




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 Harrison's Land (Magne's Addition to)

DSP-19038

REQUEST	STAFF RECOMMENDATION
Proposed single-family detached residential dwelling.	APPROVAL with conditions

Location: Approximately 80 feet north of the intersection of Meadowview Drive and Walnut Lane.			
Gross Acreage:	0.15		
Zone:	R-55/D-D-O/M-I-O		
Dwelling Units:	1		
Gross Floor Area:	N/A		
Planning Area:	75A		
Council District:	07		
Election District:	06		
Municipality:	N/A		
200-Scale Base Map:	205SE05		
Applicant/Address: Zenith Investing, LLC 1525 Dogwood Drive Alexandria, VA 22302		Planning Board Date:	01/28/2021
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org		Planning Board Action Limit:	01/29/2021
		Staff Report Date:	01/12/2021
		Date Accepted:	11/06/2020
		Informational Mailing:	05/15/2019
		Acceptance Mailing:	10/19/2020
		Sign Posting Deadline:	12/29/2020

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/. Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA	3
FINDINGS	3
1. Request	3
2. Development Data Summary	4
3. Location	4
4. Surrounding Uses	4
5. Previous Approvals.....	4
6. Design Features	4
COMPLIANCE WITH EVALUATION CRITERIA	5
7. 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment.....	5
8. Prince George’s County Zoning Ordinance.....	5
9. Preliminary Plan of Subdivision (PPS) 4-16003.....	6
10. 2010 Prince George’s County Landscape Manual	7
11. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	7
12. Prince George’s County Tree Canopy Coverage Ordinance.....	7
13. Referral Comments	7
RECOMMENDATION	8

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19038
 Harrison's Land (Magne's Addition to)

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-55), Military Installation Overlay (M-I-O), and Development District Overlay (D-D-O) Zones;
- c. The requirements of Preliminary Plan of Subdivision 4-16003;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. 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-55/D-D-O	R-55/D-D-O
Use(s)	Vacant	Residential
Acreage	0.15	0.15
Lots	1	1
Square Footage/GFA	0	3,000

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 approximately 80 feet north of the intersection of Meadowview Drive and Walnut Lane, in Planning Area 75A and Council District 7. The site is zoned One-Family Detached Residential (R-55) Zone and is within a 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*.
4. **Surrounding Uses:** The subject property is bounded to the north, east, and south by existing single-family detached houses in the R-55 Zone, and the right-of-way of Walnut Lane to the west, with existing single-family detached houses in the R-55 Zone 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 site was the subject of Minor Preliminary Plan of Subdivision (PPS) 4-16003, which was approved by the Planning Director on March 20, 2019. The PPS subdivided the existing single lot into two lots and dedicated frontage along Walnut Lane to the County. Lot 1, which is the subject of this DSP, is 6,798 square feet in area and is undeveloped. Lot 2 is 7,876 square feet in area and includes an existing single-family detached dwelling to remain.
6. **Design Features:** The subject site is a 6,798-square-foot undeveloped lot, shown as Lot 1 on the DSP. Development of a single-family detached dwelling, attached garage, and associated site features is proposed. The dwelling will be 31.5 feet in height and 3,000 square feet. The proposed dwelling is sited on Lot 1 in conformance with the required front, rear, and side yard setbacks. The exterior of the dwelling includes a balanced neotraditional design, with shutters, covered entryway, asphalt shingle roof, and blue siding, which is acceptable.



Figure 1: Western (front) 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 this Sector Plan. 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 0.7 miles north 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-55 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-55 Zone.
 - b. The DSP conforms with Section 27-442 of the Zoning Ordinance, Regulations for Development in Residential Zones, for the R-55 Zone, as follows:

	Required	Provided
(b) Net Lot Area (minimum in sq. ft.)	6,500 sq. ft.	6,798 sq. ft.
(c) Lot Coverage (maximum percent of net lot area)	30 percent	22 percent
(d) Lot/Width Frontage (minimum in ft.)		
At front building line	65 ft.	88.8 ft.
At front street line	45 ft.	88.8 ft.
(e) Yards (minimum depth/width in feet)		
Front	25 ft.	25 ft.
Side (total of both yards/minimum of either yard)	17 ft. /8 ft.	21.9 ft. /9 ft.
Rear	20 ft.	21.9 ft.
(f) Building height (maximum in ft.)	35 ft.	31.5 ft.

- c. The subject application is in the M-I-O Zone for height, associated with Joint Base Andrews, and 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 31.5 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) of the Zoning Ordinance.
- d. Section 27-548.25(b) of the Zoning Ordinance requires that the 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. **Preliminary Plan of Subdivision (PPS) 4-16003:** The Planning Director approved PPS 4-16003 on March 20, 2019, subject to six conditions. A variation to Section 24-121(a)(4) of the Prince George's County Subdivision Regulations for the lot depth requirement adjacent to a freeway or higher classified roadway was also approved (given the proximity to Suitland Parkway). The PPS subdivided the existing single lot into two lots and dedicated frontage along Walnut Lane to the County for future roadway widening. Staff finds that the DSP provides for the development of a single-family detached dwelling on Lot 1, in conformance with the PPS.

10. **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.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a Standard Letter of Exemption (S-184-2020) from the Woodland and Wildlife Habitat Conservation Ordinance because the site is less than 40,000 square feet in size and has no previous tree conservation plan approvals.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The proposed project is subject to the requirements of Section 25-128, Tree Canopy Coverage Requirements. The subject site is in the R-55 Zone, which requires 15 percent tree canopy coverage (TCC). The site is 6,798 square feet and provides the required 1,020 square feet of TCC, in conformance with the requirement.
13. **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 December 23, 2020 (Stabler and Smith to Bossi), 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 November 20, 2020 (Lester to Bossi), the Community Planning Division noted no issues with the proposed project.
 - c. **Transportation and Trails**—In a memorandum dated December 28, 2020 (Masog to Bossi), the Transportation Planning Section noted that proposed site access from Walnut Lane is acceptable. PPS 4-16003 provided a trip cap of 2 AM peak-hour trips and 2 PM peak-hour trips and the one single-family dwelling use proposed by the DSP conforms with this requirement. Consideration has been given to sidewalk construction along the site's frontage of Walnut Lane. However, there are no sidewalks elsewhere along either road and both roadways are open sections (no curb and gutter), and for these reasons, the Prince George's County Department of Permitting, Inspections and Enforcement has indicated that sidewalks are not appropriate along these frontages. From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved.
 - d. **Environmental Planning**—In an email dated December 1, 2020 (Schneider to Bossi), the Environmental Planning Section noted a Natural Resource Inventory Equivalency Letter (NRI-186-2017) has been issued for the site. The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. A Stormwater Management (SWM) Concept Approval Letter (4895-2018-01) was submitted and states the site is exempt from SWM and a SWM fee of \$750.00 in lieu of providing on-site attenuation/ quality control measures.

- e. **Permits**—In a memorandum dated December 10, 2020 (Glascoe to Bossi), Permits staff noted no comments.
 - f. **Washington Suburban Sanitary Commission (WSSC)**—In attachments to an email dated November 25, 2020 (WSSC to Bossi), WSSC provided standard comments on the subject DSP. WSSC’s requirements will be addressed through their separate permitting process.
14. 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.
15. 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.**

No regulated environmental features are located on the subject site; thus, preservation or restoration on-site is not applicable.

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-19038 for Harrison’s Land (Magne’s Addition to), subject to the following condition:

1. Prior to certification, the applicant shall 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.