




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

Skyline Subdivision

DSP-19059

REQUEST		STAFF RECOMMENDATION	
Development of a subdivision with six single-family detached dwelling units.		APPROVAL with conditions	
Location: At the southwest quadrant of the intersection of Suitland Road and Randolph Road.			
Gross Acreage:	2.48		
Zone:	R-80/D-D-O/ M-I-O		
Dwelling Units:	6		
Gross Floor Area:	N/A		
Planning Area:	76A		
Council District:	07		
Election District:	06		
Municipality:	Morningside		
200-Scale Base Map:	206SE06		
Applicant/Address: DMD Holdings 7077 Mink Hollow Road Highland, MD 20777		Planning Board Date:	07/15/2021
Staff Reviewer: Tierre Butler Phone Number: 301-780-2458 Email: Tierre.Butler@ppd.mncppc.org		Planning Board Action Limit:	07/27/2021
		Staff Report Date:	06/29/2021
		Date Accepted:	05/18/2021
		Informational Mailing:	10/01/2019
		Acceptance Mailing:	05/12/2021
		Sign Posting Deadline:	06/14/2021

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/. 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.....	6
7. 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment.....	6
8. Prince George’s County Zoning Ordinance.....	6
9. Preliminary Plan of Subdivision 4-14008.....	7
10. 2010 Prince George’s County Landscape Manual	9
11. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance	9
12. Prince George’s County Tree Canopy Coverage Ordinance.....	9
13. Referral Comments	9
RECOMMENDATION	10

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19059
 Type 2 Tree Conservation TCP2-016-2021
 Skyline Subdivision

The Urban Design staff 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 Preliminary Plan of Subdivision 4-14008;
- 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 the development of a subdivision with six single-family detached dwelling units 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	2.48	2.48
Lots	6	6

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. Each dwelling includes a two-car attached garage satisfying the requirement.

3. **Location:** The subject site is located at the southwest quadrant of the intersection of Suitland Road and Randolph Road, in Planning Area 76A and Council District 07. The site is zoned One-Family Detached Residential (R-80), within the Military Installation Overlay (M-I-O) Zone for height and 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 Sector Plan and SMA).
4. **Surrounding Uses:** The abutting properties to the north across Randolph Road are zoned Commercial Shopping Center and are developed with commercial land uses. The properties to the east across Suitland Road are zoned One-Family Detached Residential (R-55) and are developed with single-family detached dwellings. The property to the south is zoned R-80 and is developed with the Veterans of Foreign Wars of the United States Post No. 9619. The properties to the west are zoned R-80 and are developed with single-family detached dwellings.
5. **Previous Approvals:** The subject property is known as Parcel B, Block A, shown on Tax Map 89 in Grid C-3, recorded among the Prince George's County Land Records in Plat Book NLP 129 page 93, dated November 7, 1986, pursuant to the approval of Preliminary Plan of Subdivision (PPS) 4-85067 (PGCPB Resolution No. 96-386(a)). On October 29, 2015, the Prince George's County Planning Board approved PPS 4-14008 (PGCPB Resolution No. 15-111), which superseded PPS 4-85067. On January 14, 2021, the Planning Board approved a reconsideration to revise findings and conditions to increase the number of access points to three shared driveways (PGCPB Resolution No. 15-111(A)). The development has an approved Stormwater Management (SWM) Concept Plan, 10786-2010-02, which is valid until November 8, 2022.
6. **Design Features:** The subject 2.48-acre parcel is a trapezoidal shape fronting on Suitland Road. The subject DSP is proposing six single-family detached residential units served by three shared driveways, with shared access easements, from Suitland Road. Each lot contains a 1,866-square-foot house with a two-car, front-loaded garage, and a 12-foot-wide driveway with a turnaround. The Sebring model, by Arundel Station Homes, will be used for each of the houses, with four different front elevations that offer a variety of features and rooflines. The elevation options include asphalt shingles, stone, brick and/or siding, shutters, enhanced window trim, side lights, and a covered front porch. Each elevation includes quality building material that staff considers acceptable. However, the side

elevations need more features, as has been conditioned herein. No signage or lighting is proposed or required.

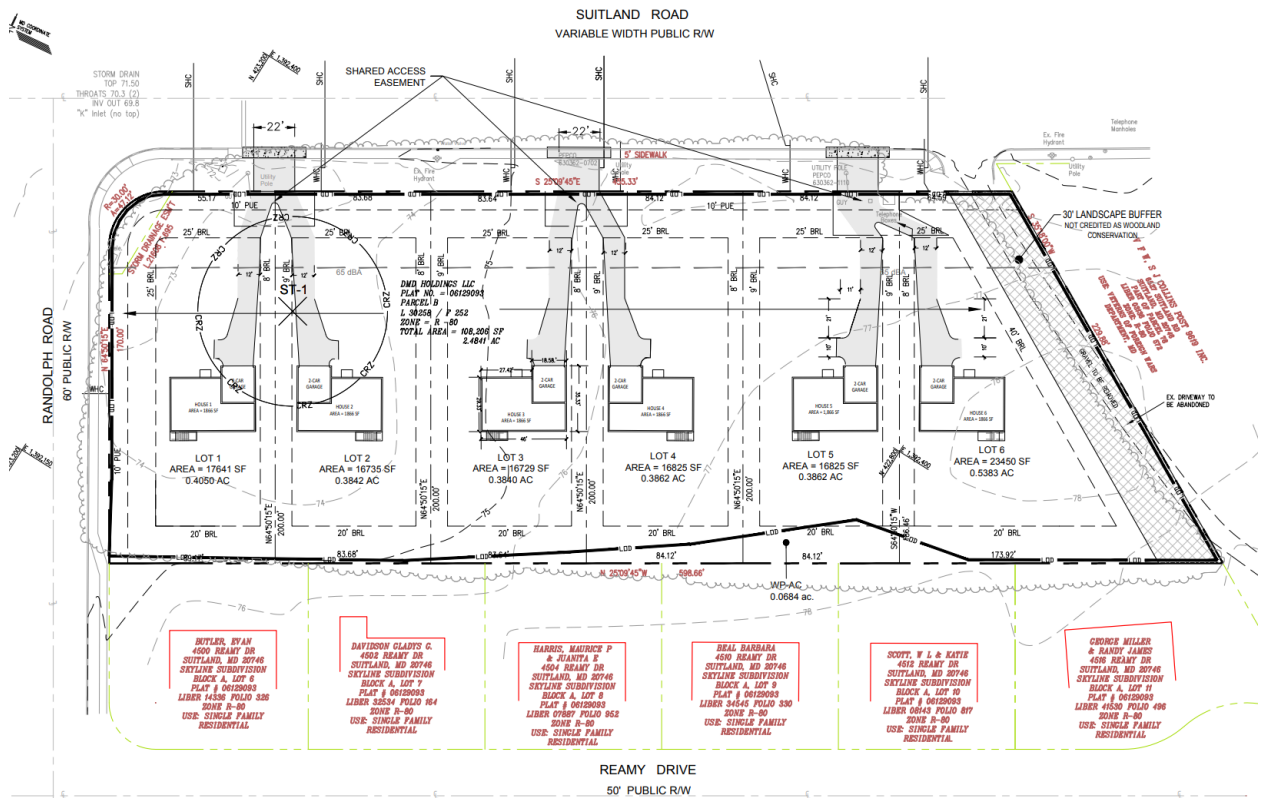


Figure 1: Site Plan



Figure 2: Architectural Elevations

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 proximity to Metro stations. The subject site is located approximately 3 miles east of the Branch Avenue Metro Station. The subject DSP has been submitted in accordance with the requirements 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 of the Zoning Ordinance:
- In accordance with Section 27-441(b) of the Zoning Ordinance, the Table of Uses for Residential Zones, the proposed one-family detached dwelling units (in general) are a permitted use in the R-80 Zone.
 - The DSP conforms with Section 27-442 of the Zoning Ordinance, Regulations for Development in Residential Zones, for the R-80 Zone, as follows:

	Required	Provided
(b) Net Lot Area (minimum in sq. ft.)	9,500 sq. ft.	16,729 sq. ft.
(c) Lot Coverage (maximum percent of net lot area)	30 percent	Not provided*
(d) Lot/Width Frontage (minimum in ft.)		
At front building line	75 ft.	83.64 ft.
At front street line	50 ft.	55.17 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.	>17 ft. />8 ft.*
Rear	20 ft.	> 20 ft.*
(f) Building height (maximum in ft.)	40 ft.	Not provided*

Note: *The identified information has not been specifically provided on the plan, and conditions are included herein requiring it to be added.

- 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 an approximate maximum height of approximately 31 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 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 4-14008:** The Planning Board approved PPS 4-14008 on October 29, 2015, for seven lots for development of single-family detached dwellings (PGCPB Resolution No. 15-111(A)). A reconsideration of PPS 4-14008 was approved by the Planning Board on January 14, 2021, to allow direct access to an arterial road through three shared driveways. The relevant conditions are discussed, as follows:

- 5. **Development of this site shall be in conformance with Stormwater Management Concept Plan 6244-2008-01 and any subsequent revisions. The approved concept plan shall be revised to match the final preliminary plan of subdivision. The concept should not depict any structures within the building setbacks or landscape yards of the 2010 *Prince George's County Landscape Manual*.**

The applicant submitted an approved SWM Concept Plan, 10786-2010-02, which includes drywells, a bioswale, and a fee-in-lieu of \$3,500.00 for on-site attenuation/quality control measures. The concept does not depict structures within the building setbacks or landscape yards, but this information needs to be shown on the DSP, as conditioned herein.

- 8. **At the time of detailed site plan review, the following shall be addressed:**

- a. **Provide a ten-foot-wide landscape strip along the front of Lots 1 through 7 with appropriate plant units and materials, outside the ten-foot-wide public utility easement.**

The DSP does not clearly indicate a 10-foot-wide landscape strip along the front of Lots 1 through 6 with appropriate plant units and materials, outside the 10-foot-wide public utility easement. A condition is included herein requiring this to be provided and labeled on the plans.

- b. **The Stormwater Management Concept Plan, 6244-2008-01, shall be revised to reflect the preliminary plan of subdivision layout.**

The SWM Concept Plan, 10786-2010-02, reflects the PPS layout modified from one driveway serving seven lots to three driveways serving six lots.

- c. **Label the abandonment of the driveway serving Parcel 78.**

The DSP reflects and labels the abandonment of the existing driveway serving Parcel 78.

- *9. The final plat shall reflect denial of access to Suitland Road and Randolph Road, except for the ~~*[one]~~ three shared driveway access ~~*points~~ to Suitland Road as described by the Transportation Planning Section (M-NCPPC) and the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).**

The DSP reflects three shared access points to Suitland Road. However, the plans should also reflect denial of access to Suitland Road and Randolph Road, except for the three allowed access points, as conditioned herein.

- 10. Total development shall be limited to uses that would generate no more than 5 AM and ~~*[6]~~ 5 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The DSP is proposing the same development approved with the PPS and is in conformance with this condition.

- 13. At the time of detailed site plan, Lot 7 shall be deleted and the land area incorporated into Lot 6, unless the applicant is able to demonstrate:**

- a. The abandonment of the driveway crossing Lot 7 serving Parcel 78 (VFW), and**
- b. Alternative compliance shall be obtained by the applicant for the required bufferyard (Section 4.7) abutting Parcel 78 on Lot 7, to provide for a buildable area outside of the buffer by:**
 - (1) Reducing the building setback by a minimum of ten feet, or**
 - (2) Shifting the entire bufferyard ten feet to the south onto Parcel 78, by placing that portion of the buffer on Parcel 78 in an easement.**

Lot 7 has been deleted in the DSP. This condition has been satisfied.

- *15. Prior to approval of the detailed site plan, the Preliminary Plan of Subdivision (4-14008) and Type 1 Tree Conservation Plan (TCP1-002-15-01), which were revised to reflect six lots and three shared access driveways to Suitland Road in accordance with the reconsideration approved by the Prince George's County Planning Board on January 14, 2021, shall be signature-approved with revisions to the TCP1, as follows:**

- a. Revise the approval block on the "00" approval line to add "C. Schneider" to the approved by column.**
- b. Revise the approval block on the "01" approval line to add "4-14008 Reconsideration" to the "DRD #" column.**

- c. **Have the revised plan signed and dated by the qualified professional who prepared the plan.**

The PPS and Type 1 tree conservation plan (TCP1) have been revised and signature-approved, in accordance with the reconsideration approved by the Planning Board on January 14, 2021.

- *16. At the time of detailed site plan, the driveway to each lot shall include a turnaround to avoid the need for cars accessing each lot to back onto Suitland Road.**

The DSP proposes a turnaround in the driveway to each lot.

- 10. 2010 Prince George's County Landscape Manual:** The proposed project is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Residential Developments from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements of the Landscape Manual. Staff 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 is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. The site contains a total of 2.48 acres of woodlands and has a woodland conservation threshold of 0.50 acre with a total requirement of 1.44 acres, based on the clearing of 2.27 acres. The TCP2 proposes to meet the requirement with off-site woodland conservation (1.44 acres). The woodland conservation worksheet requires a minor change, and a condition requiring this has been included herein.
- 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 of the Prince George's County Code. The subject site is in the R-80 Zone, which requires 15 percent tree canopy coverage (TCC). The site is 2.48 acres and provides the required 0.37 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. **Subdivision**—In a memorandum dated June 15, 2021 (Vatandoost to Butler), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS, as discussed in Finding 9 above.
 - b. **Transportation**—In a memorandum dated June 7, 2021 (Smith to Butler), it was noted that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283 of the Zoning Ordinance, and meets the findings required by Section 27-285(b) of the Zoning Ordinance, for a DSP for pedestrian and bicycle transportation purposes.

- c. **Environmental Planning**—In a memorandum dated June 15, 2021 (Schneider to Butler), the Environmental Planning Section noted that an approved Natural Resources Inventory, NRI-045-06-01, was submitted with the application. It was also mentioned that the site contains no regulated environmental features and is entirely wooded with one specimen tree, which was approved for removal with PPS 4-14008.
 - d. **Historic**—In a memorandum dated June 7, 2021 (Stabler 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.
 - e. **Permits**—In a memorandum dated June 21, 2021 (Chaney to Butler), the Permits staff had additional comments that have been conditioned herein, as appropriate.
 - f. **Prince George’s County Department of Parks and Recreation**—In a memorandum dated June 23, 2021 (Burke to Butler), DPR staff stated the PPS condition required a fee-in-lieu payment for the mandatory dedication of parkland requirement. A payment of \$3,290 for the six residential units will be required, prior to approval of the final plat of subdivision, which should be noted on the DSP, as conditioned herein.
 - g. **Prince George’s County Department of Health**—In a memorandum dated June 3, 2021 (Adepoju to Bossi), the Health Department commented regarding providing water conservation measures, noise and dust control measures during construction, and about there being no markets/grocery stores within a half-mile of this location. These have been forwarded to the applicant.
14. As required by Section 27-285(b), the DSP, if revised as conditioned, 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), 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-19059

and Type 2 Conservation Plan TCP2-016-2021 for Skyline Subdivision, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - 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 a 10-foot-wide landscape strip along the front of Lots 1 through 6 with appropriate plant units and materials, outside the 10-foot-wide public utility easement.
 - c. Show and label denial of access to Suitland Road and Randolph Road, except for the three shared driveway access points to Suitland Road.
 - d. Provide the dimensions of the front porch/stoop, indicate if it is covered, and provide the dimensions of the optional extension and optional chimney.
 - e. Provide a minimum of two standard features on each side elevation, with three features to be provided on the side elevation facing Randolph Road.
 - f. Provide the actual setbacks from the house to each property line on the site plan for all lots.
 - g. Demonstrate the lot coverage and height of the houses on the site plan.
 - h. Show the proposed grading and stormwater management features on the DSP.
 - i. Provide the amount of the fee-in-lieu of the mandatory dedication of parkland in the General Notes of the DSP.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Remove the 0.65 acre from the woodland floodplain column on the woodland conservation worksheet.
 - b. Remove the Tree Canopy Coverage Chart from Sheet 2 of the TCP2.
 - c. Revise General Note to read "6" proposed lots instead of "7" lots.
 - d. Have the revised plan signed and dated by the qualified professional who prepared it.