



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Detailed Site Plan

DSP-07017

Application	General Data
Project Name: Mill Branch Location: Southeast of the intersection of Mill Branch Road and US 301 Applicant/Address: K & P Builders Inc. 13627 Annapolis Road Bowie, MD 20720	Date Accepted: 11/7/2007
	Planning Board Action Limit: Waived
	Plan Acreage: 105.29
	Zone: R-A
	Dwelling Units: 38
	Gross Floor Area: N/A
	Planning Area: 74B
	Tier: Rural
	Council District: 4
	Municipality: N/A
	200-Scale Base Map: 204NE14&15

Purpose of Application	Notice Dates
Limited detailed site plan for 38 single-family detached houses	Adjoining Property Owners Previous Parties of Record Registered Associations: 9/17/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 3/25/2008

Staff Recommendation		Staff Reviewer: Chris Lindsay	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE’S COUNTY PLANNING BOARD
STAFF REPORT

SUBJECT: Limited Detailed Site Plan DSP-07017 Mill Branch

Urban Design staff has reviewed the limited detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of approval with conditions, as described in the recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The conditions of Preliminary Plan of Subdivision 4-05140.
- b. The requirements of the Zoning Ordinance for the R-A Zone.
- c. The guidelines of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*.
- d. The requirements of the *Landscape Manual*.
- e. Referral comments.

FINDINGS

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

1. **Request:** This application proposes to build 38 single-family houses.
2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-A	R-A
Use	Agricultural	Single-family residential
Acreage	105.29	105.29
Dwelling Units	1	38

3. **Location:** The subject site is located south of Mill Branch Road, approximately 1,500 feet southeast of its intersection with US 301. This site is immediately east of the City of Bowie. The site is mostly open agricultural land, with some existing agricultural or residential buildings that are to be razed. A stream runs along the southern edge of the site.
4. **Surrounding Uses:** A vacant parcel in the R-A Zone lies directly north of the subject property. The land to the east, across Mill Branch Road, is largely agricultural, and is in the R-A and O-S Zones, including the Canter Property, for which a preliminary plan of subdivision is currently under review (4-07069). The properties south of the site include large-lot residential uses and a nursery, in the R-A Zone. US 301 runs along the west side of the subject property, separating it from an existing residential subdivision within the City of Bowie.
5. **Previous Approvals:** On May 25, 2006, the Planning Board approved Preliminary Plan of Subdivision 4-05140, with 22 conditions of approval. Two of these conditions required the applicant to file a limited detailed site plan to address issues of noise mitigation, a scenic easement along Mill Branch Road, and house architecture and siting.
6. **Design Features:** The plan shows a single access point from Mill Branch Road, with one long street curving through most of the subdivision and one smaller length of street in the northern portion of the site. Both streets end in culs-de-sac. The 38 proposed single-family houses are laid out along these streets, placed in a variety of orientations and setbacks on lots of varying size. All of the houses are proposed to utilize wells and septic systems, as public water and sewer are not available.

As required by the preliminary plan, a 40-foot-wide scenic buffer has been established along the frontage of Mill Branch Road and is proposed to be densely planted with native species.

The proposed houses include nine models of houses to be constructed by K & P Builders. The houses feature optional brick facades as well as a wide variety of optional features and amenities.

House Model	Base Finished Square Footage	Garage
Annapolis	3,435 square feet	Two-or three-car garage
Aquasco	5,930 square feet	Three-car garage
Baltimore	7,716 square feet	Three-car garage
Belair	2,336 square feet	Two-or three-car garage
Federal	4,130 square feet	Two-or three-car garage
Kentmorr	3,206 square feet	Two-or three-car garage
Lancaster	2,809 square feet	Two-or three-car garage
Perrywood	2,422 square feet	Two-or three-car garage
Potomac	2,785 square feet	Two-car garage

7. **Preliminary Plan 4-05140:** This preliminary plan of subdivision was approved on May 25, 2006, with 22 conditions of approval. The following conditions warrant discussion at this time:
 3. **A TCPII shall be approved prior to the approval of the final plat and the number shall be inserted into the plat note below. All approved afforestation areas shown on the TCPII shall be placed in conservation easements at time of final plat and the following note shall be placed on the plat:**

“Certain areas of the conservation easements on this plat include afforestation areas which are proposed to regenerate as perpetual woodlands in fulfillment of woodland conservation requirements and preclude any disturbance or installation of any structure within specific areas shown on the approved tree conservation plan. Failure to comply will mean a violation of an approved Type II tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. The tree conservation plan that governs the woodland conservation on this site is TCPII/___/___.”

A TCPII has been reviewed with this application, and is discussed in the referral from the Environmental Planning Section.

- 9. Prior to the approval of the final plat, a limited detailed site plan shall be approved for Lots 33, 34, 35, and 36 to address the mitigation of noise levels in outdoor activity areas to 65 dBA Ldn if the preliminary plan and TCPI are not revised to provide a minimum of 40 feet of outdoor activity area outside the unmitigated 65 dBA Ldn noise contour.**

The subject DSP addresses the mitigation of noise levels in these lots, as required by this condition. The plan proposes a six-foot-tall wooden noise barrier along the rear edges of these lots. Although this may be adequate for the physical need of mitigating the noise levels, there are concerns about the placement and appearance of this barrier. The proposed location of the barrier is running through land that the State Highway Administration (SHA) (see discussion below) has indicated will be needed for the future right-of-way of US 301. Furthermore, the wooden barrier presents durability concerns and may not be an attractive sight from the future highway. Therefore, the Urban Design Section recommends that the applicant should coordinate with the SHA to determine a placement of the noise barrier outside of the future right-of-way in order to allow for maintenance and avoid confusion regarding the ownership of the barrier. The applicant should provide a more durable and attractive material for the construction of the barrier.

- 10. At time of final plat, a scenic easement shall be established adjacent to Mill Branch Road as delineated on the preliminary plan, and a note shall be placed on the final plat as follows:**

“Mill Branch Road is a county designated scenic and historic road. The scenic easement described on this plat is an area where the installation of structures and roads and/or the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches or trunks is allowed.”

The plans correctly show a scenic easement along Mill Branch Road, which is proposed to be heavily planted. The above condition, to require the establishment of the easement and the final plat note, will remain in effect.

- 11. Prior to the approval of the final plat, a limited detailed site plan shall be approved for all lots adjacent to historic Mill Branch Road to address the conservation of the scenic rural viewshed through preservation, viewshed management, façade treatments and viewshed enhancement. The detailed site plan shall address but not be limited to the following:**

- a. **No septic fields shall be shown in the scenic easement.**

No septic fields have been shown in the scenic easement.

- b. **The scenic easement shall be planted with native plant materials at a stocking rate and size equivalent to a “D” bufferyard to enhance the rural character of the roadway.**

The scenic easement is shown with the appropriate level of planting (160 plant units per 100 linear feet of the landscaped yard). Plants included in the easement include red maples, scarlet oaks, black tupelos, arborvitae, Virginia pines, eastern white pines, tulip poplars, and flowering dogwoods, which are all native to this region.

- c. **The bufferyard may be counted towards the woodland conservation requirement if the stocking limits are increased to meet woodland conservation requirements.**

The bufferyard area has been proposed as a woodland conservation (afforestation area), with an appropriate level of plants proposed on the TCPII in addition to the landscape specimens shown on the landscape plan.

- d. **A 100-foot building restriction line shall be delineated adjacent to Mill Branch Road.**

The 100-foot building restriction line is correctly shown and respected on the plans.

- e. **Any facades that face the historic road shall be treated with brick or other compatible materials and shall be architecturally designed to enhance the rural character of the development.**

The DSP includes this note on the cover sheet of the plans, and states that “all attempts have been made to comply with this directive.” However, the houses on these lots are mostly shown with sides or rears facing the historic road. Most of the house models proposed for these lots have not been shown in the submitted architecture with brick sides, and none of them offers the option of a brick rear. As discussed in Finding 8 below, specific architectural and siting adjustments will be needed to suitably address the historic road.

- f. **At a minimum, all houses within 200 feet of the interior edge of the scenic easement shall be oriented toward the road. Alternative orientations may be considered at time of limited detailed site plan review.**

The houses on Lots 1, 3, 4, 18, 19 and 38 are located within 200 feet of the interior edge of the scenic easement, but are not fully oriented toward the road. As discussed in Finding 8 below, specific architectural and siting adjustments will be needed to suitably address the historic road.

- g. The public utility easement shall be placed between the right-of-way and scenic easement so that existing and proposed vegetation will not be disturbed, to the extent possible, due to utility installation.**

The public utility easement has been correctly shown between the right-of-way and the scenic easement.

- 14. The applicant, applicant's heirs, successors, and/or assigns, shall reserve the portion of the subject property as right-of-way for the proposed US 301 upgrade (F-10), as recommended in the Bowie-Collington-Mitchellville and Vicinity Master Plan, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:**

- a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.**
- b. At the end of the reservation period, if the reservation has not been renewed or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the land owners.**
- c. During the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.**
- d. All reserved land shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved.**
- e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.**

- 15. The applicant shall design individual lots in accordance with the County's Low Impact Development Design Manual including the following:**

- a. Minimize structural lot coverage on individual lots.**

- b. **Maximize the square footage of meadows on individual lots and encourage these areas to abut neighboring natural areas.**
- c. **Utilize conservation landscaping on individual lots.**
- d. **Maintain lawn areas at a maximum distance (e.g., 40 feet) from all structures.**

- 16. All septic fields shall be located beyond 50 feet of Mill Branch Road right-of-way and shall be restored to meadow condition if they are beyond 40 feet from any structure.**

All septic fields have been shown more than 50 feet from the Mill Branch right-of-way (and outside of the scenic buffer).

- 18. Grading of the site shall progress from the northwest to the southeast (from Mill Branch Road to Mill Branch).**

This condition will remain in effect.

- 20. Lot 17 shall be increased to 50,000 square feet or greater.**

Lot 17 has been shown at 51,828 square feet.

- 21. The garage and driveway on Lots 6 and 35 shall be flipped from one side of the house to the other.**

The plans show the garage and driveway on Lot 6 on the same side as they were referenced in the preliminary plan. This should be corrected prior to signature approval.

- 22. The pavement width of all streets within the subdivision shall be no greater than 24 feet, swales shall be provided instead of curb and gutter, streetlights shall be avoided, and street trees shall not be regularly placed along the road, but shall be clustered in irregular groupings along the right-of-way in the numbers required, subject to DPW&T approval.**

This condition remains in effect. The detailed site plan shows appropriately sized internal streets that are 22 feet wide. The two culs-de-sac are necessarily wider than 24 feet in order to accommodate turning movements. The plan correctly shows swales along the roads, and street lights are not proposed. Trees are shown in irregular groupings along the right-of-way.

- 8. Scenic and Historic Mill Branch Road:** Lots adjacent to Mill Branch Road must be sensitive to the scenic and historic character of that road. Preliminary plan conditions 11(e) and 11(f) establish the following requirements:

- 11e. Any facades that face the historic road shall be treated with brick or other compatible materials and shall be architecturally designed to enhance the rural character of the development.**
- 11f. At a minimum, all houses within 200 feet of the interior edge of the scenic easement shall be oriented toward the road. Alternative orientations may be considered at**

time of limited detailed site plan review.

The houses shown on the lots adjacent to Mill Branch Road (lots 1, 2, 3, 4, 10, 13, 14, 18, 19, and 38) are mostly shown with sides or rears facing the historic road. Most of the house models proposed for these lots have not been shown in the submitted architecture with brick sides, and none of them offer the option of a brick rear. In order to comply with condition 11(e), these houses will need to provide brick sides and rears. As an individual brick side or brick rear without corresponding use of brick on the other sides of the house would be undesirable, any house that needs a brick side should utilize brick on the front of the house and on both sides, while any house that needs a brick rear should utilize brick on all four sides of the house.

The houses on lots 1, 3, 4, 18, 19, and 38 are located within 200 feet of the interior edge of the scenic easement. The plan as submitted does not show them fully oriented toward the road. Because of the lotting pattern of the development, fully orienting all of these houses to face towards Mill Branch Road would create awkward arrangements of houses relative to each other. The Urban Design Section believes that in most of these cases it would be better to adopt an alternative orientation in conjunction with an improved architectural treatment as specified in the conditions.

On the plans as submitted, the houses on lots 3, 13, 18, and 19 have side-entry garages that face towards Mill Branch. Staff feels that this arrangement is particularly undesirable and degrades the view along the road.

The architecture for all houses on lots abutting Mill Branch Road should be revised as follows:

- a. All elevations should be sheathed with exterior materials of traditional character or the appearance of it. Acceptable exterior materials include Hardiplank Lap Siding (smooth finish) or equivalent, and domestically-scaled common brick in a traditional “red” palette. Neither random-ashlar, nor finished stone shall be used for any elevations or foundations.
- b. Whenever possible, windows on all elevations should be framed with decorative shutters of traditional design and appropriate scale. Shutter colors should be limited to black, dark green, or dark red, and only one shutter color should be used per house.
- c. No hip-roof elevation options should be used. All main block and secondary block roofs should be side-gabled or front-and-side-gabled. Hip roof forms should be limited to optional one-story additions or projecting window bay options only. Roofs should be covered only with asphalt architectural-grade shingles in a traditional dark color. If any metal roofing is used for secondary roofs or minor features, it should be detailed and finished in a traditional manner and employ a color to match the remainder of the roof or one from an approved list of materials.
- d. All elevations facing Mill Branch Road should utilize at least four architectural features (such as full-size windows or doors), in a balanced and attractive arrangement.

Staff has reviewed the house orientation on each lot and recommended specific changes to sensitively address the historic road. These recommendations are as follows:

- a. The house on lot 1 should be treated with brick on all four sides.
- b. The house on lot 2 should be treated with brick on all four sides.

- c. The house on lot 3 should be turned approximately 45 degrees clockwise to face towards its access driveway and should be treated with brick on all four sides.
 - d. The house on lot 4 should be treated with brick on the front and two sides.
 - e. The house on lot 10 should be treated with brick on all four sides.
 - f. The house on lot 13 should be rotated to parallel the houses on lots 10 and 14, and should be treated with brick on all four sides.
 - g. The house on lot 14 should be treated with brick on all four sides.
 - h. The house on Lot 18 should be rotated to face Mill Branch Road, with the garage on the right side of the house so as not to face Mill Branch. The front of the house should be treated with brick.
 - i. The house on Lot 19 should be rotated to face Mill Branch Road, with the garage on the left side of the house so as not to face Mill Branch. The front of the house should be treated with brick.
 - j. Should site conditions or selection of a different model on a particular lot necessitate any further site revisions, the revisions shall be made so as to follow the following guidelines:
 - (1) Garages shall not face Mill Branch Road.
 - (2) Any facade facing Mill Branch Road shall be treated with brick. Any house with a brick side shall utilize brick on the front and both sides. Any house with a brick rear shall utilize brick on all four sides.
 - (3) All elevations facing Mill Branch Road should have at least four architectural features in a balanced and attractive arrangement.
9. **R-A Zone:** The R-A Zone is intended to allow for large-lot residential development and to encourage the preservation of agricultural uses. In general for single-family detached dwellings, the zone requires minimum lot sizes of 87,120 square feet, although by the provisions of CB-6-2006, subdivisions (such as this one) accepted prior to July 1, 2006, may utilize a varying lot size with the smallest lots of the subdivision being no less than 43,560 square feet. The plan meets the appropriate requirements of the R-A Zone for building, siting, and setback.

10. ***Landscape Manual:*** The site is subject to section 4.1 of the *Landscape Manual*, requiring baseline levels of planting for residential properties. The lots demonstrate adequate planting to meet this requirement. The site is also subject to section 4.6 of the *Landscape Manual*, requiring buffering along the rears of single-family lots that border major roads. Because Mill Branch Road is a collector, the rear lots along this frontage require 4.6 bufferyards. This required bufferyard will be easily met by the amount of landscaping that is proposed along this frontage for the scenic easement. The landscape schedules shown on the plans should be updated to demonstrate that the 4.6 buffer is being provided.
11. ***2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B:*** The site is part of the Rural Tier and is along a designated scenic and historic section of Mill Branch Road.

The 2006 master plan recommends the following rural design standards as guidelines for development in the rural area:

- a. **Houses should be set back a minimum of 100 feet from public rights-of-way to preserve scenic viewsheds, wooded areas, open fields, and ridge lines.**

The houses are all set back at least 100 feet from the right-of-way of Mill Branch Road. The internal streets in the subdivision are also public roads to be dedicated to the Department of Public Works and Transportation (DPW&T). Staff believes that the intent of this guideline was not to require that houses be set back 100 feet from the internal streets of subdivisions. Such a requirement would render some of the lots in this subdivision unbuildable.

- b. **The layout of the subdivision should preserve and enhance the existing natural features of the site including woodland, wetlands, streams, and areas of significant wildlife habitat.**

Appropriate natural features have been preserved on the site as reviewed by the Environmental Planning Section.

- c. **Preservation of existing vegetation or the installation of landscaping should be provided to soften and buffer views of houses and other structures. Landscape plants should be native and re-create rural buffers.**

Some areas of existing vegetation have been preserved and landscaping provided where required by the *Landscape Manual*. The plants proposed on the plan are native species.

- d. **Architecture should conform to the prevailing rural style, including such elements as roof lines and pitch, entrance drives, porches, lighting and building materials. Brick, stone and wood are encouraged building materials. Vinyl and aluminum siding are discouraged.**

Most of the houses proposed in the subdivision utilize brick front facades or have optional brick fronts. However, most of the houses do not have brick sides or rears. As discussed above, the lots along Mill Branch Road are required to provide brick facades on the sides of the buildings facing Mill Branch Road in order to preserve the scenic character of the road. Therefore, the houses on these lots will need to be reoriented or the architecture revised in order to meet the requirements.

- e. **Historic features such as fencerows, tree lines, and barns should be preserved. Existing farm roads should be preserved and incorporated into the residential design whenever possible.**

Historic features are not proposed on the plan for preservation.

- f. **Fencing should be kept to a minimum to maintain open views and rural character. The use of stockade, board-on-board, chain-link vinyl, and other high fences is discouraged. Fencing should respond to the rural character type, height and scale existing within the Rural Tier. Acceptable fencing includes stone walls, split rail, and equestrian-style.**

Fencing proposed on the plans included split-rail-style tree preservation fencing as needed to protect woodland conservation areas. The noise barrier proposed along US 301 is unable to conform to this guideline because it must be solid and high in order to block and deflect noise.

- g. **Grading and drainage should be minimally intrusive. Massive cut and fill should be avoided. The creation of earth mounds, berms for screening, and platforms for house sites should be discouraged.**

The grading shown on the plans appears to be the minimal amount needed to create building sites.

- h. **Rural or scenic viewsheds should be protected from adverse architectural or other development to maintain open and continuous views of the natural and agricultural landscape.**

The large lots of the subdivision to some extent limit the impact of the houses on the rural views. The scenic buffer along Mill Branch Road will help to protect the view along that road.

- i. **Where open area is to be maintained as meadow for its scenic value, homeowners association covenants should specify management strategies that include a yearly mowing.**

This subdivision does not have a homeowners association.

- j. **The use of full cut-off optic light fixtures should be encouraged for all new development, including both on-site and street lighting.**

The plan does not propose street lighting.

The master plan designates Mill Branch as a scenic and historic road and also recommends the following design guidelines for scenic and historic roads:

- a. **Avoid excessively wide roadways and limit use of paved shoulders.**
- b. **Maintain the alignment of existing roads and require that new roads follow the natural topography to the greatest extent possible.**
- c. **Use vegetated drainage swales instead of raised curbs and gutters, if needed.**
- d. **Retain natural buffers or re-create natural buffers where they do not exist.**

- e. **Eliminate the placement of septic fields within 50 feet of the edge of the road right-of-way.**
- f. **Construct fences along the roadway as low, open and horizontal structures using wood or other natural materials.**
- g. **Avoid large subdivision entrance features and signs.**
- h. **Limit the number of driveway entrances onto the roadway.**

The plan proposes a frontage along Mill Branch Road that appears consistent with these guidelines. There is only one access point onto the roadway, and there are no fences or signs proposed along the roadway.

REFERRALS

12. **Transportation:** In a memorandum dated December 7, 2007 (Burton to Lindsay), the Transportation Planning Section stated that access and circulation on the site are acceptable and that the required right-of-way reservation along US 301 is not infringed upon by the proposed development. The Transportation Planning Section also recommended that the DSP carry forward and reapprove Condition 13 of the preliminary plan, requiring road improvements to be financed, permitted, and scheduled prior to the issuance of building permits. However, repetition of the condition by the DSP is not necessary, as the preliminary plan condition is fully binding and enforceable.
13. **Permit Review:** In a memorandum dated November 27, 2007 (Glascoe to Lindsay), the Permit Review Section noted a number of issues with the plan. These issues have been addressed by revised plans, new information submitted by the applicant, and the recommended conditions of approval required that driveway widths and setbacks be dimensioned for all lots.
14. **Trails:** In a memorandum dated April 3, 2008 (Shaffer to Lindsay), the trails coordinator reviewed the plan. Condition 1 of the preliminary plan approval required the provision of two “Share the Road with a Bike” signs, to be noted on the final plat with payment for the signs to be received prior to the issuance of building permits. The trails coordinator recommends that this condition be repeated for the detailed site plan. However, repetition of the condition is not necessary as the preliminary plan condition is fully binding and enforceable. Because the site is to be developed with large lots in a low-impact design, sidewalks are not recommended along the open section streets.
15. **Community Planning:** In a memorandum dated December 18, 2008 (D’Ambrosi to Lindsay), the Community Planning North Division found that that plan was not inconsistent with the 2002 general plan development pattern policies for the Rural Tier and that it conforms to the 2006 Bowie and Vicinity Master Plan recommendation for rural residential uses. The Community Planning North Division recommended that the Urban Design Section review the plan for conformance to the development guidelines of the 2006 Approved Master Plan for Bowie and Vicinity Sectional Map Amendment, which has been done above.
16. **WSSC:** In a referral dated November 15, 2007 (Thacker to Lindsay), the Washington Suburban Sanitary Commission (WSSC), noted that an existing sewer main runs along the stream on the

site, which must not be impacted by grading or construction without approval of the Relocations Unit. WSSC had no other comments as the proposed houses will utilize well and septic services.

17. **Environmental Planning:** In a memorandum dated April 2, 2008 (Finch to Lindsay), the Environmental Planning Section reviewed the DSP and TCPII and recommended approval subject to a number of conditions included in the recommendation section of this report.
18. **Archeological:** In a memorandum dated November 30, 2007 (Stabler to Lindsay), the Historic Preservation and Public Facilities Section noted that the site had been subject to a Phase I archeological survey in 2005, which did not identify any archeological sites on the property, and that no further archeological work would be required on the property as part of M-NCPPC's review.
19. **Verizon:** On November 15, 2007 (Thompson to Lindsay), Verizon requested five adjustments to the plans in order to allow for unimpeded public utility easements in the subdivision. These adjustments have been recommended as conditions of approval.
20. **Subdivision:** In a memorandum dated December 26, 2007 (Thompson to Lindsay), the Subdivision Section found that the proposed DSP was in conformance with the approved preliminary plan.
21. **State Highway Administration:** At the time of the preliminary plan, Parcel A along US 301 was put in reservation to allow its future acquisition by the State Highway Administration (SHA) for the master-planned improvements to that road. The SHA has indicated that the construction of the future interchange at US 301 and Mill Branch Road will require additional right-of-way beyond the area of Parcel A. This right-of-way is needed for a stormwater management facility and for proposed ramps and service roads. As a result, they request that no permanent structures should be built within the future right-of-way area. The proposed noise barrier shown on the DSP runs along the eastern property line of Parcel A, which would be within the future right-of-way area. Prior to signature approval, the applicant should coordinate with the SHA to determine a placement of the noise barrier and septic fields that will not intrude into the future right-of-way.
22. 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-07017 and TCPII/89/2007 subject to the following conditions:

1. Prior to signature approval of the detailed site plan, the plans shall be revised as follows:
 - a. Provide a landscape schedule to demonstrate conformance to Section 4.6 of the *Landscape Manual* along Mill Branch Road.
 - b. Add dimension lines to demonstrate all required setbacks on each lot.
 - c. Remove areas of rip-rap from the public utility easements on DSP sheets 4 and 7.
 - d. Allow for utility access along the ingress/egress easements for lots 3, 4, 5, 10, 11, 14, 15,

- 31, and 32.
 - e. Replace the proposed wooden fence noise barrier with a more attractive and durable non-wood barrier, incorporating brick columns at regular intervals, with the final design to be approved by the Urban Design Section as designee of the Planning Board.
 - f. Flip the garage and driveway of the house on Lot 6 to the northern side of the house.
 - g. Provide an additional five native evergreen trees in each of the rear yards of Lots 11, 12, and 15.
2. Prior to signature approval of the detailed site plan, the architectural elevations shall be revised as follows:
- a. On the left side elevation of the Perrywood model, the optional window shall be made standard.
 - b. On the left side elevation of the Belair model, the optional windows shall be made standard and an additional full-size window shall be added on the first floor on the right portion of the wall.
 - c. On the left side elevation of the 3-car front entry garage of the Belair model, the optional service door shall be made standard.
 - d. The optional sunroom of the Belair model shall include all of the optional windows as standard.
 - e. The right and left side elevations of the Villager 6 model shall each include an additional standard full-size window.
3. Prior to signature approval of the detailed site plan, the TCPII shall be revised as follows:
- a. The TCPII number for the project is TCPII/89/2007, which must be added to the approval block on all sheets.
 - b. On Sheet 2 of 15:
 - (1) All woodland conservation areas must have a minimum width of 35 feet.
 - (2) Sight distances must be addressed when placing afforestation areas at the intersection of Weary Creek Court and Mill Branch Road; and
 - (3) The label for "100 yrs ponding" adjacent to Mill Branch Road should be further clarified or removed.
 - c. Additional details and dimensioning shall be provided for the noise barrier identified on Sheet 3 of 15 in the limited detailed site plan to identify the height of the noise barrier, and top of wall elevations should be indicated on all the plans. The following note shall be added to each sheet that contains the noise barrier: "Vegetation removal for noise barrier installation shall be limited to only the removal of individual trees and understory vegetation as necessary for the installation of the noise barrier. These areas shall not be cleared."
 - d. On Sheet 5 of 15, specimen tree T-65, which is in poor condition and will have more than 30 percent of its root system impacted by grading, shall be removed.

- e. On Sheet 6 of 15, between Lots 2 and 3, and between Lots 5 and 6 (and Lot 8, Sheet 7 of 15), afforestation areas shall be revised so that fences are placed to follow property lines to the extent possible.
 - f. On Sheet 9 of 15, on Lot 13, the afforestation fence shall follow the delineation of the scenic buffer.
 - g. Details for temporary and permanent conservation signage and their mounting methodology shall be provided.
 - h. The cover page for the limited detailed site plan shall provide complete notes with regard to the purpose of the limited detailed site plan, and what conditions are addressed by the detailed site plan.
 - i. Add the following note to the TCPII:

“All afforestation and associated fencing shall be installed prior to the issuance of the building permits for each lot. A certification prepared by a qualified professional may be used to provide verification that the afforestation and fence installation have been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.”
 - j. After all revisions are made, the TCPII shall be signed and dated by the qualified professional who prepared the plan.
4. Prior to signature approval of the DSP, the houses on lots abutting Mill Branch Road shall demonstrate the following additional architectural and siting treatments to be more sensitive to the scenic and historic character of Mill Branch Road:
- a. All elevations shall be sheathed with exterior materials of traditional character or the appearance of it. Acceptable exterior materials include Hardiplank Lap Siding (smooth finish) or equivalent, and domestically-scaled common brick in a traditional “red” palette. Neither random-ashlar, nor finished stone shall be used for any elevations or foundations.
 - b. Whenever possible, windows on all elevations shall be framed with decorative shutters of traditional design and appropriate scale. Shutter colors shall be limited to black, dark green, or dark red, and only one shutter color shall be used per house.
 - c. No hip-roof elevation options shall be used. All main block and secondary block roofs shall be side-gabled or front-and side-gabled. Hip roof forms shall be limited to optional one-story additions or projecting window bay options only. Roofs shall be covered only with asphalt architectural-grade shingles in a traditional dark color. If any metal roofing is used for secondary roofs or minor features, it should be detailed and finished in a traditional manner and employ a color to match the remainder of the roof or one from an approved list of materials.
 - d. All elevations facing Mill Branch Road shall utilize at least four architectural features (such as full-size windows or doors), in a balanced and attractive arrangement.
 - e. The house on lot 1 shall be treated with brick on all four sides.
 - f. The house on lot 2 shall be treated with brick on all four sides.

- g. The house on lot 3 shall be turned approximately 45 degrees clockwise to face towards its access driveway and shall be treated with brick on all four sides.
 - h. The house on lot 4 shall be treated with brick on the front and two sides.
 - i. The house on lot 10 shall be treated with brick on all four sides.
 - j. The house on lot 13 shall be rotated to parallel the houses on lots 10 and 14, and shall be treated with brick on all four sides.
 - k. The house on lot 14 shall be treated with brick on all four sides.
 - l. The house on Lot 18 shall be rotated to face Mill Branch Road, with the garage on the right side of the house so as not to face Mill Branch. The front of the house shall be treated with brick.
 - m. The house on Lot 19 shall be rotated to face Mill Branch Road, with the garage on the left side of the house so as not to face Mill Branch. The front of the house shall be treated with brick.
 - n. Should site conditions or selection of a different model on a particular lot necessitate any further siting revisions, the revisions shall be made so as to follow the following guidelines:
 - (1) Garages shall not face Mill Branch Road.
 - (2) Any side facing Mill Branch Road should be treated with brick. Any house with a brick side must utilize brick on the front and both sides. Any house with a brick rear must utilize brick on all four sides.
 - (3) All elevations facing Mill Branch Road should have at least four architectural features in a balanced and attractive arrangement.
5. Prior to signature approval of the DSP, the applicant shall coordinate with the SHA to determine a placement of the noise barrier and septic fields where they will not impede the future right-of-way that will be required for the expansion of US 301 / Crain Highway. Any necessary changes shall be reflected on the DSP and TCPII.
 6. A note shall be added to the DSP, TCPII, and the final plat, stating that maintenance of the noise barrier is the responsibility of the individual lots on which it is located.
 7. No entrance feature shall be constructed for this subdivision without a revision to the detailed site plan. Entrance features shall not be permitted within the scenic easement or the public utility easement.