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## DETAILED SITE PLAN

## DSP-96050/01

Application	General Data
<b>Project Name:</b> ROSEDALE ESTATES II, TOWNHOUSES  <b>Location:</b> Southeast corner of Henson Valley Way and Crafford Drive  <b>Applicant/Address:</b> Dunhill Development, LLC 3013 Fairmont Street Falls Church, VA 22042	Date Accepted: 3/6/2003
	Planning Board Action Limit: 5/14/2003
	Plan Acreage: 3.58
	Zone: R-T
	Dwelling Units: 21
	Square Footage: NA
	Planning Area: 76B
	Council District: 8
	Municipality: NA
	200-Scale Base Map: 209SE03

Purpose of Application	Notice Dates
Detailed site plan application for a 21-unit townhouse development	Adjoining Property Owners: 03/05/2003 (CB-15-1998)
	Previous Parties of Record: 03/23/2003 (CB-13-1997)
	Sign(s) Posted on Site: 04/22/2003
	Variance(s): Adjoining Property Owners: NA

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

April 28, 2003

**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-96050/01, Rosedale Estates II  
Type II Tree Conservation Plan TCPH/116/96-01

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-T Zone, Sections 27-433(d), 27-441(b), 27-442 and Site Design Guidelines, Section 27-274 (a) (11).
- 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 a 21-unit townhouse development in the R-T Zone.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-T	R-T
Use(s)	Vacant	Townhouse
Acreage	3.58	3.58
Number of dwelling units	N/A	21

**OTHER DEVELOPMENT DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total Parking Spaces	43 (2.04/Unit)	52
Of which Garage	N/A	21
Driveway Spaces	N/A	21
On-street Guest Parking Spaces	N/A	10
Van-Accessible Handicapped Space	1	1
Number of Building Sticks	N/A	4

**DEVELOPMENT STANDARDS**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Minimum Net Lot Area (Square Feet)	1, 800	1,800
Lot Coverage (Maximum % of Net Lot Area)	35	10
Lot/Width Frontage (Minimum in Feet)	100	557
Yards (Minimum Yards in Square Feet for Townhouse)	800	1,150
Building Height (Maximum in Feet, Main Building)	40 (3 stories)	40 (3 stories)
Density (Maximum D.U Per Net Acre of Lot/Tract Area)	6	5.87

3. **Location:** The site is in Planning Area 76B, Council District 8. More specifically, it is located at the southeast corner of the intersection of Henson Valley Way and Crafford Drive.
4. **Surroundings and Use:** The subject property is bounded to the north by the right-of-way of Henson Valley Way and to the west and south by the right-of-way of Crafford Drive. To the east of the property is vacant land in the R-O-S Zone. To the north across Henson Valley Way are existing townhouses in the R-T Zone and to the west and south across Crafford Drive are existing developments in the R-T and R-18 Zones.
5. **Previous Approvals:** The site is the subject of Preliminary Plan of Subdivision 4-94008, record plats VJ 180@38 and 39, and Detailed Site Plan SP-96050. Preliminary Plan of Subdivision 4-94008 and TCP I/6/94 were approved by the Planning Board (Resolution PGCPB #94-192(A)) on January 23, 1997. Detailed Site Plan SP-96050 and TCP II/116/96 were approved by the Planning Board (Resolution PGCPB # 96-380) on January 9, 1997, for 28 townhouse units. The subject application is for 21 townhouse units in a general layout different from the previous approval.
6. **Design Features:** The application proposes construction of 21 townhouse units in three 5-unit sticks and one 6-unit stick. One side-loaded street with 26-foot-wide pavement provides access to the site from Henson Valley Way. The proposed four sticks of townhouses are located in the middle of the site oriented toward Henson Valley Way. A stormwater management pond is

located in the northwest part of the site abutting the intersection of Henson Valley Way and Crafford Drive. A play area of approximately 870 square feet is located close to the entrance of the site along Henson Valley Way. Two spring animals, one polyethylene straight slide and one six-inch aluminum stationary bench manufactured by Recreation Creations, Inc., are proposed to be installed in the play area.

One architectural model, Fairmont, is proposed for the development. Fairmont has a total finished area of approximately 1,320 square feet with a one-car garage. All four buildings are three stories in height.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-T Zone, Sections 27-433(d), 27-441(b), 27-442 and Site Design Guidelines, Section 27-274(a)(11) 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 townhouses are a permitted use in the R-T Zone.
- b. The proposal complies with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage, lot/width frontage, minimum yard, building height and density.
- c. Section 27-274, Design Guidelines, sets out specific design guidance for townhouses in (a)(11), Townhouse and Three-Family Dwellings, regarding open space areas, grouping of townhouses, recreational facilities, unit design, buffering from public right-of-way, and the aesthetic appearance of the offsets of the buildings. A review of the application indicates that the proposed 21-unit townhouse development is in general conformance with the requirements in Section 27-274, except for the grouping of townhouses that is discussed as follows:

**“(a)(11)Townhouses and three-family dwellings.**

**“(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.”**

**Comment:** The site is an irregular, linear land strip with its long sides along the rights-of-way of both Henson Valley Way and Crafford Drive. The existing wooded and sloped areas along the frontage of Crafford Drive limit the site plan layout options. The proposed site plan, where four sticks of townhouses are located along one linear street running parallel with Henson Valley Way, is sensitive to the existing site conditions and, therefore, is acceptable on this site.

- d. Section 27-433, R-T Zone (Townhouse), prescribes detailed design requirements for townhouses regarding dwellings, streets, access to individual lots, utilities, minimum area for the development, common area, front elevation, and site plan. The application complies with most of the requirements with several inconsistencies that warrant the following discussion:

**“(d) Dwelling**

**(1) “All dwellings shall be located on record lots shown on a record plat.”**

**Comment:** The site was originally the subject of Preliminary Plan of Subdivision 4-94008 for 28 townhouse units. The plan was approved by the Planning Board (PGCPB # 94-192(A)) and recorded as Final Plats VJ 180@38 and 39. Subsequently, a detailed site plan for 28 townhouse units was also approved for the site. The Zoning Regulations (CB-55-1996) pertaining to the development of townhouses changed after the plat had been recoded, but no building permits had been issued on the site by December 30, 1997. According to the grandfathering provisions of CB-55-1996, the site now is subject to the new townhouse regulations.

The subject application proposes only 21 townhouse units in a site layout that is different from what had been recorded on the previous final plat. Given the above-mentioned background of the site, Subdivision staff, in a memorandum dated March 26, 2003, indicated that the proposed plan is in conformance with the above-noted condition but recommended a condition of approval for requiring a new plat to be recorded to reflect the layout of the approved detailed site plan. This condition has been incorporated into the recommendation section of this report as a condition of approval.

**“(f) Access to individual lots**

**“(1) (D) No individual lot shall be more than two hundred (200) feet from a point of approved emergency vehicle access.”**

**Comment:** The site plan shows only one access point onto Henson Valley Road. The farthest lot is approximately 460 feet away from Henson Valley Road. A preliminary review of the site plan by the Fire Department indicates that the proposed internal street does not have sufficient space for maneuvering by emergency vehicles. Negotiations between the Fire Department and the applicant are currently under way either to retrofit the internal street for emergency vehicles or to provide additional hydrants on site in order to meet the intent of the Ordinance. Final approval by the Fire Department is pending additional review. A condition of approval has been proposed in the recommendation section of this staff report.

**“(i) Common Areas**

**“(2) If a Detailed Site Plan shows a common area, the Planning Board (as a condition of plat approval) shall place conditions on the ownership, use, and maintenance of these areas to assure that the areas are preserved for their intended purpose.**

**“(3) Record plats filed on land located in an R-T Zone (or any other zone when developed in accordance with the R-T Zone) shall include a statement of the covenants or other documents concerning the ownership and maintenance of the common area, or shall include the statement by reference to liber and folio.”**

**Comment:** The site plan shows several common areas such as the tot lot, parking lot and driveway. A condition of approval that requires a statement of the covenants to be included into the record plat has been proposed in the recommendation section of this staff report.

**“(k) Site plan**

**“(2)(B) The type and location of required streetlights.”**

**Comment:** The site plan does not propose and show the type and location of any lighting fixture. A condition of approval has been proposed in the recommendation of this staff report to require the applicant to provide the details of the streetlights.

8. ***Landscape Manual:*** The proposed development is subject to the requirements of Section 4.1 Residential Requirements; Section 4.6 Buffering Residential Development from Street; and Section 4.7 Buffering Incompatible Uses of the *Landscape Manual*.
  - a. Section 4.1(f) requires a minimum of 1.5 major shade trees and one ornamental or evergreen tree per dwelling unit to be located on individual lots and in common open space. The landscape plan provides 34 shade trees, 8 evergreen trees, and 15 ornamental trees and is in compliance with the Section 4.1 Residential Requirements.
  - b. The site is bounded on three sides by the public rights-of-way. The orientation of the proposed townhouses results in the rear yards of the townhouses facing Crafford Drive, a residential collector road. Section 4.6 requires a minimum 35-foot-wide buffer area to be planted with 4 shade trees, 15 evergreen trees, and 30 shrubs per 100 linear feet of right-of-way to be located between the rear yards and Crafford Drive. The landscape plan provides the required buffer area and shows compliance with the requirements by a mixture of the existing woodland and new landscaping but does not make reference to Section 4.6. A condition of approval has been proposed in the recommendation section in order to correct this error.
  - c. The site is adjacent to vacant land zoned R-O-S to its east. Section 4.7 requires 50 percent of the bufferyard to be located on the subject site. A Type A bufferyard is required between the site and the adjacent residentially zoned property that is a 10-foot-wide landscaped strip to be planted with 40 plant units per 100 linear feet of property line. The landscape plan provides a five-foot-wide landscaped strip (50 percent of the requirement of the Type A bufferyard) and 45 plant units. Once again, the landscape plan complies with Section 4.7, but fails to refer to Section 4.7 on the plan. A condition of approval has been proposed in the recommendation section in order to correct this error.
9. **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, contains more than 10,000 square feet of woodland, and has a previously approved tree conservation plan for a portion of the total area.
  - a. At the time when Preliminary Plan of Subdivision 4-94008 was approved, a forest stand delineation (FSD) was reviewed and approved. No further action regarding FSD is needed as it relates to this detailed site plan review.
  - b. The site has an approved Type I Tree Conservation Plan, TCPI/6/94, and a Type II Tree Conservation Plan, TCPII/116/96. The revised Type II Tree Conservation Plan, TCPII/116/96-01, submitted with this application, has been reviewed by the Environmental Planning Section. The environmental planner in his memorandum (Stasz to Zhang) indicates that the revised TCPII is in general conformance with the requirements of the Woodland Conservation Ordinance.

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

- a. In a memorandum dated April 3, 2003, the Community Planning Division found that the proposal is consistent with the land use policy of the 1981 Subregion VII Master Plan.
- b. In a memorandum dated April 9, 2003, the Office of Engineering, Department of Public Works and Transportation (DPW&T) of Prince George's County, provided standard conditions on issues such as commercial driveway entrance road dedication, frontage improvement, sidewalks, street trees and lighting, soil investigation, etc., in order to be in accordance with the requirements of DPW&T and the Department of Environmental Resources (DER).

**Staff Comment:** The District Engineer, in a subsequent telephone conversation, explained to the Urban Design staff that since most of Crafford Drive has not been improved yet, the applicant will be required to pay a fee-in-lieu for the improvement of Crafford Drive pertaining to DPW&T Standard No.200.02 (urban four-lane collector road).

- c. The Transportation Planning Section, in a memorandum dated April 6, 2003, stated that the detailed site plan is acceptable.

In a separate memorandum on the detailed site plan review for master plan trail compliance dated March 28, 2003, the staff noted that sidewalks should be provided along both sides of the access road linking the entire distance to Henson Valley Way to ensure that the internal sidewalk network on the subject site connects to sidewalks on adjoining properties.

- d. The subject application was also referred to the Department of Environmental Resources/Concept. In a memorandum dated March 24, 2003, the staff noted that the site plan is not consistent with the approved Stormwater Management Concept #8002130-1994-01.

**Staff Comment:** As discussed in Finding 10d above, the proposed site plan is different from the previously approved one in Detailed Site Plan DSP-96050 and, therefore, is inconsistent with the previously approved stormwater management concept approval. The applicant has filed a new concept plan based on the new site plan. A condition of approval regarding the stormwater management of the site has been proposed in the recommendation section of this report before the certification of the subject application.

- e. In a memorandum dated March 26, 2003, the Subdivision Section staff explained how the Zoning Ordinance (CB-55-1996) affects the subject application. The staff concluded that the applicant's proposal, which reduces the proposed number of townhouse units from 28 to 21, is in substantial conformance with the approved preliminary plan.
- f. The Environmental Planning Section generated two memoranda for this application. In one dated March 28, 2003, 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 April 18, 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-96050/01 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 March 13, 2003.
- h. The Washington Suburban Sanitary Commission (WSSC), in a memorandum dated March 14, 2003, indicated that a hydraulic planning analysis for this project must be approved by WSSC.
- i. The subject application was referred to the Special Hazards Section, Bureau of Fire Prevention, Prince George's County Fire Department. In a memorandum dated April 24, 2003, the staff identified regulations, Subtitle 11-276, Required Access for Fire Apparatus, Subtitle 11-277, Fire Lanes, and Subtitle 4-186, Section 1015.2, Location and Performance of Fire Hydrant, that are applicable to the project concerning the fire prevention on the site.

**Staff comment:** The applicant has been directed to comply with the aforementioned regulations wherever they are applicable in the project. The applicant will have to meet these requirements and gain final approval from the Prince George's County Fire Department.

- 11. 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-96050/01 for Rosedale Estates II, and Type II Tree Conservation Plan TCPII/116/96-01, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions:
  - a. The end wall elevations shall be revised to specify that the highly visible side elevation of the unit on Lot 1 shall include two standard size windows and a bay window. All standard windows on rear elevations shall also include shutters and/or moldings or other comparable architectural treatments that are agreed upon between the applicant and the Urban Design Section.
  - b. The rear elevations of the base model shall have at least one of the following treatments:
    - Three standard-size windows on the second floor
    - One- or two-story sunroom
    - One- or two-story morning room
  - c. Revise the landscape plan to add Section 4.1, Section 4.6, and Section 4.7 schedules to "Landscape Bufferyard for Crafford Drive," "Landscape Bufferyard A," and "Residential Requirements–Townhouse," respectively, and delete the entire "Interior Parking Lot Planting" portion.



- d. Revise General Note 31 on the site plan to change the required maximum density to six units per acre because the plan was approved after November 1, 1996.
  - e. Provide details of streetlights for review and approval by the Urban Design Section.
  - f. Delete reforestation area #4 and the associated 0.03-acre of tree save from contribution to meeting woodland conservation requirements.
  - g. Revise the worksheet to indicate 0.31-acre of on-site preservation, 0.07-acre of on-site of reforestation/replacement, 1.08 acres of on-site conservation and 0.26 acre of woodland retained on-site but not part of any requirement.
  - h. Have the revised plan signed and dated by a qualified professional.
2. Prior to certificate approval of this detailed site plan, the applicant shall provide documentation of stormwater management concept approval from the Department of Environmental Resources.
3. Prior to issuance of any permits, the applicant shall:
- a. File a final plat and record plat to reflect the approved layout of Detailed Site Plan DSP-96050/01. The record plat filed shall include a statement of the covenants or other documents concerning the ownership and maintenance of the common areas.
  - b. The applicant shall satisfy the Prince George's County Fire Department in regard to compliance with the applicable fire prevention regulations. The detailed site plan shall also be revised to reflect any change that may be required by the Fire Department's approval.
  - c. Provide manufacturer's cut sheet for the proposed small play structure for review and approval by the Urban Design Section.
4. Prior to issuance of the certificate of occupancy by the Department of Environmental Resources for the first dwelling unit, construction of the proposed play area in conformance with the approved detailed site plan shall be completed.
5. Prior to issuance of any sign permits, the applicant shall submit the details of the proposed entrance sign for review and approval by the Urban Design Section acting as the designee of the Planning Board.