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## SPECIFIC DESIGN PLAN

**SDP-0506**

Application	General Data
<b>Project Name:</b> Smith Home Farms  <b>Location:</b> South side of Westphalia Road, approximately 3,000 feet east of Pennsylvania Ave and south of the intersection with Melwood Road.  <b>Applicant/Address:</b> 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
SPECIFIC DESIGN PLAN FOR INFRASTRUCTURE FOR TWO SEGMENTS OF ROADWAY	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/31/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 5/2/2006

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

June 30, 2006

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, 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 **APPROVAL** with conditions, 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 (SDP) for portions of roadways identified as C-631 (oriented east/west, also known as MC-631) and C-627 (oriented north/south, also known as MC-635) 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		*

\*No lots are 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 Farms 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 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 a single-loaded road. A mixed retirement development will be 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 Farms site along the alignment of one of the stream valleys. C-627 is also a single-loaded road 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 757 gross acres, 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 Nos. 4-2006 and 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, 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 ten 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 height 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 Wright properties and another cul-de-sac 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. One stormwater management pond is located within the central park area.

The SDP application also includes an entrance feature that is located on both sides of the main entrance to the site off the existing Presidential Parkway and is outside the boundary of this SDP. The entrance feature should be removed from the application and be included in the subsequent SDP with residential dwelling units.

## 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 limited to infrastructure for segments of two roadways and, although it is technically the first specific design plan, it is not an appropriate plan for reviewing either of these issues. 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:** The subject SDP includes a very small portion of the approved larger Smith Home Farms project. Pursuant to the review by the Environmental Planning Section (Shoulars to Zhang, dated June 30, 2006), the revised plans follow the previously approved layout. The above conditions will be further reviewed with additional development of the Smith Home Farms project.

- 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 the 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. Of the 34 conditions attached to the CDP approval (see attached Council Order), Conditions 1, 7, 8, 9, 11, 12, 23, 29, 31, 32 and 34 are SDP-related conditions that are applicable to a future special-purpose SDP or full-scale SDP. Since this application is an SDP limited to infrastructure for segments of two roadways, the aforementioned conditions will be reviewed at time of a full-scale SDP to which they are applicable.

9. **Preliminary Plan of Subdivision 4-05080:** Preliminary Plan of Subdivision 4-05080 for the entire Smith Home Farms 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 27-274(a)(7), 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 are consistent with the approved 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 Farms to support the development. As the only construction resulting from the subject SDP will be road facilities that will **serve** future development and **not** development of any kind that will need to be served within a reasonable period of time, this finding is not really applicable to the subject SDP for roads only.

(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:** The Environmental Planning Section (Shoulars to Zhang, dated June 30, 2006), after review of the submitted SDP for infrastructure and Type II Tree Conservation Plan TCPII/57/06, recommends approval of this application with several conditions.

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/38/05.
  - a. A Type I Tree Conservation Plan TCPI/38/05 was approved with Comprehensive Design Plan CDP-0501 for the entire Smith Home Farms, subject to many conditions. The CDP-0501 and TCPI/38/05 have not been certified yet. TCPI/38/05-01 submitted with Preliminary Plan of Subdivision 4-05080 is currently pending approval by the Planning Board. The Environmental Planning Section recommends to the Planning Board approval of TCPI/38/05-01 with numerous conditions.
  - b. A Type II Tree Conservation Plan, TCPII/57/06, has been submitted with this SDP for infrastructure that covers a very limited part of the Smith Home Farms project around the two segments of two major roadways. A review by the Environmental Planning Section indicates that the TCPII/57/06 in general satisfies the requirements of the Woodland Conservation Ordinance, subject to certain conditions.
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. But 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 the 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:** A condition of approval has been proposed in the recommendation section of this report to require the applicant to remove Sheet 4 from this application package.

In an additional memorandum (Masog to Zhang, July 6, 2006) after the Planning Board approved the Digest of Testimony for the Westphalia Sector Plan on July 4, 2006, the Transportation Planning Section has provided an update regarding the subject SDP’s compliance with the adopted Westphalia Sector Plan and recommends the following:

“The P-615 facility on the preliminary sector plan, linking MC-631 and MC-632 south of the central park site, has been replaced by MC-635 linking MC-631 to the regional center area. To be consistent with the adopted transportation plan, this plan would need to be revised to show this major collector facility, and not a primary street, south of MC-631.”

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, which have been incorporated into the conditions of approval for this SDP.

- c. The Environmental Planning Section (Shoulars to Zhang, June 30, 2006) has recommended approval of this application with seven conditions that have been incorporated into the conditions of approval for this SDP. The Environmental Planning Section has also recommended a stream restoration condition.
- d. The Subdivision Section has not officially responded to the referral request. But the Subdivision Section review staff indicated to the Urban Design Section that the Preliminary Plan of Subdivision 4-05080 is currently pending approval by 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. Four of the comments concern with entrance feature.

**Comment:** As previously discussed, the entrance features shown on the site plan located along both sides of the main entrance to the site, off the existing Presidential Parkway is outside the boundary of this SDP for infrastructure and should be removed from the plan.

- 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 (Asan to Zhang, July 3, 2006) has expressed concerns with the proposed stormwater management pond in the central park and road grading along the park's frontage. Currently a concept plan for the central park is under preparation by a consultant retained by the applicant. The Department of Parks and Recreation prefers to defer the final design of the stormwater management pond (SWM) and the grading of the road segment along the park's frontage until the final approval of the central park to ensure proper access to the central park.

**Comment:** The Urban Design Section also believes that it is premature to approve the stormwater management pond within the central park and the grading along the park's frontage while the concept plan for the park is still under consideration. One condition of approval pursuant to the comments of the Department of Parks and Recreation has been proposed in the recommendation section to require the applicant to revise the design of the SWM pond (in terms of shape, size and location) and road grading along the park's frontage, if necessary, in accordance with the approved central park concept plan prior to issuance of grading permit.

- 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 APPROVE Specific Design Plan SDP-0506 for Smith Home Farms and Type II Tree Conservation Plan TCPII/57/06, subject to the following conditions:

1. Prior to certificate approval of this SDP, the applicant shall
  - a. Obtain certificate approval of Comprehensive Design Plan CDP-0501.
  - b. Obtain certificate approval of Preliminary Plan of Subdivision 4-05080.
  - c. Remove Sheet 4 from this application package.
  - d. The applicant shall demonstrate the following trail/sidewalk improvements on the plans:
    - (1) Provide designated bike lanes with appropriate signage and pavement markings along both sides of C-635 and P-615, unless modified by DPW&T.
    - (2) Provide standard sidewalks along both sides of C-635 and P-615, unless modified by DPW&T.
    - (3) Provide a 10-foot-wide multiuse trail along the subject site's entire frontage of the south side of Suitland Parkway extended (C-631).
    - (4) Provide a standard sidewalk along the north side of C-631, as shown on the submitted site plan.
  - e. Revise the layout of the entrance road to be in conformance with all previous approvals and revise the limits of disturbance to be limited to only that area of construction proposed.
  - f. Revise the TCPII/57/06 to show the followings:
    - (1) A phased worksheet.
    - (2) The noise contours associated with Andrews Air Force Base as depicted on the latest Air Installation Compatibility Use Zone study.
    - (3) All woodland clearing areas within the limits of disturbance.
  - g. Remove the following note from the TCPII/57/06:

“All reforestation requirements will be provided offsite. The location of the off-site property has yet to be determined.”
  - h. Revise the SDP to show the same limits of disturbance. The limits of disturbance shall accurately reflect the proposed area of disturbance. For those areas outside the limits of disturbance, the proposed grading shall be removed from the plans.
  - i. Revise the SDP to reflect new alignment of C-627 (oriented north/south, also known as MC-635) pursuant to the adopted Westphalia Sector Plan.

2. The special SDP for stream restoration shall have received certificate approval prior to the approval of the SDP for the first phase of development, excluding the SDP that is currently under review for infrastructure. The special SDP for stream restoration shall:
  - a. Be coordinated with the Department of Parks and Recreation;
  - b. Consider the stormwater management facilities proposed;
  - c. Include all adjacent lots or parcels where grading will occur;
  - d. Address all of the stream systems on the site;
  - e. Provide a detailed phasing schedule that is coordinated with the phases of development of the site and be developed using engineering methods that ensure that the future development of the site, and the addition of large expanses of impervious surfaces, do not adversely affect the stream systems on-site and off-site.
3. Prior to issuance of a grading permit, the applicant shall redesign the stormwater management pond and road grading for the segment along the park's frontage, if necessary, in accordance with the approved central park concept plan for review and approval by the Department of Parks and Recreation.