the subject property is acceptable and there are no transportation-related conditions on the underlying subdivision.

**Subdivision**—In a memorandum dated October 16, 2006, the Subdivision Section offered the following:

Development of the property is subject to the conditions contained in the resolution of approval. That resolution contains two conditions that impact the review of the detailed site plan:

- “3. A Type II tree conservation plan shall be approved in conjunction with the limited detailed site plan. The Type II Tree Conservation Plan shall consider the following:**
  - a. The applicant shall attempt to meet woodland conservation requirements at Church Road Park. If this is not possible, the applicant shall consider meeting woodland conservation requirements on the city-owned Hohensee property, located off of US 301 at the end of Swanson Road.**
  - b. On-site woodland shall be selectively cleared to achieve the most woodland retention as possible.**

Comment: The Environmental Planning Section should assess the applicant’s compliance with this condition through their review of the Type II TCP.

- 8. Prior to the issuance of building permits, a limited detailed site plan shall be approved by the Planning Board or its designee. The site plan shall address proper house siting, effective buffering of adjacent residences, and the compatibility of the proposed buffer fencing along the western property line adjacent to Twelve Oaks subdivision. The site plan shall also ensure that streets within the subdivision will begin with the letter “P,” as requested by the City of Bowie.”**

Comment: The subject DSP application has been filed in response to this condition.

Urban Design Comment: The applicant has fulfilled the requirements of the conditions outlined in PGCPB Resolution No. 04-227(C).

The lotting pattern shown on the subject DSP is consistent with the record plats for this site. Subdivision staff has no other comments at this time.

There are no other subdivision issues at this time.

**Trails**—As of the date of this report, the trails reviewer had not provided comments to the submitted plans.

**Permits**—In a memorandum dated September 14, 2006, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

**Environmental Planning**—In a memorandum dated September 26, 2006, the Environmental Planning Section offered the following:

The approval of the Preliminary Plan of Subdivision included a total of eight conditions, one of which dealt with environmental issues to be addressed during detailed site plan review. The one environmental condition is listed below. The respective condition is in **bold type**, the associated comments and plan revisions are in standard typeface.

3. **A Type II Tree Conservation Plan shall be approved in conjunction with the limited detailed site plan. The Type II Tree Conservation Plan shall consider the following:**
  - a. **The applicant shall attempt to meet woodland conservation requirements at Church Road Park. If this is not possible, the applicant shall consider meeting woodland conservation requirements on the city-owned Hohensee property, located off of US 301 at the end of Swanson Road.**
  - b. **On-site woodland shall be selectively cleared to achieve the most woodland retention as possible.**

The TCPII does not address either sub condition with relevant information. Regarding Condition 3.a., the current worksheet shows the entire requirement to be met with off-site mitigation; however, no information has been submitted to demonstrate what consideration has been given for the off-site location and whether the former or latter site will be the off-site mitigation location. Condition 3.b. is not addressed on the plan because there are areas of existing woodland that will be retained on lots at post development. However, no areas of existing woodland to remain have been identified for woodland treatments as “woodland saved, but considered cleared” and “selective clearing.”

Recommended Condition: Prior to certificate approval of the DSP, the TCPII shall be revised as follows:

- a. Demonstrate due diligence regarding the provision of off-site mitigation on the Church Road Park site or the city-owned Hohensee site.
- b. Label the woodland treatments with a corresponding symbol as “woodland saved, but considered cleared” and “selective clearing” and show these proposed treatment areas to the closest 1/100<sup>th</sup> of an acre.

## **ENVIRONMENTAL REVIEW**

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when and by whom.

1. The forest stand delineation (FSD) submitted with the preliminary plan was found to address the requirements for an FSD in accordance with the Prince George’s County Woodland Conservation and Tree Preservation Policy Document and the Technical Manual.

Discussion: No further information is required with respect to the FSD.

2. The Type II Tree Conservation Plan (TCPII/125/06) has been submitted and reviewed. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there is a Type I Tree Conservation Plan, TCPI/28/04, approved by the Planning Board.

This 11.38-acre property has 9.39 acres of existing woodland and a woodland conservation threshold of 20 percent, or 2.28 acres. A total of 9.21 acres of existing woodland will be cleared. The site's woodland conservation requirement of 6.15 acres is proposed to be completely addressed by off-site mitigation. The proposed limits of disturbance on the TCPII have been compared to TCPI/28/04 and the former plan is consistent with the approved TCPI.

Revisions are necessary to the current TCPII in order for the plan to meet the requirements of the ordinance. Because the worksheet shows off-site mitigation proposed toward meeting the site's woodland conservation requirement, optional Note 6 must be included in the standard TCPII notes regarding the processing of the necessary documentation for the off-site location. Only one of five parts of the required edge management notes is shown. Provide all of the applicable edge management notes on the plan including the parts labeled "removal of hazardous trees, hazardous limbs, noxious plants, invasive plants or non-native plants in woodland conservation areas owned by individual homeowners" and "woodland areas not counted as part of the woodland conservation requirements." Both the TCPI and TCPII show small house footprints and tight limits of disturbance. Often, later in the process, house type changes result in larger houses being proposed. The stormwater concept relies on the limited amount of clearing to guarantee adequate facilities from run-off. For this reason, no house type changes can be approved without a revision to the TCPII. Also change the note regarding "low input development" to read "low impact development."

After these revisions have been made to the plans, have the qualified professional who prepared them sign and date them.

Recommended Condition: Prior to certificate approval of the detailed site plan, the TCPII shall be revised as follows:

- a. Provide optional Note 6 to the TCPII regarding the processing of the necessary documentation for the off-site location and state the proposed off-site location.
- b. Provide the applicable edge management notes including the parts labeled "removal of hazardous trees, hazardous limbs, noxious plants, invasive plants or non-native plants in woodland conservation areas owned by individual homeowners" and "woodland areas not counted as part of the woodland conservation requirements."
- c. Add the following note in large font: "No house type changes may be approved without a revision to the TCPII."

- d. Change the note regarding “low input development” to read “low impact development.”
  - e. After these revisions have been made to the plans, have the qualified professional who prepared it sign and date it.
3. The site is in the City of Bowie’s stormwater management review authority. A copy of the stormwater management concept plan approval was submitted with DSP-06042. The concept approval and the TCPII are in conformance with each other.

Discussion: No further information is required with respect to the stormwater management.

Urban Design Comment: The Environmental Planning Section staff suggestions are included in the recommended conditions below.

**Park Planning and Development Division Department of Parks and Recreation**—In a memorandum dated August 29, 2006, DPR offered no comments.

**Fire Department**—In a memorandum dated August 11, 2006, the Specials Operation Command Bureau of Fire Prevention, Special Hazards Section, provided comments that require incorporation into the final plat and a condition of release of the use and occupancy permit.

**Department of Public Works & Transportation (DPW&T)**—In a memorandum dated September 20, 2006, DPW&T indicated that the subject property streets require coordination with the City of Bowie.

**City of Bowie**—In a memorandum dated September 29, 2006, the City of Bowie offered numerous comments regarding the final plat that have either been addressed by revisions to the plans or in the recommended conditions below.

In a memorandum dated October 4, 2006, the City of Bowie offered numerous comments regarding recommending approval of the detailed site plan. Several conditions are necessary to fully address Condition 8 of preliminary plan approval and the city’s development review guidelines.

Urban Design Comment: The City of Bowie recommendations are included in the recommended conditions section of this staff report below.

10. As required by Section 27-285(b) of the Zoning Ordinance, 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06042 and TCPII/125/06 with the following conditions:



1. Prior to certificate approval of the DSP, the TCPII shall be revised as follows:
  - a. Demonstrate due diligence regarding the provision of off-site mitigation on the Church Road Park site or the city-owned Hohensee site.
  - b. Label the woodland treatments with a corresponding symbol as “woodland saved, but considered cleared” and “selective clearing” and show these proposed treatment areas to the closest 1/100<sup>th</sup> of an acre.
2. Prior to certificate approval of the detailed site plan, the TCPII shall be revised as follows:
  - a. Provide optional Note 6 to the TCPII notes regarding the processing of the necessary documentation for the off-site location and state the proposed off-site location.
  - b. Provide the applicable edge management notes including the parts labeled “removal of hazardous trees, hazardous limbs, noxious plants, invasive plants or non-native plants in woodland conservation areas owned by individual homeowners” and “woodland areas not counted as part of the woodland conservation requirements.”
  - c. Add the following note in large font: “No house type changes may be approved without a revision to the TCPII.”
  - d. Change the note regarding “low input development” to read “low impact development.”
  - e. After these revisions have been made to the plans, have the qualified professional who prepared it sign and date it.
3. Prior to the certification of the detailed site plan, the site plan shall be revised with the following conditions:
  - a. The plan shall be revised to delete the footprints that are products of a previous builder and include the specific products of Timberlake Homes.
  - b. The Sequoia model shall be prohibited from being used on Lots 1, 4 and 5 in Block A and Lots 1, 2, 7, 8 and 10 in Block B.
  - c. Only the smaller of Timberlake’s models shall be used on Lot 1, Block A, including the Severn, the Chesapeake, and the Willow Oak II.
  - d. A building setback from the right-of-way, similar to the prevailing setback along Peppertree Drive, shall be used on Lot 1, Block A.
  - e. A single row of arborvitae “Green Giant” trees, six feet tall at the time of planting, shall be installed at the edge of the stormdrain easement line on Lot 1, Block A, and extend from the front corner of the new house to a point even with the rear of lot line of Lot 1 in Tall Oaks Crossing.
  - f. To provide more effective buffering, the ten white pines on Lot 1, Block B, shall be replaced with 15 arborvitae “Green Giant” trees, six feet tall at the time of planting.

- g. The landscape schedule shall be revised to include other evergreen trees, such as arborvitae, and no more than 20 percent white pine.
- h. Green ash shall be replaced with another tree species found on Bowie's approved tree list.
- i. To reduce the amount of stormwater runoff over approximately 2,300 square feet of driveway area, the first 230 feet of the driveway on Lot 5, Block A, shall be constructed of porous pavement. The ingress/egress easement for stormdrain maintenance shall be widened to include the residential driveway as the maintenance access.
- j. In order to make the maintenance access to the purge pool via Lot 10, Block B, less difficult and more attractive in appearance, the proposed ingress/egress easement shall be widened to include the residential driveway as the maintenance access and porous paving (specifically grass pavers) shall be installed as an extension of this access route, between the end of the asphalt driveway and the plunge pool.
- k. The location of the 42-inch and 33-inch specimen trees located in the vicinity of Lots 3 and 4, Block B, shall be shown on the DSP to provide evidence that they will not be disturbed. If necessary, special tree conservation measures shall be used to preserve these specimen trees.
- l. Units across the street from or next to each other shall not have the same front elevation. A variety of different colors, materials, and special features shall also be used to ensure that units appear unique, even if adjacent to units with similar front elevations.
- m. A minimum of two architectural features shall be provided in a balanced composition on each endwall. Such features should include, but not be limited to, standard windows, doors, and fireplace chimneys.
- n. The plans shall demonstrate that at least 60 percent of the units shall have a brick front.
- o. Submit a presentation board of the color palette and building materials board as part of the detailed site plan.
- p. Provide photographs, manufacturers' cut sheets or samples for the following materials:

Sample Board information:

- (1) Entry door
- (2) Garage doors
- (3) Paint and stain color chips
- (4) House numbers
- (5) Exterior surface-mounted light fixtures