

February 7, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Acting Urban Design Supervisor

FROM: Elizabeth Whitmore, Urban Design Review Section

SUBJECT: Detailed Site Plan SP-95081/01
Tignor West Cluster

The Urban Design Section has completed its review of SP-95081/01. The following evaluation and findings lead 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:

1. Part 3, Division 9, Subdivision 3 of the Zoning Ordinance and Section 27-428 which regulates development in the R-R Zone and the *Landscape Manual*
- b. Section 24-137 of the Subdivision Regulations which governs cluster development
3. Section 24-138.01 of the Subdivision Regulations which governs the development of flag lots
4. Conditions of Preliminary Plan 4-97036
5. Referrals

FINDINGS

Based on the analysis of the subject application, the Urban Design Section recommends the following findings:

1. A Detailed Site Plan for Tignor West (SP-95081) was previously approved by the Planning Board (Resolution No. 96-55) on February 15, 1996. The validity period of that Detailed Site Plan ended on March 7, 1999. The subject plan (SP-95081/01) was submitted on November 19, 1999 for re-approval.
2. The subject application proposes the development of 25 single-family detached homes with one- and two-car garages using the cluster design concept. Two of these lots are flag lots. The site is located on the west side of US 301 approximately 200 feet south of its intersection with Rosaryville Road.
3. The site development data is as follows:

Zone	R-R
Gross Tract Area	19.306 acres
Area of Existing 100-Year Floodplain	.40 acres
Area of Slopes Greater than 25%	0 acres
Net Tract Area	18.906
Maximum Number of DUs Permitted	37 lots
Number of DUs Proposed	25 lots
Number of Flag Lots Proposed	2 lots
Minimum Lot Size Permitted	10,000 sq. ft.
Minimum Lot Size Proposed	10,000 sq. ft.
Cluster Open Space Required	4.99 acres
2/3 of required open space to be located outside of the 100-year Floodplain and Stormwater Management facilities	3.34 acres
Cluster Open Space Provided Outside of the 100-Year Floodplain and Stormwater Management Facilities	7.54 acres
Cluster Open Space Provided	10.81 acres
Parcel A	2.87 acres
Parcel B	7.68 acres
Parcel C	0.26 acres
Total Open Space Required	4.99 acres
Total Open Space Provided	10.81 acres
Open Space to be Conveyed to HOA	10.81 acres

Open Space to be Conveyed to M-NCPPC

0 acres

- 4. The cluster regulations require the review of the architectural elevations for exterior finish materials for the purpose of eliminating monotony of front elevations and to encourage a variety of architectural styles.

Architectural elevations submitted with the application consist of four single-family, detached models. All of the models are two stories with an optional brick front facade. All of the models include an exterior fireplace chimney with brick optional. Three of the proposed models include an attached two-car garage as a standard feature. The remaining model proposes a standard one-car garage with the second garage space and expanded family room optional. Typical available options include a finished basement, bay windows and skylights. Exterior front facade finishes include brick and vinyl siding. The gross base square footage of each model is as follows:

Model 100A	1,888 square feet
Model 630A	2,002 square feet
Model 230A	2,178 square feet
Model 250A	2,746 square feet

Access to the site is off Pompey Drive, an existing 60-foot-wide collector. The street provides access to the lots in a subdivision known as Holloway Estates. The houses built in Holloway Estates are two-story units some of which include front brick facades and exterior masonry fireplace chimneys. The majority of the existing units include attached two-car garages. In order to be compatible with the neighboring units a condition has been included which permits no more than 20 percent of the units in Tignor West to be built without two-car garages.

- 5. The subject Detailed Site Plan is in conformance with Section 24-137 of the Subdivision Regulations which requires Detailed Site Plan approval for clusters and review and approval of the proposed architecture.
- 6. The provisions of Section 24-138.01 of the Subdivision Regulations which specifically address design issues surrounding flag lots (Lots 9 and 20 in the subject plan) have been met.
- 7. The Detailed Site Plan is in conformance with Preliminary Plan 4-97036, specifically in regard to lot layout and all applicable conditions.
- 8. The Detailed Site Plan is in general conformance with Sections 4.1, 4.6 and 4.7 of the *Landscape Manual*.

9. The Environmental Planning Section has reviewed the subject Tree Conservation Plan (TCPII/137/95) and recommends re-approval. In a memo dated 12/23/99 (Miller to Whitmore), the Environmental Planning Section notes that a noise study was prepared for this site by Acoustical Design Collaborative, Ltd., dated April 21, 1994.

The study shows that the acceptable noise level for exterior back yard space and interior living space will be exceeded. Based on the noise contours from the noise study, topography of the site, and the existing vegetation, noise mitigation measures are required for both exterior and interior noise attenuation. A condition has been added to the recommendation section of this report regarding the provision of appropriate noise attenuation measures.

10. The Transportation Planning Section has reviewed the subject application and notes that the plan is acceptable as proposed.
11. The subject application is in conformance with the approved Stormwater Management Concept Plan (#948003960).
12. The Planning and Preservation Section of the Community Planning Division reviewed the subject application and in a memorandum dated December 10, 1999 (Pearl to Whitmore) had the following comments:

- The proposed Tignor West subdivision, as shown on Site Plan 95081/01, will have minimal impact upon the Historic Site. It is, however, important to repeat that, since the boundaries of the Holy Rosary Church Cemetery are not precisely defined, it is possible that remains of burials might be discovered within the boundaries of the developing property. The developer should therefore be alert for evidence of burials within the Tignor property.

- The developer shall be alert for evidence of burials within the developing property. If any such evidence should appear, the developer shall abide by Section 24-135.02 of the Subdivision Regulations regarding cemeteries, and/or shall contact the State's Attorney of Prince George's County as required by Article 27 of the *Annotated Code of Maryland*.

Condition 1c in the Recommendation Section of this report addresses the above concern.

13. In general, the Detailed Site Plan represents a reasonable alternative for satisfying the Site Design Guidelines of Section 27-274 of the Zoning Ordinance, without

requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

14. In order to insure that prospective purchasers in this subdivision are made aware of all exterior elevations of all models approved by the Planning Board, and the existence of an approved Detailed Site Plan including the Landscape Plan, these plans must be displayed in the developer's sales office.

RECOMMENDATIONS

Based upon the foregoing evaluation and findings, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE TCPII/137/95 and SP-95081/01 for Tignor West with the following conditions:

1. Prior to certificate approval, the following revisions shall be made to the Detailed Site Plan and/or information supplied:
 - a. The TCPII and the landscape plans shall be revised to include either details for the installation of an 8-foot-high, residential design, noise attenuation fence along the back property line of lots 9 through 20, in the homeowners' open space; or

The TCP II and landscape plans shall be revised to include supplemental planting of 1" caliper American Holly (*Ilex opaca*) and other evergreen trees (approximately 10 feet on center) in a band not to exceed 50 feet wide behind Lots 9-20 on the homeowners' open space. The width of the planting may vary based on specific conditions behind a particular lot such as topography, distance from US 301 and woodland characteristics.
 - b. The details for the entrance walls shall be revised to specify materials, dimensions, location and associated planting.
 - c. The following note shall be added to the detailed site plan:
 - The developer shall be alert for evidence of burials within the developing property. If any evidence should appear, the developer shall abide by Section 24-135.02 of the Subdivision Regulations regarding cemeteries, and/or shall contact the State's Attorney of Prince George's County as required by Article 27 of the *Annotated Code of Maryland*.

2. If supplemental plantings are the option selected along the back property line of Lots 9-20, they shall be installed prior to release of the grading permit.
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.
5. Prior to release of any building permits, the noise attenuation measures used in the construction of the units built on Lots 9-20 shall be reviewed and approved by the Environmental Planning Division.
6. All units shall be built with garages. No more than 20 percent of the total number of units (5) shall be built with a one car garage.