

July 11, 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-99015/01
Church Knolls, Lot 1
Single-family residence

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

EVALUATION

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

- a. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-428 regarding the R-R (Rural Residential) Zone.
 - Section 27-441 governing permitted uses in the R-R Zone.
- b. The requirements of the *Landscape Manual*.
- c. Preliminary Plat 4-92030.
- d. Referrals.

FINDINGS

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

1. Revision to the Detailed Site Plan SP-99015/01 for Church Knolls was submitted in accordance with the requirements of condition #5 of Preliminary Plat 4-92030 which requires a Detailed Site Plan approval prior to the issuance of building permits. Preliminary Plat 4-92030 was approved by the Planning Board on September 10, 1992 (PGCPB No. 92-238) for seven lots and one parcel known as Church Knolls.

2. The subject lot, Lot 1, is on the southern end of the Church Knolls subdivision. The lot consists of 20,172 sq.ft. and has frontage on Church Road. The applicant is proposing a two-story, 1,050-sq.ft. single-family house on the property. The proposed house includes bay windows, fire places, fibreglass shingle roof, paneled shutters and brick facade entrance as design features. The applicant has not provided a minimum of two design features on the side elevations. A condition of approval has been added to provide these elements.
3. The following conditions of approval and findings of Preliminary Plat 4-92030 apply to this proposal:

Conditions

3. **A Type II Tree Conservation Plan shall be approved for this site by the Planning Board at the time of Detailed Site Plan approval.**
4. **Lots 1 and 2, Lots 3 and 4, and Lots 5 and 6 shall share common access points (curb cuts onto Church Road) off of which individual driveways shall stem.**
5. **Prior to issuance of any building permits for this site, a Detailed Site Plan shall be approved by the Planning Board. The Detailed Site Plan shall address, but not be limited to the following:**
 - a. **Retention of existing vegetation throughout the site, especially along the right-of-way of Church Road and along the right-of-way of A-44.**
 - b. **Review of the proposed necessary grading and clearing for the four access points onto Church Road.**
 - c. **Replacement of homes and driveways on Lots 1, 2, 6 and 7 with particular attention to proximity to A-44 and to the floodplain area.**
 - 6.b. **The following notes shall be placed on the Final Plat of Subdivision:
■Prior to issuance of any building permit for a residential structure, the building plans shall be certified by a professional engineer with competency in acoustical analysis that the building shell of the structure is designed in a manner to ensure that State acceptable noise levels of 65 dBA exterior and 45 dBA interior are maintained.●**

Findings

6. **The portion of Church Road which these seven proposed lots front on is designated as a scenic rural roadway. The Natural Resources Division recommended that special efforts be taken to maintain the existing vistas from this roadway. This includes maintaining woodlands along the roadways and large rural road trees that contribute to the aesthetic values of the scenic roadway.**

Compliance with these conditions and findings is addressed in Finding #5 below.

4. The proposal is subject to the requirements of Section 4.1 (Residential Requirements) and Section 4.6 (Buffering Residential Development from Streets) of the *Landscape Manual*. Section 4.6 requires a 75-foot-wide landscape buffer planted with 6 shade trees, 20 evergreen trees and 48 shrubs per 100 linear feet of right-of-way along the eastern property line adjacent to the proposed A-44. The applicant can provide a 75-foot-wide bufferyard adjacent to this property line. Fifty feet of this bufferyard consists of a woodland preservation area. The trees used for woodland preservation may be used to substitute for the required planting materials. A condition of approval has been added to provide information regarding compliance of the proposed planting with the requirements of the *Landscape Manual*.
5. The Environmental Planning Section (Markovich to Srinivas, June 11, 2001) has stated that the site was previously evaluated in conjunction with other Detailed Site Plans in the Church Knolls Subdivision. A Type II Tree Conservation Plan was approved for the entire subdivision. The applicant has provided the necessary forest buffers. The proposed driveways meet the intent and conditions of the Preliminary Plat. Finding #6 of the Preliminary Plat requires the architectural drawings for the proposed house to be certified by an acoustical engineer or an architect. A condition of approval has been added to require the same.

The memorandum from the Environmental Planning Section states that:

■The Environmental Planning Section has reviewed the above referenced Detailed Site Plan as referred on May 24, 2001 and has found that the application addresses the environmental constraints identified on this site. The following information and findings are offered for your consideration.

■Background

■This site was previously evaluated by the Environmental Planning Section in conjunction with the review and approvals of Detailed Site Plan (SP-94042) for Lot 3, Detailed Site Plan (SP-99015) for Lot 6, Preliminary Plan of Subdivision 4-92030, TCPI/36/92, and TCPII/79/93.

■Site Description

■The site is located at the east side of Church Road approximately 0.6 miles south of MD 450. Although a review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, and steep slopes with highly erodible soils were found to occur within the limits of 4-92030, those features are not found to occur within the boundaries of Lot 1. The soil type found to occur on this property according to the Prince George's County Soil Survey is Westphalia fine sandy loam. There are no significant limitations associated with this soil. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled ■Ecologically Significant Areas in Anne Arundel and Prince George's Counties, December 1997, there are no rare, threatened, or endangered species found to occur on this property. Church Road is a designated scenic and historic road. The sewer and water service categories are S-3 and W-3.

Environmental Review

- 1. A Forest Stand Delineation was approved with the Preliminary Plan of Subdivision and TCPI/36/92.

Discussion: No additional information is required.

- 2. The property is subject to the requirements of the Prince George's County Woodland Conservation Ordinance since there are previously approved Tree Conservation Plans (TCPs). The Detailed Site Plan has been reviewed and found to be in conformance with the previously approved TCPs.

Discussion: No revisions to the TCP are required.

- 3. Preliminary Plan Condition #5 a, b, and c require a Detailed Site Plan to address the retention of existing vegetation throughout the site, and especially along the right-of-way of Church Road and along the right-of-way of A-44; review of proposed necessary grading and clearing for the four access points onto Church Road; and placement of homes and driveways on Lots 1, 2, 6 and 7 with particular attention to proximity to A-44 and to the floodplain area.

Discussion: The Detailed Site Plan is consistent with prior approvals and has provided buffering along A-44 and along Church Road. In addition, the driveways for Lots 1 and 2 have been placed adjacent to each other to minimize the visual impacts along Church Road.

- 4. Since the approval of this subdivision, this section of Church Road was designated a Scenic and Historic Road, and is therefore subject to the requirements of the *Design Guidelines for Scenic and Historic Roads*. The Department of Public Works and Transportation is responsible for the approval of improvements within the right-of-way.

Discussion: The proposed layout of the lot has been prepared to provide a 40-foot undisturbed forest buffer along Church Road. Although the buffer is not as wide as desired, the site is very restricted due to being wedged between Church Road and A-44.

- 5. This lot is bounded on the east by A-44 which carries the classification of a freeway. If built A-44 will result in adverse noise impacts to Lot 1. At time of Preliminary Plan, an *Acoustical Analysis of Church Knolls Subdivision for Church Knolls Joint Venture* (June 9, 1992) was submitted by the applicant. In accordance with the findings of the noise report, Preliminary Plan Condition #6.b. requires:

■Prior to the issuance of any building permit for a residential structure, the building plans shall be certified by a professional engineer with competency in acoustical analysis that the building shell of the structure is designed in a manner to ensure that State acceptable noise levels of 65 dBA exterior and 45 dBA interior are maintained.

■The Environmental Planning Section strongly suggest that this condition be addressed at this time to minimize delays that would otherwise occur once a building permit application has been submitted.

■*Recommended Condition: To fulfill condition #6.b. of the Preliminary Plan of Subdivision, the applicant shall include the full text of condition # 6.b. on the Detailed Site Plan, and submit architectural drawings certified by an engineer or architect with expertise in acoustics that the basic house shell construction has an outdoor-indoor sound transmission loss performance characterized by a sound transmission class of STC=44 or greater, and that the overall wall area exposed to the noise is designed to have an acoustical performance of STC=30 or greater.*•

6. The Subdivision Section (Del Balzo to Srinivas, June 18, 2001) has stated that the Record Plat VJ165@17 was recorded on March 26, 1993. The Detailed Site Plan must address the conditions of approval of Preliminary Plat 4-92030.
7. The Transportation Planning Section (Masog to Srinivas, June 6, 2001) has stated that the site plan is acceptable.
8. The Permit Review Section (Windsor to Srinivas, June 19, 2001) has stated that the proposal must comply with the requirements of the *Landscape Manual* and the conditions of the Preliminary Plat 4-92030.
9. The Community Planning Division (D'Ambrosi to Srinivas, June 25, 2001) states that the proposal raises no master plan issues.
10. A referral was sent to the City of Bowie. No comments have been received as of this date. Detailed site plans in this development were earlier referred to the City of Bowie. Most of the issues related to ingress/egress and streetscape have been addressed by the previous site plans. This Detailed Site Plan does not raise any new issues.
11. With the proposed conditions, the proposal will be consistent with the Preliminary Plat 4-92030.
12. With the proposed conditions, the Revision to the Detailed Site Plan SP-99051/01 is found to represent 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-99051/01 subject to the following conditions:

1. Prior to certificate approval,

- a. The applicant shall revise the site/grading, landscape and architectural plans to show the following:
 - (1) Planting units, landscape buffers and landscape schedules that comply with the requirements of Section 4.1 and Section 4.6 of the *Landscape Manual*.
 - (2) A minimum of two architectural features on the side elevations.
 - (3) The full text of Condition # 6.b of Preliminary Plat 4-92030.
- b. The applicant shall submit architectural drawings certified by an engineer or architect with expertise in acoustics that the basic house shell construction has an outdoor-indoor sound transmission loss performance characterized by a sound transmission class of STC=44 or greater, and that the overall wall area exposed to the noise is designed to have an acoustical performance of STC=30 or greater.