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## DETAILED SITE PLAN

**DSP-95078/12**

Application	General Data
Project Name  Saddlebrook West  Location  North of the intersection of Race Track Road and Old Chapel Road, and west of Race Track Road.  Applicant/Address  Saddlebrook West, LLC 1233 Mount Royal Avenue Baltimore, MD 21217	Date Accepted 02/19/2002
	Planning Board Action Limit Waived
	ZHE Hearing Date NA
	Plan Acreage 202.42 acres
	Zone R-R
	Dwelling Units 330
	Square Footage NA
	Planning Area 71A
	Council District 4
	Municipality Bowie
	200-Scale Base Map 211NE13

Purpose of Application	Notice Dates
REVISION TO CONDITION 31 OF PGCPB #96-64(C)	Adjoining Property Owners 02-08-02 (CB-15-1998)
	Previous Parties of Record 04-19-02 (CB-13-1997)
	Sign(s) Posted on Site 04-19-02
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: ELIZABETH WHITMORE
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



April 17, 2002

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Urban Designer

SUBJECT: Detailed Site Plan, DSP-95078/12  
Saddlebrook West/Revision to Condition 31

The Urban Design Section has reviewed the Detailed Site Plan for Saddlebrook West. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the Recommendation section of this report.

EVALUATION CRITERIA

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

1. Conformance to the previously approved Detailed Site Plan (PGCPB Res. No. 96-64(c)).
2. Referrals

FINDINGS

Based on the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. Saddlebrook West is located on the west side of Race Track Road, west of the Patuxent River and the state-operated horse racing/training track. The site is zoned R-R (Rural-Residential) and is being developed as a cluster subdivision with 330 single-family detached units. Detailed Site Plan DSP-95078 was originally approved by the Planning Board on March 14, 1996 (PGCPB No. 96-64(C)). Condition 31 of that approval set forth the required recreation facilities as follows:

■The following recreational facilities shall be constructed according to the following Phasing Plan:

■ Phase I 100 Lots

Prior to the release of building permits for Phase II

■ Swimming Pool and Bath House, Parcel A

3,600∇ LF of eight-foot-wide hiker/biker trail, Parcel F

400∇ LF of 12-foot-wide emergency access trail, Parcel F

(1) Tot Lot, Parcel F

(1) Sitting Area, Parcel F

■ Phase II 68 Lots

Prior to the release of building permits for Phase III

■ Six-foot-wide hiker/biker trail

1,600∇ LF, Parcel A

400∇ LF, Parcels G & H

1,700∇ LF, Parcel F

13-station Fitness Course

Open Play Area, Parcel F

Combination Picnic and Sitting Area, Parcel F

■ Phase III 11 Lots

Prior to the release of building permits for Phase IV

■ (2) Tennis Courts, Parcel A

(1) Tot Lot, Parcel A

500∇ LF of six-foot-wide hiker/biker trail, Parcel F

900∇ LF of eight-foot-wide hiker/biker trail, Parcel D

(1) eight-foot-wide x 120∇ LF pedestrian bridge or equivalent structure, Parcel D

■ All recreational facilities are to be completed prior to the issuance of the 280<sup>th</sup> building permit. •

The subject revision proposes to revise the timing of the provision of the recreational facilities.

2. The City of Bowie, in a memorandum dated March 15, 2002 (Deutsch to Hewlett), offered the following comments:

■ The developer requests a revision to a condition in the Detailed Site Plan (DSP) to allow for the more practical phasing schedule of recreational facilities where construction activity is ongoing. Condition #31 is associated with the phasing of the issuance of building permits in relation to the completion of recreational facilities in a given phase. Condition #31 requires the completion of recreational facilities prior to the release of permits for Phases II and III. The finding has been made that some recreation facilities in the original phasing schedule are located outside of the current area of construction activity. The modified phasing plan represents a reshuffling of recreational facilities completion, in order for these to keep pace with

residential construction, by specific phase.

■The modified phasing plan also means the two tennis courts adjacent to the swimming pool and bathhouse will be completed in Phase I. The original phasing plan and the modified one both stipulate ~~all~~ recreational facilities are to be completed prior to the issuance of the 280<sup>th</sup> building permit.▲ This request does not represent an effort to delay the completion of some of the recreation facilities beyond issuance of the 280<sup>th</sup> building permit. Also in the modified phasing plan, nine recreation facilities will be completed in Phase I, rather than five (5) in the original phasing plan.

■The modified phasing plan does, however, eliminate the ~~triggering~~▲ language found in the original phasing plan. For example, in Phase I building permits for 100 lots could be issued. However, the triggering language reads: ~~Prior to the release of building permits for Phase II,~~▲ five recreation facilities had to be completed. This triggering language should be put back into the modified phasing plan, including a statement at the end of it that identifies Phase IV as having 50 building permits associated with it. The applicant's modified phasing plan is better compared to the original one, as it contains recreational facilities in the current construction phases(s).•

2. The Urban Design Section has reviewed the proposed phasing plan for the recreation facilities and has found the request acceptable. The revision will result generally in the same recreational facilities being constructed somewhat earlier in the build-out of the development.
3. With approval of the revision requested in DSP-95078/12, the Detailed Site Plan will continue, if revised in accordance with the proposed conditions of approval, to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use. Furthermore, all previous conditions of DSP-95078 and subsequent revisions continue in full force and effect.

## RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE DSP-95078/12 for Saddlebrook West, with the following conditions:

1. Condition 31 of DSP-95078 (PGCPB Res. No. 96-64(C)) is hereby revised to read as follows:

The following recreational facilities shall be constructed according to the following Phasing Plan:

### Phase I - 100 Lots

Prior to release of building permits for Phase II, the following nine recreation

facilities shall be completed:

- Swimming Pool and Bath House, Parcel A (To open spring 2002)
- 900 +/- LF of eight-foot-wide Hiker/Biker trail, Parcel F
- Open Play area, Parcel F
- 700 +/- LF, Parcels G & H
- (2) Tennis Courts, Parcel A
- Tot Lot, Parcel A
- 500 +/- LF of six-foot-wide Hiker/Biker trail, Parcel F
- 1,600 +/- LF of six-foot-wide Hiker/Biker Trail, Parcel A
- Combination Picnic and Sitting Area, Parcel F

#### Phase II - 68 Lots

Prior to release of building permits for Phase III, the following two recreation facilities shall be completed:

- 400 +/- LF of 12-foot-wide emergency access trail, Parcel F
- 500 +/- LF of six-foot wide Hiker/Biker trail

#### Phase III - 111 Lots

Prior to release of building permits for Phase IV, the following six recreation facilities shall be completed:

- 2,700 +/- LF of eight-foot-wide Hiker/Biker trail, Parcel F
- 13 fitness stations
- Tot Lot, Parcel F
- Sitting Area, Parcel F
- 900 +/- LF of eight-foot- wide Hiker/Biker trail, Parcel D
- One eight-foot-wide x 120 +/- LF pedestrian bridge or equivalent structure, Parcel D

#### Phase IV- 50 Lots

All recreational facilities are to be completed prior to the issuance of the 280<sup>th</sup> building permit.

2. The Recreation Facilities Agreement shall be revised to reflect the phasing schedule in Condition 1 prior to certification of the Detailed Site Plan.