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## Detailed Site Plan

## DSP-90101/01

Application	General Data
<b>Project name:</b> Cheltenham Park Cluster  <b>Location:</b> Southeast of the intersection of Dangerfield Drive and Cheltenham Avenue, located at the terminus of Wendy Street.  <b>Applicant/Address:</b> Sevag Balian Haverford Homes 6525 Belcrest Rd. #380 Hyattsville, MD 20782	Date Accepted: 11/25/2002
	Planning Board Action Limit: Waived
	Plan Acreage: 70.38
	Zone: R-R
	Dwelling Units: 129
	Square Footage: NA
	Planning Area: 81A
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 212SE08 & 07

Purpose of Application	Notice Dates
Approval of a detailed site plan for 129 single-family detached houses with 11 architectural models.	Adjoining Property Owners: 11/19/2002 (CB-15-1998)
	Previous Parties of Record: NA (CB-13-1997)
	Sign(s) Posted on Site: 02/14/2003
	Variance(s): Adjoining Property Owners: NA

Staff Recommendation		Staff Reviewer: H. Zhang	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

## MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-90101/01, Cheltenham Park Cluster  
Type II Tree Conservation Plan, TCPH/148/02

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

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

- a. The requirements of the *Zoning Ordinance* in the R-R Zone.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the *Prince George's County Woodland Conservation Ordinance*.
- d. Referral comments.

## FINDINGS

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

1. **Request:** The subject application is for approval of a detailed site plan for 129 single-family detached houses in the R-R Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	RR	RR Cluster
Use(s)	Vacant/wooded	Residential
Acreage	70.38	70.38
Cluster net tract area	70.38	70.38
Area of 100 year flood plain	0	0
Number of lots	129	129 (140 permitted)
Minimum lot area (square feet)	10,000	10,000 (10,000 permitted)

## OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Cluster open space (acres)	25.82	28.22
Open space conveyed to HOA	N/A	8.2
Open space conveyed to MNCPPC	N/A	20.01

## CLUSTER MODIFICATIONS

	STANDARD	ALLOWED	PROPOSED
Net lot coverage	25%	30%	30%
Lot width at building line (ft.)	100	75	75
Frontage along street (ft.)	70	50	50
Frontage along cul-de-sac (ft.)	60	50	50

Model	Base Finished Area (Sq.Ft.)
Ashley	3,600
Bennington	2,450
Briar	3,050
Concord	2,354
Lancaster	3,082
Manchester	2,090
Morrison II	2,350
Morrison III	2,600
Richardson	2,750
Tennyson	2,350
Windsor	3,350

3. **Location:** The site is in Planning Area 81A, Council District 9. More specifically, it is located at the terminus of Wendy Street, southeast of the intersection of Dangerfield Drive and Cheltenham Avenue.
4. **Surroundings and Use:** The subject property is bounded to the west and south by existing single-family detached houses in the R-R Zone. To the southeast of the property are vacant lands in the R-R Zone; to the north and northeast of the property is Maryland Environmental Service property zoned R-O-S.
5. **Previous Approvals:** The subject site was first approved in Preliminary Plan of Subdivision 4-88223, known as Cheltenham Park Cluster, which consisted of a 71-acre parcel of land for 129 lots and 1 parcel and was approved by the Planning Board (PGCPB No. 89-38) on February 6, 1989. The subdivision was recorded in VJ/161 @ 80, 81 and 82. On February 28, 1991, Detailed Site Plan SP-90101 for the subject site was approved by the Planning Board (PGCPB No. 91-46), subject to three conditions. No activity on the site has been undertaken by the applicant since the approval of Detailed Site Plan SP-90101. This application is for reapproval of the above-noted detailed site plan because the time limit for the prior approval has passed. The site also has an approved Stormwater Management Concept Approval Letter, CSD#8003380-1988-00.
6. **Design Features:** The application proposes construction of 129 single-family detached houses on the portion of the site that is served by the extension of two existing streets, Eldon Drive and Dorian Drive. The access to the proposed development will be provided through the above-

noted existing streets that are connected to the existing Cheltenham Avenue. Eldon Drive and Dorian Drive crisscross on the subject site and each terminates as a cul-de-sac. The proposed 129 single-family detached houses are aligned along both sides of the two streets and two cul-de-sacs. The proposed stormwater management pond is located in the northeast corner of the site on Parcel "B," which is dedicated to the homeowners association. Another piece of property, Parcel "A," which is located in the southwest corner of the site, is dedicated to The Maryland-National Capital Park and Planning Commission pursuant to Condition 2 of Preliminary Plan of Subdivision 4-88223.

Eleven two-story architectural models are proposed for the development. The models are mainly of traditional architectural style with varied roof patterns and decorative elements. Each model has a two-car garage as a standard feature and is finished with either aluminum siding or brick veneer, or their various combinations. Total base finished area of the models, as indicated in the architectural model data table, varies from 2,090 to 3,600 square feet.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27- 441(b), which governs permitted uses in residential zones. The proposed single-family detached dwellings are a permitted use in the R-R Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
8. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.1, Residential Requirements, of the *Landscape Manual*.

The application proposes a total of 129 lots, of which six lots are between 20,000 and 39,999 square feet, and 123 lots that have a lot area larger than 9,500 square feet but smaller than 19,999 square feet. According to the requirements of Section 4.1(b) and (c), a total of 264 shade trees and 135 ornamental or evergreen trees are required for the application. The application proposes 393 shade trees, 222 ornamental trees, and 42 evergreen trees and is, therefore, in compliance with the *Landscape Manual*.

10. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area and contains more than 10,000 square feet of woodland.
  - a. At the time when Detailed Site Plan SP-90101 was approved, the site was exempt from the requirements of the Woodland Conservation Ordinance. The type of exemption then in practice was eliminated on December 31, 1993. A tree conservation plan (TCP) and a forest stand delineation (FSD) are now required.
  - b. The Type II Tree Conservation Plan, TCP/II/148/02, and an FSD have been submitted with this application. A review by the Environmental Planning Section indicates that the submittals are in general conformance with the requirements of the Woodland Conservation Ordinance.

11. **Referral Comments:** The subject application was referred to nine concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated December 13, 2002, the Community Planning Division found that there are no additional master plan issues with this application because master plan issues were addressed during the subdivision review.
- b. In a memorandum dated February 5, 2002, the Office of Engineering, Department of Public Works and Transportation (DPW&T) of Prince George's County provided standard conditions on issues such as road dedication, frontage improvement, sidewalks, etc. in order to be in accordance with requirements of DPW&T and the Department of Environmental Resources (DER).
- c. The Transportation Planning Section, in a memorandum dated December 27, 2002, stated that Detailed Site Plan DSP-90101/01, Cheltenham Park Cluster, is acceptable. The staff also discusses Condition 1 of the preliminary plan of subdivision and indicates it is enforceable at the time of building permit.

**Staff Comment:** Condition 1 of Preliminary Plan of Subdivision 4-88223 requires certain transportation improvements either be in place or constructed or committed financially prior to issuance of any building or grading permits. This condition was carried forward at the time of final plat approval as Note 5 on VJ 161@ 80,81 and 82. As discussed by the Transportation Planner in his memorandum, this condition will be still valid at the time of building permit.

In a separate memorandum from the Transportation Planning Section dated December 31, 2002, on detailed site plan review for master plan trail compliance, the trails planner found that there are no master plan trails issues with the application.

- d. The subject application was also referred to the Department of Environmental Resources/Concept. In a memorandum dated December 2, 2002, the staff noted that the site plan is consistent with the approved Stormwater Management Concept #8003380-1988.
- e. In a memorandum dated December 16, 2002, the Subdivision Section staff found that the proposed site plan has a minor inconsistency with the recorded plat regarding a stormdrain easement. The staff concluded that there are no other subdivision issues at this time. A condition of approved has been proposed in the recommendation section of this report.
- f. The Environmental Planning Section generated two memoranda for this application. In a memorandum dated December 23, 2002, the Environmental Planning Section required revised plans and additional information before a complete review of the proposal could be conducted.

In the second memorandum dated February 24, 2003, the environmental planner concluded, after review of the revised plans, that the application is in general conformance with the Woodland Conservation Ordinance. The Environmental Planning Section recommends approval of DSP-90101/01 subject to one condition that has been incorporated in the recommendation section of this report.

- g. The Permit Review Section provided several questions concerning compliance with the requirements of both the Zoning Ordinance and the *Landscape Manual* in a memorandum dated December 9, 2002. The plan has been revised and the questions have been answered during the review process.
  - h. The Department of Parks and Recreation, in a memorandum dated February 21, 2003, had no comment on Detailed Site Plan DSP-90101/01 for Cheltenham Park Cluster.
12. 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-90101/01, for Cheltenham Park Cluster, and Type II Tree Conservation Plan, TCPII/148/02, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions:
  - a. Demonstrate surface storm drain easements on Lots 11-14, Block B.
  - b. On the cluster modifications table, revise "Standard Lot Width at Building Line" to 100 feet, and "Allowable Modification of Frontage along Cul-de-Sac" to 50 feet.
2. Prior to the issuance of any permits that impact jurisdictional wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
3. No two units located next to or across the street from each other may have identical front elevations.
4. The developer, his heirs, successors and/or assigns, shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.