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SPECIFIC DESIGN PLAN

SDP-0506

Application	General Data
Project Name: Smith Home Farms Location: South side of Westphalia Road, approximately 3,000 feet east of Pennsylvania Ave and south of the intersection with Melwood Road Applicant/Address: DASC 5450 Branchville Road College Park, MD 20740	Date Accepted: 5/1/2006
	Planning Board Action Limit: NA
	Plan Acreage: 757
	Zone: R-M
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 78
	Tier: DEVELOPING
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 205SE08

Purpose of Application	Notice Dates
INFRASTRUCTURE FOR TWO SEGMENTS OF ROADWAY	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	3/31/2006
	5/2/2006

Staff Recommendation			Staff Reviewer: H. ZHANG, AICP
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	CONTINUANCE
			X

June 9, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, AICP, Urban Design Section, Development Review Division

SUBJECT: Infrastructure Specific Design Plan SDP-0506, Smith Home Farms
Type II Tree Conservation Plan TCPH/57/06

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of a four-week continuance because there is insufficient information in the current SDP submittal, especially in the accompanying Type II Tree Conservation Plan to allow the review to be completed, as described in the recommendation section of this report.

EVALUATION

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Zoning Map Amendment A-9965-C.
- b. Comprehensive Design Plan CDP-0501
- c. Preliminary Plan of Subdivision 4-05080
- d. The requirements of the Zoning Ordinance, specifically,
 - Sections 27-507, 27-508, 27-509, and 27-510 of the Zoning Ordinance governing development in the R-M Zone
 - Sections 27-274 (a) (7), Design Guidelines, and 27-528 (a) and (b).
- e. The requirements of the Woodland Conservation and Tree Preservation Ordinance
- f. Referral comments

FINDINGS

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

1. **Request:** The subject application is for approval of an infrastructure specific design plan for portions of roadways identified as C-631 (oriented east/west) and C-627 (oriented north/south) in the R-M Zone.
2. **Development Data Summary:**

Zones	Existing R-M	Proposed R-M
Uses	Vacant	Road and stormwater management facilities only
Acreage (in the subject SDP)	56.35	56.35
Lots	—	—*

Note: *No lot is proposed in this SDP for infrastructure.

3. **Location:** The larger Smith Home Farms subdivision is a tract of land consisting of wooded, undeveloped land and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4), and measuring approximately 757 acres, in Planning Area 78, Council District 6.

The subject SDP includes two road segments: C-631, which is an east/west oriented major roadway extended from Presidential Parkway and is further connected to the intersection of Suitland Parkway and Pennsylvania Avenue (MD 4); and C-627, which is a north/south oriented major roadway and is extended from Westphalia Road. C-627 uses a portion of Melwood Road at its intersection with Westphalia Road, and then is realigned toward the west boundary of the Smith Home Farms project.

4. **Surroundings and Use:** The subject site (of SDP-0506) includes a limited part of the Smith Home Farm Project along both sides of C-631 and C-627. C-631 is the major access off Presidential Parkway to the site and C-627 is the secondary access road off Westphalia Road. The two roadways intersect in front and to the west of the central park in the middle of the Smith Home Farms. Along both sides of C-631, future specific design plans will propose single-family detached, single-family attached residences and the community center. After its intersection with C-627, C-631 becomes single-loaded road. A mixed retirement development is located to the west of C-631. C-627 uses a portion of existing Melwood Road around its intersection with Westphalia Road. C-627 has been realigned toward the west part of the Smith Home Farm site along the alignment of one of the stream valleys. C-627 is also a single-loaded road all the way until after its intersection with C-631. To the east of C-627 is the Mixed Retirement Development (MRD) in the R-M Zone.

The Smith Home Farms project, as a whole, is bounded to the north by existing subdivisions and undeveloped land in the R-R, R-A, C-M, C-O and R-T Zones; to the east by undeveloped land in the R-R and R-A Zones; to the south by existing development such as the German Orphan Home, existing single-family detached houses, and undeveloped land in the R-A Zone; and to the west by existing development (Mirant Center) in the I-1 Zone, existing residences in the R-R and R-A Zones, and undeveloped land in the I-1 and M-X-T Zones.

5. **Previous Approvals:** The subject site covers a linear area along two main roadways within a larger project known as Smith Home Farms, which has a gross acreage of 757 including 727 acres in the R-M Zone and 30 acres in the L-A-C Zone, which was rezoned from the R-A Zone through Zoning Map Amendments A-9965-C and A-9966-C, for 3,648 dwelling units (a mixture of single-family detached, single-family attached, and multifamily condominiums) and 140,000 square feet of commercial/retail space. A-9965-C and A-9966-C were approved (Zoning Ordinance No. 4 & 5-2006) by the District Council on February 13, 2006, subject to three conditions. On May 22, 2006, the District Council approved an amendment to A-9965 and A-9966 based on a motion filed by the applicant to move the L-A-C line further south about 500 feet. The acreage of the L-A-C Zone remains the same as previously approved. On February 23, 2006, a Comprehensive Design Plan, CDP-0501, for the entire Smith Home Farms site was approved by the Planning Board, subject to 30 conditions. The District Council finally approved the Comprehensive Design Plan on May 22, 2006 **without** approving the accompanying variances from the maximum multifamily dwelling unit percentage requirements as stated in Section 27-515 (b), Footnote 29, which allows a maximum 10 percent of multifamily dwellings in the R-M Zone; from the maximum multifamily dwelling unit percentage requirements as stated in Section 27-515 (b), Footnote 29, which allows a maximum 30 percent of multifamily dwellings in the L-A-C Zone; and from the maximum building height as stated in Section 27-480 (f), which allows a maximum of 40 feet in the R-M Zone.

Currently a Preliminary Plan of Subdivision for the entire Smith Home Farms site, 4-05080, is pending. The site also has an approved Stormwater Management Concept Plan 36059-2005.

6. **Design Features:** The SDP is an infrastructure plan for portions of two roadways that provide access to the subject site: C-631 and C-627. The plan also includes a cul-de-sac on the existing Melwood Road south of the Cook and the Wright properties and another cul-de-sac street close to the intersection of Melwood Road and Westphalia Road. The site plan shows grading of approximately 4,500 linear feet of C-631 and a 300 foot-wide strip along both sides. C-631 has a 100-foot-wide right-of-way (R-O-W) with a median, which is an urban collector road pursuant to the standards of the Department of Public Works and Transportation (DPW&T). The site plan also shows grading of approximately 6,000 linear feet of C-627 with a R-O-W of 80 feet. The cross section of C-627 changes from an urban four-lane collector road to an urban primary residential road when it runs into different sections of the site. A 300-foot strip along both sides of C-627 is also included in the site plan. The site plan also shows the grading of two stormwater management ponds.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9965-C:** On February 13, 2006, the District Council approved Zoning Map Amendment A-9965-C, subject to three conditions, of which the following are applicable to the review of this SDP:

2. H. At the time of the first Specific Design Plan, the Applicant shall:

1. **Provide a comprehensive trail and sidewalk map for the entire site.**
2. **Provide noise mitigation construction methods to reduce the internal noise level of the residential buildings to 45 dBA (Ldn) or lower.**

Comment: The subject application is a specific design plan for infrastructure for segments of two roadways only. The above condition will be reviewed at time of a full-scale specific design plan.

2.L. The development of this site should be designed to minimize impacts by making all road crossings perpendicular to the streams, by using existing road crossings to the extent possible and by minimizing the creation of ponds within the regulated areas.

2.M. The woodland conservation threshold for the site shall be 25 percent for the R-M portion of the site and 15 percent for the L-A-C portion. At a minimum, the woodland conservation threshold shall be met on-site.

2.N. All Tree Conservation Plans shall have the following note:

“Woodland cleared within the Patuxent River Primary Management Area Preservation Area shall be mitigated on-site at a ratio of 1:1.”

Comment: Pursuant to the review by the Environmental Planning Section (in a memorandum Shoulars to Zhang, dated June 6, 2006), not enough information has been provided to review for complete conformance with these basic plan conditions.

3. Before approval of the first Specific Design Plan, staff and Planning Board shall review and evaluate the buffers between this development project and the adjoining properties, to determine appropriate buffering between the subject property and existing development on adjacent properties.

Comment: As noted above, this SDP is for infrastructure only. The above condition will be reviewed at time of a full-scale specific design plan.

8. Comprehensive Design Plan CDP-0501: Comprehensive Design Plan CDP-0501 as approved includes a maximum of 3,648 dwelling units, of which 2,124 dwelling units are in the regular R-M Zone, including 319 single-family detached, 552 single-family attached, 361 two-over-two and 892 multifamily condominium units; 1,224 dwelling units are in the R-M Zone under Mixed Retirement Development (MRD) and 300 condominium dwelling units and 140,000 square feet of commercial/retail in the L-A-C Zone. Comprehensive Design Plan CDP-0501 was approved by the Planning Board with 30 conditions. The District Council approved CDP-0501 on May 22, 2006, without approving the accompanying three variances. The District Council’s Order of Approval is not yet available. Of all 30 conditions attached to the CDP approval (by the Planning Board) Conditions 1, 7, 8, 9, 12 and 29 are SDP-related conditions that are applicable to a full-scale SDP. Since this application is a SDP for infrastructure for segments of two roadways, the aforementioned six conditions will be reviewed at time of a full-scale SDP.

9. Preliminary Plan of Subdivision 4-05080: The Preliminary Plan of Subdivision 4-05080 for the entire Smith Home Farm is currently pending. Any applicable conditions attached to the final approval of Preliminary Plan of Subdivision 4-05080 will be applied to this SDP. A condition of approval has been proposed to require the applicant to obtain final approval for 4-05080 prior to certificate approval of this SDP for infrastructure and any revisions as a result of the approved 4-05080 should be reflected on the subject SDP.

10. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:

- a. The subject SDP is an infrastructure application for segments of two major roadways to the site pursuant to the previous approvals and is therefore consistent with Sections 27-507, 27-508, 27-509, and 27-510 of the Zoning Ordinance governing development in the R-M Zone
- b. Section 27-528, requires the following findings for approval of a Specific Design Plan

(a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

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

Comment: As discussed previously, the subject SDP is an infrastructure plan for portions of two roadways that provide access to the site. Only those regulations and standards that are applicable should be considered in the review of this SDP. The subject SDP proposes a grading plan for two major roadways for the site that has been approved in the Comprehensive Design Plan CDP-0501, except for the off-site part that is connected to Presidential Parkway. The *Landscape Manual* is not applicable in this SDP.

- (2) **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.**

Comment: The subject SDP is for infrastructure for segments of two major roadways that lead to the site. The road improvements will be provided as part of the Smith Home Farm development to support the development. However, the Transportation Planning Section noted in the memorandum dated June 7, 2006, that it is not possible to make the above finding until the subdivision for Smith Home Farm (4-05080) is approved. The Preliminary Plan of Subdivision 4-05080 is a subdivision plan for the entire Smith Home Farms project that is still under review and is pending approval by the Planning Board on June 15, 2006.

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

Comment: The Department of Environmental Resources (Nicol to Zhang, May 3, 2006) has stated that the proposal is consistent with approved Stormwater Management Concept Plan #36059-2005. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

- (4) **The Plan is in conformance with an approved Tree Conservation Plan.**

Comment: As discussed previously, a review by the Environmental Planning Section (Shoulars to Zhang, dated June 6, 2006) indicates that because previous approvals are not complete and the road layout has not been finalized at this time, the Type II Tree Conservation Plan with the SDP cannot be reviewed in detail. As a result, the Urban Design Section cannot make the finding that the subject SDP is in conformance with the approved Tree Conservation Plan.

11. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet; there are more than 10,000 square feet of existing woodland on-site; and there is a previously approved Tree Conservation Plan TCP I/73/97. However, since not enough information has been provided with this SDP submittal, especially in the Type II Tree Conservation Plan, the Urban Design Section cannot make any finding that the proposed SDP conforms to the Woodland Conservation Ordinance.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. The Community Planning Division (Rovelstad to Zhang, June 7, 2006) has stated that there are no General Plan issues related to this specific design plan for infrastructure. The community planner noted that the southwest road alignment of master plan road C-631 (Suitland Parkway Extended—MC-631 on the sector plan) does not appear to line up with the extension of A-67 (Suitland Parkway).
 - b. The Transportation Planning Section (Masog to Zhang, June 6, 2006) has listed all transportation-related conditions in the previously approved Comprehensive Design Plan CDP-0501. The Transportation Planning Section has also provided a summary of the outstanding issues related to this application as follows:

“The subject plan includes the links of MC-631 between the L-A-C and the western edge of the property and MC-635 between MC-631 and Westphalia Road. Both links are shown in the Preliminary Westphalia Sector Plan as major collector facilities with four lanes and a median within a 100-foot right-of-way. MC-631 is shown to be consistent with the plan. MC-635 is shown as a collector, with four lanes and no median within an 80-foot right-of-way. It is staff's understanding that the county Department of Public Works and Transportation (DPW&T) has agreed to the use of the collector standard with the right-of-way flaring at the approaches to MC-631 and Westphalia Road. Provided that the right-of-way is flared according to DPW&T requirements, this is acceptable.

“Through review of the preliminary plan, MC-631 west of Road RR (page 4 of the Specific Design Plan) was determined to not conform to the master plan along the alignment shown. The sector plan aligns the roadway slightly north of the location on the preliminary plan to form a direct link with the MD 4/Suitland Parkway interchange. The preliminary plan location appears to involve greater environmental impacts, and would create a ‘T’ intersection with existing Presidential Parkway. Creating this ‘T’ intersection is not optimal; Presidential Parkway is intended to continue northward along a new alignment in the sector plan, and in order to effectuate this recommendation under the applicant's proposal, a second ‘T’ intersection would need to be implemented 400 feet north of the applicant's proposed ‘T’ intersection. It is recommended that plan approval not include this portion of the Specific Design Plan. Page 4 of the plan should be modified after signature approval of the preliminary plan, and re-reviewed at that time.”

Comment: The above issues have not yet been addressed by the applicant.

In a separate memorandum (Shaffer to Zhang, May 16, 2006) on Specific Design Plan Review for Master Plan Trail Compliance, the Transportation Planning Section has provided a comprehensive background discussion on the trails issue for this site and recommended four specific trails/sidewalk improvements.

- c. The Environmental Planning Section (Shoulars to Zhang, June 6, 2006) has indicated that not enough information has been provided for an Environmental Planning review in detail as follows:

At this time, the final decision of the District Council regarding the CDP has not been received. The environmental review of the preliminary plan was completed today. It contains 24 recommended conditions of approval. Several of the conditions significantly affect the review of this SDP. Because previous approvals are not complete, and because the road layout has not been finalized at this time, the TCPII associated with the SDP cannot be reviewed in detail.

A cursory review of the TCPII submitted, revealed that a phased worksheet was not used as required; the numbers in the worksheet are subject to change with the preliminary plan; the clearing and grading shown on the plans is not limited to the area of the SDP and is beyond the limits of disturbance (see especially Sheet 6); there is an incorrect note that states "All reforestation requirements will be provided offsite. The location of the off-site property has yet to be determined."

A detailed review of the SDP can be provided after the road layout issues have been worked out and revised plans are submitted in conformance with the conditions of approval of the District Council on the CDP and the Planning Board on the preliminary plan.

- d. The Subdivision Section (Chellis to Zhang, June 7, 2006) has noted that the Preliminary Plan of Subdivision 4-05080 is currently pending approval of the Planning Board. The approval of the preliminary plan may affect the roadways as included in this subject SDP.
- e. The Permit Section (Stone to Zhang, May 3, 2006) has made six comments on the subject SDP regarding the plan's compliance with the Zoning Ordinance.

Comment: None of the comments has been addressed yet.

- f. The Department of Environmental Resources (Nicol to Zhang, May 3, 2005) has stated that the site plan for infrastructure for Smith Home Farms SDP 0506 is consistent with approved Stormwater Concept Plan #36059-2005.
- g. The Department of Parks and Recreation (DPR) had not responded to the referral request at the time the staff report was written.
- h. The Historic Preservation and Public Facilities Planning Section (Carlson-Jameson to Zhang, May 9, 2006) has reviewed the subject SDP and found that there is no effect on either Blythewood and its environmental setting or on archeological site 18PR766.

- i. The Department of Public Works and Transportation (DPW&T) (Abraham to Zhang, May 23, 2006) has provided a standard referral commenting on street trees, lighting, sidewalks, frontage improvement, storm drainage system and soil investigation for public streets. The requirements of DPW&T will be enforced at time of road permits review by DPW&T.
- j. The State Highway Administration (Foster to Zhang, May 9, 2006) has no objection to Specific Design Plan SDP-0506 approval.
- k. The Washington Suburban Sanitary Commission (WSSC) (Thacker to Zhang, May 8, 2006) has noted that water and sewer extension will be required. The WSSC has also provided a preliminary letter of findings for conceptual approval of a preliminary hydraulic planning analysis for the Smith Home Farms project. Additional review and approval will still be needed from WSSC.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and CONTINUE Specific Design Plan, SDP-0506, until July 13, 2006, to provide time for the applicant to obtain additional information that will permit completion of the review of the Tree Conservation Plan and to address unresolved issues which were identified earlier in the staff report as follows:

- 1. The applicant should obtain certificate approval of Comprehensive Design Plan CDP-0501 and signature approval of Preliminary Plan of Subdivision 4-05080. Any applicable conditions attached to the approval of the two plans should be fully addressed before the review and approval of this SDP for infrastructure.
- 2. The applicant should provide a complete Type II Tree Conservation Plan pursuant to submittal standards of the Environmental Planning Section for review and comment.
- 3. The applicant should provide the following trail/sidewalk improvements:
 - a. Provide designated bike lanes with appropriate signage and pavement markings along both sides of C-635 and P-615, unless modified by DPW&T.
 - b. Provide standard sidewalks along both sides of C-635 and P-615, unless modified by DPW&T.
 - c. Provide a 10-foot-wide multiuse trail along the subject site's entire frontage of the south side of Suitland Parkway extended (C-631).
 - d. Provide a standard sidewalk along the north side of C-631, as shown on the submittal site plan.
- 4. The development of this site should be designed to minimize impacts by making all road crossings perpendicular to the streams, by using existing road crossings to the extent possible and by minimizing the creation of ponds within the regulated areas.