

January 17, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-95007/01  
Canterbury Heights

The Urban Design staff has reviewed the site development plans for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This detailed site plan was reviewed for compliance with the following criteria:

- a. Conditions of Zoning Map Amendment A-9785.
- b. Conditions of approved Preliminary Plat 4-90001 and the revision thereof, Preliminary Plat 4-96050.
- c. The requirements of the Zoning Ordinance in the R-R Zone.
- d. The requirements of the *Landscape Manual*.
- e. Referrals.

FINDINGS

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

- 1. Detailed Site Plan SP-95007, approved on June 12, 1997 by the Planning Board (PGCPB No. 97-150) for Canterbury Heights, proposed site and grading plans for 119 single-family detached lots on a 95.8-acre site zoned R-R and located along both sides of Lottsford Road between Enterprise Road (MD 193) and Lottsford Vista Road. The Detailed Site Plan did not include architectural drawings for the subdivision. The District Council reviewed the Planning Board decision for SP-95007 and approved the Plan on June 10, 1998. Condition

#14 of the District Council Order adopted on June 10, 1998 approving SP-95007 required that a Detailed Site Plan be filed for the proposed architecture for this development. The subject Revision to the Detailed Site Plan SP-95007/01 has been filed to comply with this condition.

2. The development statistics for Canterbury Heights are as follows:

Gross Tract Area	95.8 acres
Area Within 100-Year Floodplain	30.06 acres
Area With Slopes Greater Than 25%	4.62 acres
Net Tract Area	61.12 acres
Number of Lots Permitted	119
Number of Lots Proposed	109
Minimum Lot Size	10,000 sq. ft.
Minimum Lot Coverage	30%

After the Detailed Site Plan for SP-95007 was approved by the District Council, the applicant decided to eliminate some lots along the eastern portion of the property to avoid visual impacts to the abutting lots in Canterbury Estates. The following lots shown on the Detailed Site Plan SP-95007 were eliminated and conveyed to the Homeowners Association:

Block D, Lots 14 to 18 -	now shown as Parcel E conveyed to the Homeowners Association as recorded in Plat Book NLP 186@81
Block E, Lots 6 to 10 -	now shown as Parcel G conveyed to the Homeowners Association as recorded in Plat Book NLP186@83.

3. The applicant, Enterprise Associates, is proposing the following seven new architectural models for this subdivision:

<u>Model</u>	<u>Minimum Square Feet</u>
Willow Oak II	2,740 sq.ft.
Chesapeake 2500 House	2,656 sq.ft.
Cypress 2434 House	2,434 sq.ft.
The Patuxent	2,885 sq.ft.
White Oak II	3,075 sq.ft.
Severn	2,609 sq.ft.
Potomac	3,464 sq.ft.

The proposed architecture consists of various design elements like brick or siding facades, arches, bay windows, decorative louvers, pilasters, chimneys, brick sills, decorative frieze

boards etc. The proposed design features contribute to the overall superior quality of architecture proposed for this development.

4. Detailed Site Plan SP-95007 was found to be in conformance with the conditions of Zoning Map Amendment A-9785-C, Preliminary Plat 4-90001 and Preliminary Plat 4-96050. The detailed site plan was also found to be in conformance with the regulations governing development in the R-R Zone. Therefore, the subject Detailed Site Plan is also in conformance with the Zoning Map Amendment A-9785-C, Preliminary Plat 4-90001, Preliminary Plat 4-96050 and the regulations governing development in the R-R Zone.
5. Detailed Site Plan SP-95007 was approved on June 10, 1998 by the District Council. Section 27-287, Validity Period, of the Zoning Ordinance states (in part):

■An approved Detailed Site Plan shall remain valid for three (3) years, unless otherwise specified....If, at the end of that time, physical development has not begun, approval of the Plan shall be considered as having lapsed and shall have no effect, unless the Plan is resubmitted and reapproved in accordance with the provisions of this Division.●

Detailed Site Plan SP-95007 is valid until June 10, 2001. The Detailed Site Plan has not been certified as of this date in fulfillment of the requirements of Condition 1 of the District Council Order. Therefore, the subject Revision to the Detailed Site Plan also cannot be certified until the original Detailed Site Plan is certified. A condition of approval has been added that states that the Detailed Site Plan SP-95007 must be certified prior to the certification of the subject Revision to the Detailed Site Plan.

6. The subject Revision to the Detailed Site Plan must comply with District Council Condition #11 of Detailed Site Plan SP-95007 which states as follows:

■At the time of final architectural approval for Block D , Lots 15-17, and Block E, Lots 6-10 (as shown on Exhibit 4), specific consideration shall be given to preservation of existing trees in the rear yards and supplemental plantings, as necessary, to provide an effective visual buffer from abutting lots in Canterbury Estates. In addition, particular consideration shall be given to the architecture of the rears of these units to make them compatible with the units on the abutting lots in Canterbury Estates.●

As stated in Finding #2 above, at the Final Plat stage, the applicant decided to eliminate the above referenced lots (Block D, Lots 14 to 18 and Block E, Lots 6 to 10) and convey them as Parcel E and G to the Homeowners● Association. Since there are no houses being proposed on these lots, compliance with the requirements of the above condition for the proposed houses is no longer necessary. Therefore, the above condition is no longer applicable to the subject Detailed Site Plan.

7. The detailed site plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

### Referral Responses

8. The Transportation Planning Section (Masog to Srinivas, October 13, 2000) has no comments regarding the proposal.
9. The Subdivision Section (Chellis to Srinivas, October 27, 2000) has stated that there are no subdivision issues related to this proposal.
10. The Permits Review Section (Gallagher to Srinivas, October 24, 2000) has stated that there are no zoning issues pertaining to this proposal.
11. The Department of Environmental Resources ( De Guzman to Srinivas, October 12, 2000) has no objections to this proposal.
12. The State Highway Administration (McDonald to Srinivas, October 16, 2000) have no objections to this proposal.
13. The Department of Public Works and Transportation (Hizazi to Srinivas, October 20, 2000) has stated that all improvements along the frontage of the property must be in accordance with the DPW&T specifications and standards.
14. The Community Planning Division (Wilkerson to Srinivas, October 27, 2000) have no comments regarding the proposal.
15. The Environmental Planning Section (Finch to Srinivas, October 26, 2000) has stated that there are several unresolved issues with the Type II Tree Conservation Plan TCPII/54/96 submitted with Detailed Site Plan SP-95007. Therefore, the Section has requested copies of the certified SP-95007 and the approved TCPII/54/96. A stormwater management concept approval letter must also be submitted. Conditions of approval have been added to require the same.
16. With the proposed conditions, the Revision to the Detailed Site Plan SP-95007/01 represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs 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 SP-95007/01 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan,
  - a. Detailed Site Plan SP-95007 shall be certified in accordance with Condition 1 of the District Council Order dated June 10, 1998.

- b. the applicant shall submit a copy of the certified Detailed Site Plan SP-95007, the stormwater management concept approval letter and the approved Type II Tree Conservation Plan TCPII/54/96 to the Environmental Planning Section.