



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

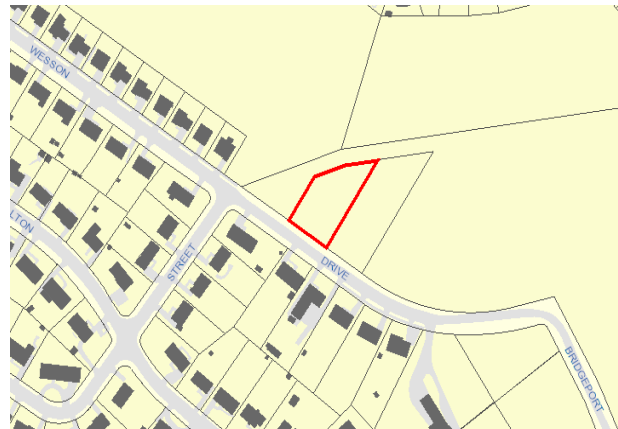
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

## Detailed Site Plan Willis Property

## DSP-18056

REQUEST	STAFF RECOMMENDATION
Development of a single-family detached dwelling.	APPROVAL with conditions

<b>Location:</b> Located on the north side of Wesson Drive, approximately 564 feet west of Bridgeport Drive.	
Gross Acreage:	0.50
Zone:	R-80/D-D-O/M-I-O
Dwelling Units:	1
Gross Floor Area:	N/A
Planning Area:	76A
Council District:	08
Election District:	06
Municipality:	N/A
200-Scale Base Map:	207SE06
<b>Applicant/Address:</b> Ed Willis 1405 South Fern Street Arlington, VA 22202	
<b>Staff Reviewer:</b> Tierre Butler <b>Phone Number:</b> 301-780-2458 <b>Email:</b> Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	07/08/2021
Planning Board Action Limit:	07/29/2021
Staff Report Date:	06/22/2021
Date Accepted:	05/05/2021
Informational Mailing:	04/24/2021
Acceptance Mailing:	05/05/2021
Sign Posting Deadline:	06/08/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/).  
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
  
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT:       Detailed Site Plan DSP-18056  
                  Willis Property

The Urban Design staff has reviewed the 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 CRITERIA**

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

- a.       The requirements of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*;
- b.       The requirements of the Prince George's County Zoning Ordinance for the One-Family Detached Residential (R-80), Military Installation Overlay (M-I-O), and Development District Overlay (D-D-O) Zones;
- c.       The requirements of the 2010 *Prince George's County Landscape Manual*;
- d.       The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e.       The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f.       Referral comments.

**FINDINGS**

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

1.       **Request:** This detailed site plan (DSP) requests to develop a single-family detached residential dwelling within a Development District Overlay (D-D-O) Zone.

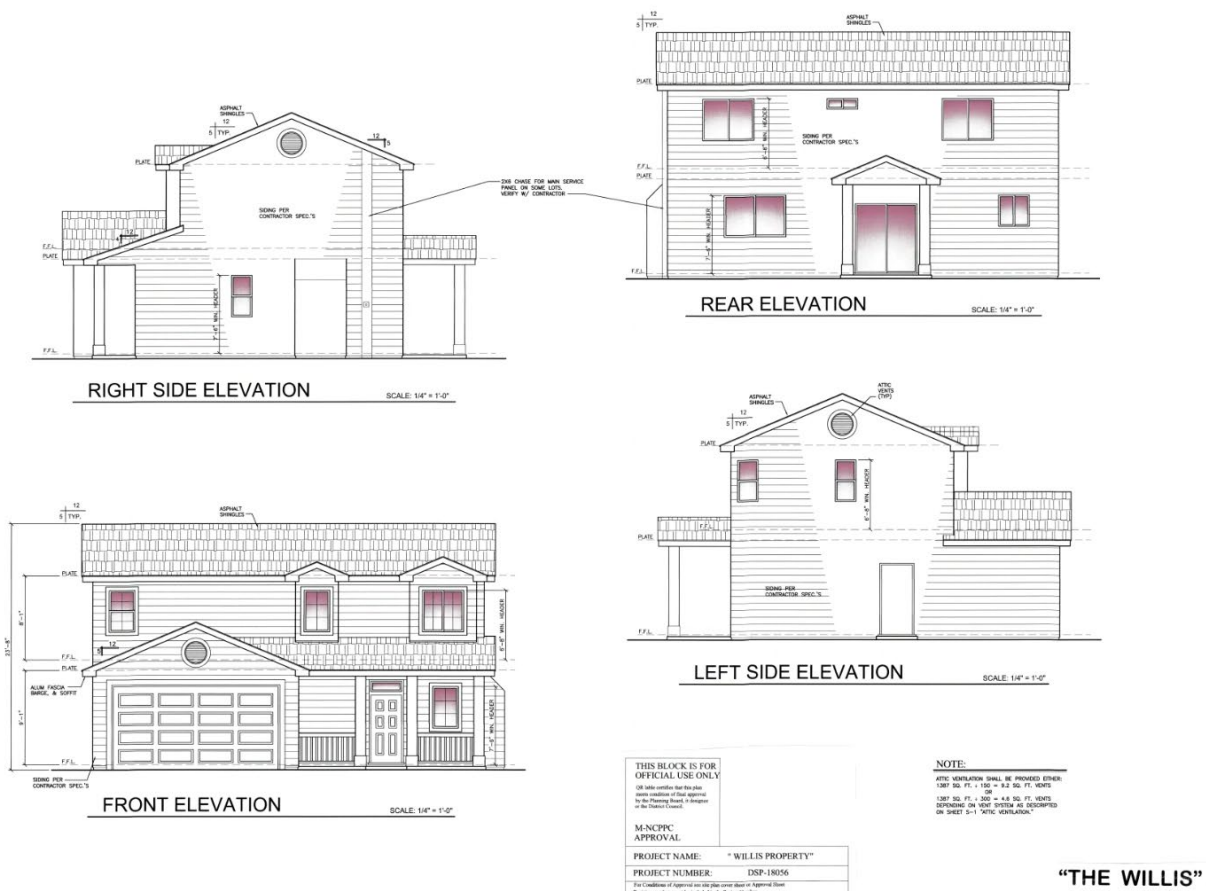
## 2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-80/D-D-O	R-80/D-D-O
Use(s)	Vacant	Residential
Acreage	0.50	0.50
Lots	1	1
Square Footage/GFA	0	1,633

### Parking Requirements

Section 27-567(a) of the Prince George's County Zoning Ordinance requires a minimum of two parking spaces be provided for one-family detached dwellings. The proposed development includes a two-car attached garage satisfying the requirement.

3. **Location:** The subject site is located on the north side of Wesson Drive, approximately 564 feet west of Bridgeport Drive, in Planning Area 76A and Council District 8. The site is zoned One-Family Detached Residential (R-80) and is within the Military Installation Overlay (M-I-O) Zone for height, and within the D-D-O Zone, established by the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Area Sector Plan and SMA).
4. **Surrounding Uses:** The subject property is surrounded by other wooded R-80-zoned properties to the north, west, and east. South of the property is the public right-of-way of Wesson Drive, with existing single-family residential properties, zoned R-55 beyond. The subject site and those surrounding it are also located within the D-D-O and M-I-O Zones.
5. **Previous Approvals:** The subject property is shown on Tax Map 89 in Grid C-4 as a legal acreage parcel known as Parcel 272, as described in a corrective boundary line adjustment deed, recorded in the Prince George's County Land Records in Liber 42333 at folio 308 on July 9, 2019. The development has a Stormwater Management (SWM) Concept Approval Letter (4730-2019-00) and associated plan. The approval was issued on May 28, 2020. The disturbed area is less than 5,000 square feet and is exempt from SWM requirements.
6. **Design Features:** The subject site is a 21,781-square-foot undeveloped wooded lot. The applicant is proposing the development of a two-story, single-family, detached dwelling with a two-car attached garage. The dwelling will be 34 feet in height and 1,633 square feet, with a walkout basement. The proposed dwelling is in conformance with the required front, rear, and side yard setbacks. Access to the single-family home is provided by a 16-foot-wide driveway off of Wesson Drive within an existing single-family detached neighborhood. The exterior of the dwelling includes a design consisting of a covered front porch, front-load garage, siding, rear-covered concrete patio, and asphalt shingles on the gabled roof, which are acceptable.



**Figure 1: Architectural Elevation**

## COMPLIANCE WITH EVALUATION CRITERIA

7. **2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment:** The subject site is located within the D-D-O Zone of the Southern Green Line Station Sector Plan and SMA. DSP review is required for all projects proposed within the D-D-O Zone; however, the applicability of the D-D-O Zone development standards is limited to areas within close proximity to Metro stations. The subject site is located approximately 1.4 miles east of the Branch Avenue Metro Station, and outside of the area for which specific development standards apply. The subject DSP has been submitted, in accordance with the requirement of the sector plan, and no D-D-O Zone standards apply to the proposed project.
8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-80 Zone and Part 10C, M-I-O Zone, of the Zoning Ordinance:
  - a. In accordance with Section 27-441(b) of the Zoning Ordinance, the Table of Uses for Residential Zones, the proposed single-family detached residential development (in general) is a permitted use in the R-80 Zone.

- b. The DSP conforms with Section 27-442 of the Zoning Ordinance, Regulations for Development in Residential Zones, for the R-80 Zone, as follows:

	<b>Required</b>	<b>Provided</b>
<b>(b) Net Lot Area (minimum in sq. ft.)</b>	<b>9,500 sq. ft.</b>	19,268 sq. ft.
<b>(c) Lot Coverage (maximum percent of net lot area)</b>	<b>30 percent</b>	8.45 percent
<b>(d) Lot/Width Frontage (minimum in ft.)</b>		
At front building line	<b>75 ft.</b>	121 ft.
At front street line	<b>50 ft.</b>	114 ft.
<b>(e) Yards (minimum depth/width in feet)</b>		
Front	<b>25 ft.</b>	25 ft.
Side (total of both yards/ minimum of either yard)	<b>17 ft./8 ft.</b>	34.5 ft/41.6 ft.
Rear	<b>20 ft.</b>	61.8+ ft.
<b>(f) Building height (maximum in ft.)</b>	<b>40 ft.</b>	34 ft.

- c. The subject application in the M-I-O Zone for height is subject to Section 27-548.54, Requirements for Height, of the Zoning Ordinance. The proposed single-family dwelling has a maximum height of approximately 34 feet. This is estimated to be well below the applicable requirement for height for the site. However, a condition has been included in the Recommendation section for the applicant to submit calculations for certification, per Section 27-548.54(e)(2)(B).
- d. Section 27-548.25(b) requires that the Prince George's County Planning Board find that the site plan meets the applicable development district standards to approve a DSP. As discussed in Finding 7, there are no specific development district standards that apply to this DSP.
9. **2010 Prince George's County Landscape Manual:** The proposed project is subject to Section 4.1, Residential Requirements and Section 4.9, Sustainable Landscape Requirements of the Landscape Manual. Staff has found that the DSP provides the required plantings in conformance with these requirements.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property qualifies for a standard exemption from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is less than 40,000 square feet in size, and it contains less than 10,000 square feet of existing woodland. A WCO exemption letter was submitted, which was approved on February 15, 2019 and is

expired. A condition is included herein to provide a valid woodland conservation standard letter of exemption for this site.

An existing Type 2 Tree Conservation Plan, TCP2-053-09, was approved for lands adjacent to the site. A recent lot line adjustment was recorded between the two neighboring properties (Liber 42333 folio 308). The area of the lot line adjustment included with Parcel 272 (0.03 acre) is encumbered with the existing TCP2-053-09 easement and Declaration of Covenants (Liber 31276 folio 343) for an off-site woodland conservation bank. A condition has been included herein to revise TCP2-053-09 to remove the area of the lot line adjustment from the woodland conservation bank, and the Declaration of Covenants for the woodland conservation bank needs to be revised to remove the existing woodland conservation easement encumbrance from the property, included with this DSP. Only after the TCP2 has been revised to remove the portion of woodland conservation currently encumbering the area added to the subject property via the recent lot line adjustment can a standard exemption letter be issued.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The proposed project is exempt from the requirements of Section 25-128, Tree Canopy Coverage Requirements, of the Tree Canopy Coverage Ordinance, as it proposes less than 5,000 square feet of disturbance or gross floor area. This should be noted on the plan, as conditioned herein.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
  - a. **Historic**—In a memorandum dated June 21, 2021 (Stabler/Smith to Butler), it was noted that the subject property does not contain, and is not adjacent to, any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
  - b. **Community Planning**—In a memorandum dated May 21, 2021 (Lester to Butler), the Community Planning Division noted no issues with the project.
  - c. **Transportation and Pedestrian/Bicycle Facilities**—In a memorandum dated June 8, 2021 (Masog to Butler), the Transportation Planning Section noted that a shared-use path should be provided along the subject property's frontage of Wesson Drive, consistent with the 2012 *American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities*. A condition has been added to provide the shared-use path.
  - d. **Environmental Planning**—In a memorandum dated June 7, 2021 (Kirchhof to Butler), the Environmental Planning Section noted that the site has a limit of disturbance (LOD) less than 5,000 square feet and proposes the removal of less than 100 cubic yards of material excavated, making it exempt from a Natural Resources Inventory. Additional comments were noted and conditioned below.
  - e. **Permits**—In a memorandum dated June 8, 2021 (Glascoe to Butler), Permits staff noted no comments.

- f. **Subdivision** —In a memorandum dated June 14, 2021 (DiCristina to Butler), it was noted that this application is exempt from filing a preliminary plan of subdivision, per Section 24-107(c)(3) of the Prince George’s County Subdivision Regulations. The subject property considered in this DSP was created in 2008, via an intrafamily conveyance to a direct lineal descendent and is being used solely for a one-family detached dwelling.
  - g. **Washington Suburban Sanitary Commission**—In attachments to an email dated May 21, 2021 (Andreadis to Butler), the Washington Suburban Sanitary Commission (WSSC) provided standard comments on the subject DSP. WSSC’s requirements will be addressed through their separate permitting process.
- 13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP 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.
  - 14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
    - (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Because no regulated environmental features will be impacted by the proposed development, staff finds that they have been preserved and/or fully restored in a natural state to the fullest extent possible, in accordance with the requirement of Subtitle 24-130(b)(5) of the Prince George’s County Code.

## 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-18056 for Willis Property, subject to the following condition:

- 1. Prior to certification of this detailed site plan, the following revisions shall be made, or information shall be provided:
  - (a) Revise the plans to provide the Military Installation Overlay Zone height calculations to demonstrate conformance with Section 27-548.54(e)(2)(B) of the Prince George’s County Zoning Ordinance.
  - (b) Provide the lot frontage, yards, and tree canopy coverage exemptions as notes on the plan.
  - (c) Revise the Type 2 Tree Conservation Plan, TCP2-053-09, to remove the area of the recent lot line adjustment from the woodland conservation bank. The Declaration of Covenants for the woodland conservation bank shall be revised to remove the

existing woodland conservation easement encumbrance on the property included with this application.

- (d) Submit a valid standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance.
- (e) Provide a shared-use path along the subject property's frontage of Wesson Drive, consistent with the 2012 *American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities*, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.