



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 <https://www.mncppc.org/883/Watch-Meetings>

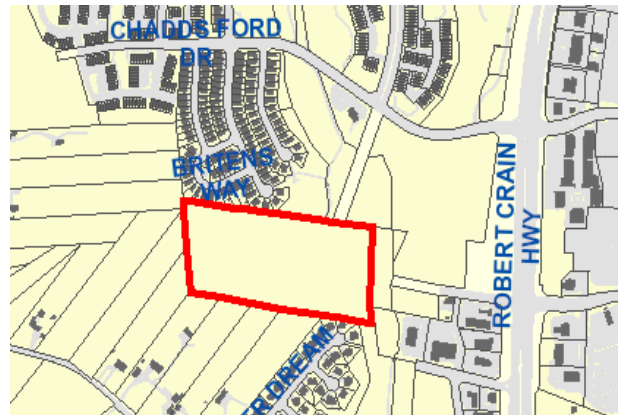
Detailed Site Plan

Enclave at Brandywine

DSP-20054-01

REQUEST	STAFF RECOMMENDATION
An amendment to architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054	APPROVAL with conditions

Location: Located approximately 150 feet west of the terminus of the Clymer Drive right-of-way	
Gross Acreage:	19.11
Zone:	RSF-A
Prior Zone:	R-T
Reviewed per prior Zoning Ordinance:	Section 27-1704(e)
Dwelling Units:	104
Gross Floor Area:	N/A
Planning Area:	85A
Council District:	09
Municipality:	None
Applicant/Address: Sage Ventures, LLC 1777 Reisterstown Road, Suite 245 Baltimore, MD 21208	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: tesheng.huang@ppd.mncppc.org	



Planning Board Date:	11/02/2023
Planning Board Action Limit:	11/09/2023
Staff Report Date:	10/16/2023
Date Accepted:	08/10/2023
Informational Mailing:	05/17/2023
Acceptance Mailing:	07/26/2023
Sign Posting Deadline:	10/03/2023

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.

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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-20054-01
 Enclave at Brandywine

The Urban Design Section has reviewed the detailed site plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

The subject property is within the Residential, Single-Family-Attached (RSF-A) Zone and was previously located within the Townhouse (R-T) Zone. This application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(e) of the Zoning Ordinance, which allows for grandfathered plans to be revised and amended under the Zoning Ordinance which the original development approval or permit was approved. This application is an amendment to DSP-20054, which was approved under the prior Zoning Ordinance, and remains valid until November 4, 2024, under Section 27-1704(a) of the Zoning Ordinance and Section 27-287 of the prior Zoning Ordinance. Staff has considered the following in reviewing this DSP:

- a. The prior Prince George's County Zoning Ordinance for the Townhouse (R-T) Zone and the site design guidelines;
- b. Preliminary Plan of Subdivision 4-18017;
- c. Detailed Site Plan DSP-20054;
- d. The 2010 *Prince George's County Landscape Manual*;
- e. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments; and
- h. Community feedback.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) is to amend architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone (s)	RSF-A (prior R-T)	RSF-A (prior R-T)
Use(s)	Single-family attached dwellings	Single-family attached dwellings
Gross Tract Acreage	19.11	19.11
Lots	0	104
Parcels	1	6

Parking Requirements (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking Required	
Townhouse or other one-family attached dwelling	
2.04 spaces/unit @ 104 units	213
Parking Provided	238
104 units @ 1 garage and 1 driveway space per unit	208
On-Street Spaces	28
Handicap-Accessible Parking Spaces	2

Architectural Model

Model Name	Base Finished Square Footage	Total Finished Square Footage	1-Car Garage
Abigail	1,899	2,139	1
Shirley	2,186	2,318	1

3. **Location:** The subject site is located approximately 150 feet west of the terminus of the Clymer Drive right-of-way (ROW). The property is 19.11 acres, within Planning Area 85A and Council District 9.
4. **Surrounding Uses:** The site is bounded by single-family detached dwellings in the Legacy Comprehensive Design (LCD) Zone (prior Residential Medium Development (R-M) Zone) to the north; to the east by vacant land zoned Town Activity Center - Edge (TAC-E) (prior

Commercial Shopping Center (C-S-C) Zone); and to the south and west by single-family detached dwellings in the Rural Residential (RR) Zone (prior Rural Residential (R-R) Zone).

5. **Previous Approvals:** Preliminary Plan of Subdivision (PPS) 4-18017 was approved by the Prince George's County Planning Board on October 10, 2019 (PGCPB Resolution No. 19-116(C)). This PPS was approved for 104 lots and 6 parcels, for development of 104 single-family attached dwellings. Final plats will be required, pursuant to the approved PPS, prior to approval of permits. Final plat applications 5-22041, 5-22042, 5-22043, and 5-22236 have been submitted for this site, which are currently in pre-acceptance review. Final plats should be accepted, prior to the expiration date of PPS 4-18017, which is December 31, 2023, due to an extension of the PPS validity period approved on January 12, 2023.

DSP-20054 was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-126), for construction of 104 single-family attached dwelling (townhouse) units. DSP-20054 remains valid for three years, or until November 4, 2023. This site had an approved Stormwater Management (SWM) Concept Plan, 57206-2018-00.

6. **Design Features:** The subject site is approximately 19.11 acres and is located on the west side of US 301. The subject DSP proposes to construct 104 single-family attached (townhouse) dwelling units.

This application proposes a U-shaped, 50-foot-wide private road for site circulation, providing direct access to the 104 residential units and connecting to MC-502 (General Lafayette Boulevard), with two entry points. The layout would be compressed to preserve land for a future second phase, which will be located on Parcel B and a portion of Parcel C, located at the northwest corner of the subject site. In the central green area, the applicant proposes to construct a SWM area, which provides sufficient distance to ensure privacy of the units central to the site with rear yards facing the SWM area.

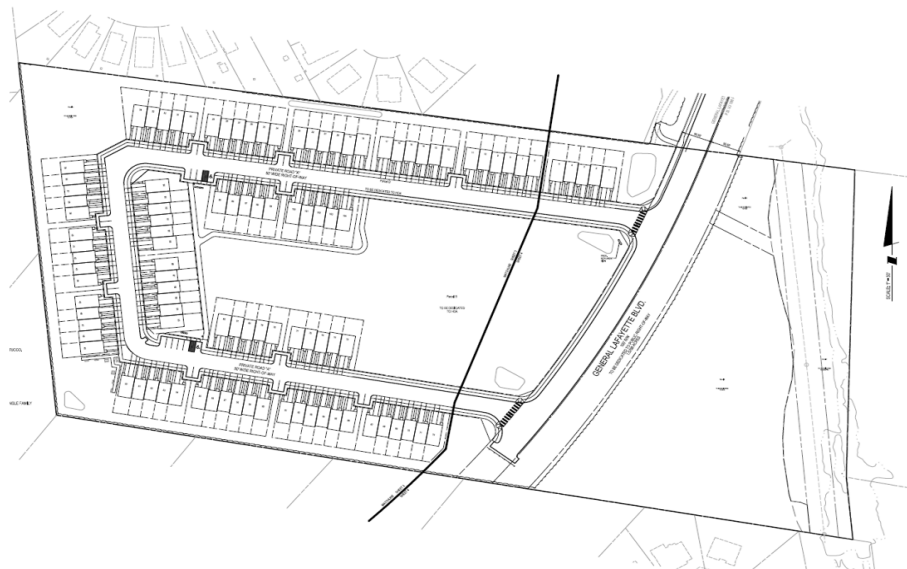


Figure 1: Site Plan

Architecture

Two front-loaded, one-car garage townhouse models, the Abigail and the Shirley, are proposed for the 104 units. The size of these units is 20 feet wide, with the Abigail model being 36 feet in depth and the Shirley model being 38 feet in depth. Both models provide the option to expand the depth to a maximum of 40 feet. The height of all proposed units is approximately 34 feet and 7 inches.

Each proposed unit has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, band board, boxed bay, decorative louvered vent, and cross gables. The buildings have been designed to incorporate a variety of materials, including stone and siding, creating a clean and contemporary design. Any exposed concrete on the side elevations will be textured, stamped, or covered by stone veneer. The roof of the buildings will consist of architectural shingles, with continuous ridge vent.

High visibility side elevations are shown on the building elevations submitted and are identified on the DSP. These high visibility side elevations are designed with additional architectural features, such as shutters and stone watertables with stone caps. To enhance the design quality of this application, the high visibility lots identified should have a full first floor finished in brick, stone, or masonry. Since one of the side elevations of both Lots 1 and 72 will directly face MC-502, those two side elevations should be fully finished in brick, stone, or masonry. In addition, no two units located next to or across the street from each other should have identical elevations. Conditions have been included in the Recommendation section of this report to address these issues.



Figure 2: Front Elevation

Recreational Facilities

PPS 4-18017 determined that the dedication of ±1.7 acres (Parcel F) to the Maryland-National Capital Park and Planning Commission (M-NCPPC) was adequate to serve the recreational needs of future residents of the 104 townhomes, in accordance with Section 24-134 of the Prince George's County Subdivision Regulations and the standards in the *Prince George's County Park and Recreation Facilities Guidelines*.

The proposed SWM area, which was approved with DSP-20054, is designed as an amenity for the entire community. However, there are discrepancies between DSP-20054 and this DSP, in terms of shape and size of the facility and the walkway around it. For example, the 8-foot-wide walkways around the SWM area are only located to its north and west in this DSP. The minor alteration of the SWM area does not affect the layout of the proposed community. Conditions are included herein requiring the applicant to provide a complete walkway, with seating, around the SWM area.

An open play area is being proposed at the southwest corner of the site. This area was approved with DSP-20054, and this DSP does not propose any alteration. Around this open field, the applicant proposes to provide benches, picnic tables with benches, trash receptacles, and bike racks for the community. Two dog waste stations are located next to two separate locations of the mailboxes. A condition is included herein for one additional dog waste station to be located around the open play area.

Lighting and Signage

Both lighting and signage were reviewed and approved through DSP-20054. No changes to lighting or signage are proposed with this DSP amendment. The submitted plans show that street light poles are located within the private rights-of-way, providing adequate lighting for pedestrians and vehicles on the site. One gateway sign proposed for this DSP is located at the southwest corner of the northern entry point, with a height of approximately 6 feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-T Zone and the site design guidelines of the Zoning Ordinance, as follows:
 - a. The application is subject to the requirements of Section 27-441(b) of the prior Zoning Ordinance, which governs uses in residential zones. Townhouses are permitted in the R-T Zone, subject to Footnote 125. The property is not combined with other zoned lots and was not rezoned to the R-T Zone through a sectional map amendment, so Footnote 125 does not apply to this DSP.
 - b. With amendment to architecture, this DSP complies with Section 27-433 of the prior Zoning Ordinance, Regulations, for the R-T Zone, as applicable.
 - c. The DSP complies with the applicable site design guidelines contained in Section 27-274 of the prior Zoning Ordinance, as cross-referenced in Section 27-283.
8. **Preliminary Plan of Subdivision 4-18017:** The site is subject to PPS 4-18017, which was approved on October 14, 2019, subject to 15 conditions. Conformance with the

requirements of PPS 4-18017 was found at the time of the original DSP-20054 approval. This amendment to DSP-20054 does not impact any prior findings of conformance, as none of the conditions are relevant to the review of architecture.

9. **Detailed Site Plan DSP-20054:** DSP-20054 was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-126), subject to three conditions. The conditions of DSP-20054 are listed in **bold** text, followed by staff comment, in plain text. Staff recommend that the conditions contained within this technical staff report supersede those contained in DSP-20054.

1. **Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:**
 - a. **Label Parcel F to be dedicated to Maryland-National Capital Park and Planning Commission.**
 - b. **Provide the sign square footage on the sign detail.**
 - c. **All end units visible to public view from streets should be designated as high visibility units.**
 - d. **A revised stormwater management (SWM) concept plan consistent with this DSP be approved by the Prince George's County Department of Permitting, Inspections and enforcement, and a copy of the approve SWM concept plan and approval letter should be submitted by the applicant.**
 - e. **Provide a notation to the Rose Creek Connector trail section east of General Lafayette Boulevard indicating "future trail installation by M-NCPPC".**

The above condition was met at the time of certificate of approval of DSP-20054.

2. **Prior to the issuance of the building permit:**

The applicant shall execute a right-of-entry agreement with the Department of Parks and Recreation for the section of the Rose Creek connector trail to the north of this site to be improved on the Maryland-National Capital Park and Planning Commission owned property. The right-of-entry agreement shall require the removal of the excess section of the existing Rose Creek trail and construction of an eight-foot-wide asphalt shared-use trail connection from the terminus of the trail on the adjacent parkland to shared-use path proposed along the General Lafayette Boulevard frontage in accordance with a schedule approved by DPR.

This condition remains applicable to this DSP and should be carried forward.

3. **Prior to certification of this Type 2 Conservation Plan, the following revisions shall be made, or information shall be provided:**

- a. **Replace the existing woodland conservation worksheet with a corrected worksheet.**
- b. **Add a tree protection fence to the required areas and add the symbol and label to the legend.**
- c. **Add the tree preservation signs along the preservation areas adjacent to General Lafayette Boulevard and master plan trail every 100 feet and every 200 feet along the proposed water/sewer and stormwater management utility lines.**
- d. **Have the plans signed and dated by the qualified professional who prepared them.**

The above condition was addressed, prior to certificate of approval of DSP-20054.

- 10. **2010 Prince George's County Landscape Manual:** This development will be subject to the requirements of the *Prince George's County Landscape Manual*. Compliance with the applicable landscaping requirements was found at the time of DSP-20054 approval, and the amendment proposed by this DSP does not change those prior findings.
- 11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This DSP will not alter the previous findings regarding compliance with the Woodland and Wildlife Habitat Conservation Ordinance, which were made at the time of approval of DSP-20054.
- 12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned R-T are required to provide a minimum of 15 percent of the gross tract area of TCC. Compliance was found with the TCC requirements, at the time of the original DSP-20054 approval. The proposed amendment does not impact prior findings of conformance with this ordinance.
- 13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and main points are summarized, as follows:
 - a. **Historic Preservation and Archeological Review**—In a memorandum dated August 21, 2023 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted that this proposal will not impact any historic sites or resources or significant archeological sites.
 - b. **Community Planning**—In a memorandum dated September 28, 2023 (Calomese to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to Section 27-281(b)(1)(A) of the prior Zoning Ordinance, this application is in accordance with the *Plan Prince George's 2035 Approved General Plan* and the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA).

- c. **Transportation Planning**—In a memorandum dated September 25, 2023 (Ryan to Huang), the Transportation Planning Section offered the following comments:

Master Plan Right of Way

The subject property will gain vehicular access along MC-502 (General Lafayette Boulevard). MC-502 currently culminates at its intersection with Chadds Ford Drive, north of the subject property. MC-502 will need to be constructed, in order for access to be provided to the subject property. Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 5 Master Plan and SMA, this portion of MC-502 is recommended as a 4-lane major collector roadway, constructed within 100 feet of ROW. The applicant's submission does not display any impact to master-planned roads, and no additional dedication is required.

Master Plan Pedestrian and Bicycle Facilities

This DSP is subject to the MPOT, which recommends the following facilities:

Planned Shared Roadway: MC-502

No additional ROW is being sought with this application and no additional bicycle or pedestrian improvements are proposed.

- d. **Subdivision**—In a memorandum dated October 2, 2023 (Vatandoost to Huang), the Subdivision Section noted that the property has an automatic certificate of adequacy pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date subject to the expiration provisions of Section 24-4503(c).
- e. **Environmental Planning**—In a memorandum dated September 29, 2023 (Schneider to Huang), the Environmental Planning Section noted that the submitted Type 2 tree conservation plan (TCP2) is in conformance with the previously approved TCP2-023-2021 and DSP-20054.
- f. **Permit Review Section**—In a memorandum dated September 21, 2023 (Meneely to Huang), the Permit Review Section offered no comments for this application.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated September 29, 2023 (Thompson to Huang), DPR noted that there were no additional comments for this application. A previous email, dated September 1, 2023 (Thompson to Huang), indicated that the developer is in the process of conveying 1.7 acres of land to DPR, to meet the mandatory parkland dedication requirement, and is processing the right-of-entry agreement.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 10, 2023 (Giles to Huang), DPIE noted that the site has an approved Floodplain Study (201839), which requires a floodplain easement, and an approved Site Concept Plan (57206-2018), which expires on May 25, 2025. Other comments and recommendations will be addressed through DPIE's separate permitting process.

- i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
 - j. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
 - k. **Prince George's County Health Department**—In a memorandum dated August 22, 2023 (Adepoju to Huang), the Health Department offered comments addressing the potential long-term impact of the conversion of green space to impervious surface and construction activity impacts (noise and dust) extending into adjacent properties during construction. The Health Department acknowledged that the development enhances the connectivity in the area and provides dog waste stations.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.
 - m. **South Maryland Electric Cooperative (SMECO)**—In a memorandum dated August 17, 2023 (Ulrich to Huang), SMECO provided the following comments:
 - “(1) Show field location of all existing overhead and underground electrical infrastructure within the limit of any provided plans. Show all underground cables and overhead conductors between devices.
 - “(2) Easements are required from the owner at time of service. If conflicts exist with Stormwater devices or other civil features, modifications to site plan designs may be required to accommodate electrical infrastructure.
 - “(3) Easements are to be clear of any obstructions and encumbrances. Examples of encumbrances are Stormwater devices and easements, amenities such as landscaping, berming, and other civil features.
 - “(4) Future submittals may require Additional comments.”
 - n. **Public Utilities**—On September 18, 2023, the subject DSP application was referred to Verizon, Comcast, AT&T, and Washington Gas for review and comments. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.
- 14. Community Feedback:** As of the writing of this report, staff did not receive any inquiries from the community regarding the subject DSP.
- 15.** Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, this DSP will (if approved with the proposed conditions below) represent a most 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 costs and

without detracting substantially from the utility of the proposed development for its intended use.

16. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
17. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
18. As required by Section 27-285(b)(4) of the prior 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 in accordance with the requirement of Subtitle 24-130(b)(5).

This DSP amendment does not impact the prior finding of conformance of the original DSP-20054 approval.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20054-01, Enclave at Brandywine, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the plans to:
 - a. Include a complete walkway enclosing the stormwater management area.
 - b. Include seating along the walkway that encloses the stormwater management area.
 - c. Include one additional dog waste station around the open play area.
 - d. Identify two or more dwelling units (at different locations) which have the potential to be made accessible through barrier-free design construction, in accordance with Section 4-180 of Subtitle 4 of the Prince George's County Code.
 - e. Add the site plan notes and revise the architecture, as appropriate, as follows:
 - (1) No two units located next to or across the street from each other may have identical front elevations.
 - (2) Every highly visible side elevation shall display full brick, stone, stucco, or other masonry treatment on the first floor.
 - (3) The side elevation of Lots 1 and 72, directly facing MC-502 (General Lafayette Boulevard), shall display full brick, stone, stucco, or other masonry treatment.

2. Prior to issuance of the building permit, the applicant shall execute a right-of-entry agreement with the Prince George's County Department of Parks and Recreation (DPR) for the section of the Rose Creek connector trail to the north of this site, to be improved on the Maryland-National Capital Park and Planning Commission property. The right-of-entry agreement shall require removal of the excess section of the existing Rose Creek trail and construction of an 8-foot-wide, asphalt, shared-use trail connection, from the terminus of the trail on the adjacent parkland to the shared-use path proposed along the MC-502 (General Lafayette Boulevard) frontage, in accordance with a schedule approved by DPR.