

Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3470



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DETAILED SITE PLAN

DSP-95007/02

Application	General Data
Project Name WOODMORE WEST (CANTERBURY HEIGHTS)	Date Accepted 02-27-02
	Planning Board Action Limit 05-07-02
	ZHE Hearing Date N/A
Location Located southwest of the intersection of Lottsford Road and MD 193.	Plan Acreage 95.20 ACRES
	Zone R-R
	Dwelling Units 109
Applicant/Address ENTERPRISE ASSOCIATES, L.L.C. 95 KETTERING DRIVE UPPER MARLBORO, MD 20774	Square Footage N/A
	Planning Area 73
	Council District 06
	Municipality N/A
	200-Scale Base Map 203NE10

Purpose of Application	Notice Dates
APPROVAL OF A REVISION TO A DETAILED SITE PLAN TO MODIFY A PREVIOUS CONDITION OF APPROVAL	Adjoining Property Owners (CB-15-1998) 02-27-02
	Previous Parties of Record (CB-13-1997) 03-07-02
	Sign(s) Posted on Site 03-01-02
	Variance(s): Adjoining Property Owners NA

Staff Recommendation		Staff Reviewer	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 11, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-95007/02
Woodmore West

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

The subject Detailed Site Plan was reviewed for compliance with the conditions of approval for SP-95007.

SP-95007 was previously 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 Woodmore West, formerly known as 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 District Council reviewed the Planning Board decision for SP-95007 and approved the plan on June 10, 1998. The Planning Board approved a Revision to the Detailed Site Plan SP-95007/01 on February 22, 2001 (PGCPB No. 01-23) for the proposed architecture for the development.

2. The subject Revision to the Detailed Site Plan SP-95007/02 has been filed to modify Condition 8 of the District Council Order approving SP-95007.
3. Condition 8 of the District Council Order approving SP-95007 states:

■ Prior to release of any building permit, the entire bufferyard on both sides of Lottsford Road shall be planted and inspected by the Planning Department staff. •

The applicant is requesting that the condition be modified to state:

■ Prior to release of permits for the following 20 lots, the entire bufferyard along both sides of Lottsford Road shall be planted and inspected by the Planning staff. •

Lots 1-9, Block F and Lots 1-11, Block D

The applicant has stated (Arrington to Adams, January 17, 2002) that it is not practical, and in some cases not possible, to plant the entire bufferyard prior to building permits. Landscaping cannot be planted in some areas of the bufferyards due to the following site constraints:

- Infiltration trenches in and adjacent to the bufferyards
- Sediment traps, earth dikes and super silt fences in the bufferyards
- Excavation of earth materials in the landscape buffer area

In areas where the landscaping can be planted, there is a potential for the on-site development work to damage the planting prior to completion of the project, requiring unnecessary replacement of the bufferyard.

The intent of the original condition was to screen the rear of the houses from Lottsford Road. The grade differential between the site and the right-of-way is such that the rear of the houses will be screened from the roadway on a temporary basis until the landscaping is planted. The intent of the original condition will not be altered by modifying the timing of the required landscape buffer planting. A condition of approval have therefore been added to modify Condition 8 as stated above.

4. With the proposed condition, the revision to Detailed Site Plan SP-95007/02 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-95007/02 subject to the following condition:

1. Condition 8 of the District Council Order approving SP-95007 shall no longer be applicable. Condition 8 shall be replaced by the following:

Prior to release of any building permits for the following 20 lots, the entire bufferyard along both sides of Lottsford Road shall be planted and inspected by the Planning Department staff:

Lots 1-9, Block F and Lots 1-11, Block D