



SPECIFIC DESIGN PLANS SDP-0108 & SDP-0109

Application	General Data
Project Name BRANDYWINE VILLAGE SDP-0108●COMMUNITY LAKE SDP-0109●ADDITION TO MCKENDREE VILLAGE Location SDP-0108●WEST OF US 301 ON CHADDS FORD ROAD (NORTH SIDE) SDP-0109●EAST OF MCKENDREE ROAD AT THE END OF BRINTON WAY Applicant/Address BRANDYWINE INVESTMENT ASSOCIATES, LLP 5160 PARKSTONE DRIVE, #260B CHANTILLY, VIRGINIA 20151	Date Accepted 10/15/2001
	Planning Board Action Limit NA
	ZHE Hearing Date NA
	Plan Acreage
	SDP-0108 13.14
	SDP-0109 5.49
	Zone R-M
	Dwelling Units 11
	Square Footage NA
	Planning Area 85A
	Council District 09
	Municipality NA
	200-Scale Base Map 220SE06

Purpose of Application	Notice Dates
SDP-0108●COMMUNITY LAKE SDP-0109●ADDITION OF SINGLE-FAMILY HOMES TO MCKENDREE VILLAGE	Adjoining Property Owners 10/10/01 (CB-15-1998)
	Previous Parties of Record 01/14/02 (CB-13-1997)
	Sign(s) Posted on Site 05/31/02
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: LAXMI SRINIVAS
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 12, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plans SDP-0108 and SDP-0109
Brandywine Village
Community Lake and Addition to McKendree Village

The Urban Design Review staff has completed its review of the subject applications and of agency referral comments concerning the plans and recommends APPROVAL with conditions as stated in the recommendation section of this report.

EVALUATION CRITERIA

- a. Approved Basic Plans A-8838 and A-9878
- b. Comprehensive Design Plan CDP-0102
- c. Preliminary Plan 4-01045
- d. The requirements of the Zoning Ordinance for the R-M Zone
- e. The requirements of the *Landscape Manual*
- f. The Woodland Conservation and Tree Preservation Ordinance
- g. Referral responses from concerned agencies and divisions

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings applicable to SDP-0108 and SDP-0109:

- 1. On November 29, 1977, the District Council adopted CR-108-1977 for the entire 277-acre Brandywine Village, placing 213.2 acres in the M-A-C Zone and 64.7 acres in the R-U Zone (A-8898). In 1987, a Basic Plan Amendment was filed to rezone the M-A-C portion but it was unsuccessful. In 1992, another application (A-9878) was filed to rezone the property from the M-A-C to the E-I-A Zone. On September 14, 1993, the District Council adopted

the *Sectional Map Amendment for Subregion V*, rezoning this site into 46 acres of E-I-A, 16.4 acres of L-A-C, and 149 acres of R-M (District Council Resolution No. CR-60-1993).

On October 11, 2001, the Planning Board approved Comprehensive Design Plan CDP-0102 (PGCPB No. 01-186) for the entire 212-acre tract in the E-I-A, L-A-C and R-M Zones covered by A-9878, CDZ Amendment 2 to CR-60-1993 implementing the *Sectional Map Amendment for Subregion V*. The Comprehensive Design Plan included the following:

- 11 lots on approximately six acres of land
- approximately four acres of open space
- approximately four acres for continuation of Brinton Way
- approximately 13 acres for a community lake

On October 18, 2001, the Planning Board approved Preliminary Plan 4-01045 (PGCPB No. 01-199) for 13 lots, one outlot and two parcels in the R-M zoned portion of the area covered by CDP-0102.

The subject Specific Design Plans are for Brandywine Village. The property is located west of US 301 and east of McKendree Road with direct access from Chadds Ford Road and Brinton Way. There are approved record plats that created Chadds Ford Road and General Lafayette Boulevard. The subject property and a 65-acre tract known as McKendree Village are part of a 277-acre tract known as Brandywine Village.

The proposed Specific Design Plans are for two areas within the R-M portion of the site consisting of 147 acres. SDP-0108 is for the five-acre community lake, which is proposed on the northwest side of the intersection of Chadds Ford Road and General Lafayette Boulevard, approximately one-quarter mile west of US 301. It will be opened only with future design and development of the area. The lake will leave adequate room for a hiker/biker trail and is intended to be a source of fill for the townhouse portion of the McKendree Village project. The landscaping around the lake will be designed along with the design of the surrounding area. It will serve as a future recreational focal point for the community and as a visual amenity along the primary access road. The community lake is not being used as a stormwater management facility because it is too large to be maintained as a stormwater management facility. A future stormwater management pond is proposed on the east side of the community lake to meet the requirements of the Department of Environmental Resources.

SDP-0109 is for the 11 single-family lots that are proposed in the R-M portion of the property at the end of Brinton Way with exterior access to McKendree Road on the east side of McKendree Road. A stormwater management pond is proposed on the east side of the proposed lots. Approximately 3.18 acres of open space is proposed on the east side of the stormwater management pond. The design of the single-family lots is proposed to match the design of the lots in the adjacent McKendree Village. The extension of the natural open space area from McKendree Village will be primarily a conservation and forest preservation area. The size of the lots ranges from 6,494 square feet to 10,233 square feet. The applicant is proposing five architectural models for the 11 lots proposed by SDP-0109. The proposed architecture is identical to the architecture for McKendree Village to the south

of this development for compatibility with that development. The following five architectural models are proposed:

<u>Model</u>	<u>Minimum Square Feet</u>
Buchanan	2,294 square feet
Hancock II	2,072 square feet
Michigan	2,603 square feet
Oxford	2,685 square feet
Van Buren	2,872 square feet

The proposed models have various options like brick facades, window trim, entrance porches, decorative frieze boards, etc. The proposed design features contribute to the overall superior quality of architecture proposed for this development.

Conformance with Basic Plan

2. The proposed Specific Design Plan will be in general conformance with Basic Plans A-8838 and A-9878.

Finding #5 of CDP-0102 (PGCPB No. 01-186) addresses compliance with the requirements of the Basic Plans. The proposed density (dwelling units per acre) was lower than the base density established by the Basic Plan.

Conformance with Comprehensive Design Plan

3. Comprehensive Design Plan CDP-0102 was approved by the Planning Board on October 11, 2001 (PGCPB Resolution No. 01-186). The proposed Specific Design Plan will be in general conformance with CDP-0102 if the conditions below are fulfilled. The conditions address some of the previous conditions of approval of CDP-0102 and Preliminary Plan 4-01045 requiring various transportation improvements and revisions to the community lake design to minimize wetland impacts.
4. The proposal complies with the following conditions of Comprehensive Design Plan CDP-0102:

- 1.b. **The configuration of the community lake shall be revised to avoid impacts to the wetland area which currently bisects the northern third of the lake.**

Compliance with this condition is discussed in Finding #13.

3. **The applicant shall submit Preliminary Plat of Subdivision and Specific Design Plan applications for development covered by the subject Comprehensive Design Plan prior to issuance of any permits.**

The applicant has complied with this condition.

- 4.a **Prior to issuance of building permits, the applicant, his heirs, successors and/or assigns shall ensure that all residential structures be fully sprinklered**

in accordance with the National Fire Protection Association Standard 13D and all applicable Prince Georges County laws in order to alleviate the negative impact on fire and rescue services.

This condition is being carried forward to the subject SDPs.

- 4.b. pay an Adequate Public Facilities fee of \$3,360.00 per dwelling unit for the schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Brandywine Elementary and Gwynn Park High Schools.**

This condition was carried forward to the Preliminary Plan as Condition #7 of 4-01045 (PGCPB No. 01-199)

- 4.c. contribute toward and participate in the construction of certain additional off-site transportation improvements as identified hereinafter. These improvements shall be funded and constructed through the formation of a Road Club which will include the applicant, the Montgomery Wards Brandywine Distribution Center, the Brandywine Commerce Center, the Mattawoman-Brandywine Commerce Center, the Brandywine Business Park, the Brandywine/301 Industrial Park, the Hampton CDZ, and other property owners in the area designated as Employment Area "C" in the Subregion V Master Plan, as well as any properties along US 301/MD 5 between T.B. (the intersection of US 301 and MD 5 in Prince George's County) and Mattawoman Creek, and any other properties for which participation is deemed necessary by the Planning Board.**

For development of the subject property, the applicant's sole funding responsibility toward the construction of these off-site transportation improvements shall be the payment of the following:

For each single-family detached unit, a fee calculated as \$1,472 x (the most recent FHWA Highway Construction Cost Composite Index four-quarter average available at the time of building permit application)/(FHWA Highway Construction Cost Composite Index for first quarter, 1993)

Payment is to be made in trust to the Road Club escrow agent and shall be due, on a pro rata basis, at the time of issuance of building permits. Prior to issuance of any building permit(s), the applicant shall provide written evidence to the M-NCPPC that the required payment has been made.

The off-site transportation improvements to be constructed are set forth below. Construction of these improvements shall occur in the numerical sequence in which they appear. Each improvement shall be constructed if and only if sufficient funds for engineering, full design, and construction have been deposited into the Road Club escrow account by Road Club members or said

funds have been provided by public agencies. The off-site transportation improvements shall include:

- (1) Widen US 301/MD 5 from a four (4) lane road to a six (6) lane road beginning at Timothy Branch (north of Cedarville Road) and extending northerly to the US 301/MD 5 interchange (at T.B.). The construction shall be in accordance with presently-approved SHA plans.**
- (2) Install a traffic signal at the A-63/Cedarville Road intersection, provided said signal is deemed warranted by DPW&T.**
- (3) Make minor widening/striping improvements to the US 301/MD 5 interchange ramps.**
- (4) Widen US 301 from a four (4) lane road to a six (6) lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of MD 381.**
- (5) Reconstruct the traffic signal at US 301/MD 381.**
- (6) Install a traffic signal at the MD 381/A-63 intersection, provided said signal is deemed warranted by DPW&T and SHA.**
- (7) Provide a grade separation at the point the Spine Road crosses US 301 northeast of T.B.**
- (8) Reconstruct the traffic signal at MD 5/Brandywine Road.**
- (9) Construction of an interchange in the area of US 301/MD 5 and Cedarville/McKendree Roads.**
- (10) Construction of an interchange in the area of MD 5 and A-63 north of T.B.**
- (11) Construction of A-63 as a six-lane arterial roadway (where off-site) between the US 301/MD 5/Cedarville Rd./McKendree Rd. intersection and MD 5 north of T.B.**
- (12) Widen US 301/MD 5 from a six (6) lane road to an eight (8) lane road beginning at the T.B. interchange (US 301/MD 5) and extending southerly to Mattawoman Creek.**
- (13) Widen MD 5 from a four (4) lane road to a six (6) lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of the planned intersection with A-63.**

This condition was carried forward to the Preliminary Plan as Condition #4 of 4-01045 (PGCPB No. 01-199).

5. **No permits shall be issued for this Comprehensive Design Plan until the projected percentage of capacities at all the affected schools are less than or equal to 130% or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plat of subdivision.**

This condition was carried forward to the Preliminary Plan as Condition #8 of 4-01045 (PGCPB No. 01-199).

5. The proposal complies with the following condition of the Preliminary Plan of Subdivision 4-01045:

1. **Prior to approval of the Specific Design Plan (SDP) for the lake, alternative designs for the lake which could further minimize or avoid the wetland buffer impacts shall be evaluated. Those design alternatives shall include but not be limited to a revised footprint, two smaller lakes, importing fill material from off-site locations, or other alternatives which could further reduce the wetland buffer impacts. The analysis of the alternatives shall be submitted with the SDP. If the SDP for the lake does not include any other development, a conceptual layout of the proposed adjacent lots shall be provided.**

Compliance with this condition is discussed in Finding #13.

6. The Proposed Specific Design Plans are in conformance with the following findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action):

- a. *The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.*

As stated in Finding #5, the proposed Specific Design Plans conform to the approved Comprehensive Design Plan CDP-0102. The proposal is subject to the requirements of Section 4.1 (Residential Requirements) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The proposal complies with these requirements.

- b. *The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.*

Findings for adequate public facilities were made in conjunction with the Preliminary Plan. The Transportation Planning Section (see Findings 11 and 12 below) and the Public Facilities Section have confirmed that the proposal is consistent with the previous transportation and public facilities adequacy findings.

- c. *Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.*

The Department of Environmental Resources has stated that SDP-0108 is consistent with the approved stormwater management concept plan #13785-2001 and SDP-0109 is consistent with the approved stormwater management concept plan #11966-2001. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects.

d. The Plan is in conformance with an approved Tree Conservation Plan.

The Plan is in conformance with an approved Tree Conservation Plan (TCP/126/98) for the entire Brandywine Village site. The conformance of the subject SDPs with the approved Tree Conservation Plan is discussed in Finding #13.

Referral Responses

7. The Permits Review Section (Windsor to Srinivas, November 8, 2001) has requested minor changes to the site/landscape and architectural drawings. A condition of approval has been added to require the same.
8. The Department of Environmental Resources (De Guzman to Srinivas, October 24, 2001) has stated that SDP-0108 is consistent with the approved stormwater management concept #13785-2001 and SDP-0109 is consistent with the approved stormwater management concept #11966-2001.
9. The Subdivision Section (Chellis to Srinivas, November 6, 2001) has stated that bearings and distances indicated on SDP-0109 should be revised in accordance with the final plat of subdivision. SDP-0108 should be revised to reflect the site of the community lake as Parcel I with accurate bearings and distances on lot lines. A condition of approval has been added to require the same.
10. The Community Planning Division (Rovelstad to Srinivas, December 7, 2001) has stated that there are no master plan issues raised by the subject Specific Design Plans.
11. The Transportation Planning Section (Masog to Srinivas, November 8, 2001) has stated that the proposed access and on-site circulation are acceptable. The roadway improvements required for the proposed 11 lots are addressed by findings and conditions of approval of Preliminary Plan 4-01045 and are applicable to the subject Specific Design Plans. Therefore, the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved.
12. The Growth Policy and Public Facilities Planning Section (Williams to Srinivas, June 10, 2002) has stated that the adequate public facilities findings for CDP-0102 and the Preliminary Plan of Subdivision 4-01045 are applicable to the subject Specific Design Plans.
13. The Environmental Planning Section (Markovich to Srinivas, March 20, 2002 and April 15, 2002) has stated that streams, wetlands and 100-year floodplains are found to occur on the property. The soils found on the property include Beltsville silt loam, Bibb silt loam and Leonardtown silt loam. There are no rare, threatened or endangered species found on the

property. There are no scenic or historic roads adjacent to this property. Although the property does not abut McKendree Road, the proposed lots will be accessed via McKendree Road, which is a designated historic road. There are no adverse noise impacts to the subject property. The property is located in the Mattawoman Creek subwatershed of the Potomac River watershed.

The proposal is subject to the requirements of the Prince George's County Woodland Conservation Ordinance because there are existing woodlands and previously approved Type I and Type II Tree Conservation Plans. The Section has recommended approval of the Type II Tree Conservation Plan TCPII/126/98 with conditions of approval regarding tree protection devices, woodland conservation areas and notes regarding tree save areas and TCPII standards.

There are streams, wetlands, 100-year floodplains and associated buffers are found on the proposed community lake parcel of land. A variation request was granted during the review of the Preliminary Plan 4-01045 for the lake with a condition of approval #1 that required alternative designs for the lake that would minimize impacts to the wetlands. The applicant provided alternative layouts. The proposed lake has to be constructed by excavating the pond and lake sites due to the lack of topographic relief on the site. The excavation will adversely impact the wetland and wetland buffers in the area. However, the wetland in the vicinity of this area is of marginal value and exists only because of a drainage ditch constructed earlier. Therefore, the Section has determined that the construction of a large lake across the wetland area is acceptable and consistent with the variation request for the Preliminary Plan of Subdivision 4-01045. A condition of approval has been added to obtain all the required federal and state wetland permits.

There are no impacts to streams, wetlands, floodplains and associated buffers due to the proposed 11 lots.

RECOMMENDATION

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-0108 and TCPII/126/98 with the following conditions:

1. Prior to certification of the Specific Design Plan,
 - a. the Type II Tree Conservation Plan shall be revised as follows:
 - (1) The TCPII shall show the location of all Tree Protection Devices (TPDs) and signs adjacent to Woodland Conservation Areas on the 50-scale plan.
 - (2) All woodland conservation areas shall be depicted with the appropriate shading pattern on the 50-scale plan. Each plan sheet shall also include a legend clearly identifying the shading pattern as ■Woodland Conservation Tree Save Area.●
 - (3) The plan shall also include the appropriate TCPII standard and site specific notes which would apply to this application.

- (4) Floodplain areas may not be counted as woodland conservation areas. Any areas depicting woodland conservation areas within the floodplain shall be removed.
- b. the site/grading plans shall be revised to show the site of the community lake as Parcel I with accurate bearings and distances on lot lines
- 2. Prior to issuance of any permits for wetland impacts associated with the implementation of the Specific Design Plan, a copy of all appropriate Federal and/or State Wetland Permits shall be provided to the Environmental Planning Section.

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-0109 and TCPII/126/98 with the following conditions:

- 1. Prior to certification of the Specific Design Plan, the site/grading and landscape plans shall be revised to show the following:
 - a. all building setbacks
 - b. development standards approved by CDP-0102
 - c. accurate bearings and distances that match the Final Plat
- 2. Prior to issuance of building permits, the applicant, his heirs, successors and/or assigns shall ensure that all residential structures be fully sprinklered in accordance with the National Fire Protection Association Standard 13D and all applicable Prince George's County laws in order to alleviate the negative impact on fire and rescue services.