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SPECIFIC DESIGN PLAN

SDP-0513

Application	General Data
Project Name: CHADDSFORD, SECTION 2 Location: NORTHWEST CORNER OF CHADDS FORD DRIVE AND GENERAL LAFAYETTE BOULEVARD Applicant/Address: K. HOVNANIAN HOMES 1802 BRIGHTSEAT ROAD LANDOVER, MD 20785	Date Accepted: 2/28/2006
	Planning Board Action Limit: N/A
	Plan Acreage: 19.2
	Zone: R-M
	Dwelling Units: 57
	Square Footage: NA
	Planning Area: 85A
	Tier: DEVELOPING
	Council District: 09
	Municipality: NA
	200-Scale Base Map: 220 SE 07

Purpose of Application	Notice Dates
57 Single-family attached units	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/30/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 8/14/2006

Staff Recommendation		Staff Reviewer: LAREUSE	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

August 28, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Urban Design Section

SUBJECT: Specific Design Plan SDP-0513
Chaddsford, Section Two

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of **APPROVAL** with conditions.

EVALUATION

The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Comprehensive Design Zone Amendment A-9878 as stated in CR-60-1993.
- b. The requirements of the Prince George's County Zoning Ordinance, Section 27-509 for the R-M Zone.
- c. The requirements of Comprehensive Design Plan CDP-0102/01.
- d. The requirements of Preliminary Plan of Subdivision 4-04174.
- e. The requirements of Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

FINDINGS

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

1. **Request:** The request is for 57 single-family attached dwellings (townhouses). The specific design plan includes a site plan, tree conservation plan, landscape plan, and architectural elevations.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-M	R-M
Use(s)	Vacant	Single-family attached
Acreage	19.2	19.2
Lots	0	57
Dwelling Units	0	57
Detached	0	0
Attached	0	57

ARCHITECTURAL MODEL DATA

The following architectural elevations are proposed by K Hovnanian Homes:

Model	Base Finished Area (Sq. Ft.)
Adams Morgan	2,250
Capital Hill	1,958

3. **Location:** Generally, the property is located east of US 301 in Prince George's County, just north of Charles County. The site is in Planning Area 85A, Council District 9, and is located on Tax Map 154 and Grid E-2, at the northwest corner of Chadds Ford Drive and General Lafayette Boulevard.
4. **Surroundings and Use:** The property has frontage on Chadds Ford Drive and General Lafayette Boulevard and is located east of existing townhouse developments known as McKendree Village and Brandywine Village. To the north of the project is undeveloped R-M-zoned land. To the south, across Chadds Ford Drive, are Section One and the recreational center.
5. **Design Features:** The project has two entrances into the development, both of which will be served from General Lafayette Drive. The plan proposes to add townhouses to a newly developed project known as McKendree Village and/or Brandywine Village, a project also developed by K Hovnanian Homes. The townhouses are separated from the western portion of the development by a manmade lake. The majority of the units proposed will have rear yards or views to the lakefront. Recreational facilities are provided on-site and include one open play area, one preteen lot, one picnic area, and a trail system. The plan also proposes a pier over the lake for views and possibly fishing.
6. **Previous Approvals:**
- Originally the subject property was rezoned by Basic Plan Application (A-8838) in November 1977 for the entire "Mattawoman" development at a total area of 277 acres. Within this 277-acre site, 212 acres were placed in the M-A-C Zone and 64.7 acres were placed in the R-M Zone. This plan is no longer applicable and has been superseded.
 - 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 212-acre

site into 46 acres of E-I-A, 16.4 acres of L-A-C, and 149 acres of R-M (District Council Resolution CR-60-1993).

- c. On February 20, 1997, the Planning Board approved Preliminary Plan 4-96083 to dedicate Chadds Ford Drive and General Lafayette Boulevard to public use and place the resultant land bays into four outlots. A Type I Tree Conservation Plan (TCPI/47/96) was approved for the entire area concurrently with this application.
- d. Comprehensive Design Plan CDP-0102 was approved by the Planning Board for the entire 212-acre parcel on October 11, 2001 (PGCPB No. 01-186). This comprehensive design plan included 11 lots on approximately 6 acres, approximately 4 acres of open space, approximately 4 acres for continuation of Brinton Way, and approximately 13 acres for a community lake. The remaining acres were intended for future development.
- e. On January 22, 2004, the Planning Board approved Preliminary Plan 4-04174, Chaddsford Section II, for 307 lots for 100.35 acres, which governs the subject application. Since that approval, the applicant has chosen to renumber the sections; nevertheless, Preliminary Plan 4-04174 applies to the subject specific design plan.

COMPLIANCE WITH EVALUATION CRITERIA

- 7. **Zoning Map Amendment A-9878:** CDZ Amendment 2, Brandywine Village Zoning Application A-9878, created the E-I-A, L-A-C and R-M Zones for the 212 acres of the Brandywine Investment Associates. The R-M Zone was designated for 149 acres at 5.8 to 7.9 dwelling units per acre. Specific conditions that warrant discussion regarding conformance of this specific design plan, SDP-0513, with the basic plan are considered below:

- 4. **The applicant shall provide private recreational facilities in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.**

Comment: The application shows one picnic area, one open play area, one preteen lot, one picnic area, a trail system, and a fishing pier within the subdivision. The plans should be revised to include sufficient details and specifications for proper implementation.

- 6. **Sensitive natural features shall be preserved as amenities that help to define the pattern of neighborhoods.**

Comment: The Type I tree conservation plan and Type II tree conservation plan show the preservation of sensitive environmental features in a manner that helps to define the pattern of neighborhoods.

- 7. **Single-family attached residential areas shall include a variety of building styles including townhouse, duplex, triplex, quadplex, z-lot and zero lot line units.**

Comment: The CDP was approved showing only townhouse units. The preliminary plan was also approved showing only townhouse units. The plans were originally submitted with 20-foot-wide townhouses, but have since been revised to incorporate 22-foot-wide units for the interior units with single-car garages and 24-foot-wide end units with two-car garages, in order to provide some variety in the townhouse products. Section Two is anticipated to be the most luxurious townhouse section as these units are the largest townhouses proposed within the overall development.

8. **There should be a mix of housing types to accommodate different life styles and household income levels; an appropriate segment should be affordable for seniors, and young adults starting out.**

Comment: Section One of the overall development provided for detached units of a smaller size than would normally be approved and that section provided affordability for seniors and young adults starting out. Sections Three through Five include townhouses and single-family detached dwellings, which provided a step up from Section One. Section Two provides for a step up from the previously approved Sections One and Three through Five.

12. **Trails (hiker/biker) shall provide linkage between all parts of the community, to surrounding employment areas, and to the stream valley park system.**

Comment: The condition above has been fulfilled, and this plan provides for trails. See the discussion below in response to the preliminary plan conditions relating to specific trail recommendations.

Basic Plan Considerations

1. **The applicant shall work with the Police Department to determine if a Community Oriented Police Office is warranted within the proposed community.**
2. **The applicant shall employ the use of audible alarm, fencing and private security to prevent crimes during the construction phase of the project.**
3. **The applicant shall establish a Neighborhood Watch Program, which has mandatory membership for all residents.**

Comment: The conditions above do not include a timing mechanism, so in review of Sections 3-5 (the most recently approved Specific Design Plan SDP-0509), staff and applicant agreed that the following language was appropriate as a condition of approval, and the Planning Board adopted the following condition of approval, as stated in PGCPB Resolution No. 06-116:

The applicant shall submit a report for Planning Board review on the status of the considerations below, for review concurrent with the next specific design plan review:

- a. **The applicant shall work with the Police Department to determine if a Community-Oriented Police Office is warranted within the proposed community.**
- b. **The applicant shall employ the use of an audible alarm, fencing, and private security to prevent crimes during the construction phase of the project.**
- c. **The applicant shall establish a Neighborhood Watch Program that has mandatory membership for all residents.**

Comment: As of the writing of this report, the applicant has not submitted a report reflecting the status of the considerations above. If the report is not submitted prior to the Planning Board hearing, the staff recommends that the applicant provide the report prior to signature approval of the plans and that the condition above be modified to require the report for Planning Board review prior to all future SDP applications are approved.

8. **Comprehensive Design Plan CDP-0102/01:** This specific design plan was reviewed and found to conform to the approved Comprehensive Design Plan CDP-0102/01. Specific conditions that warrant discussion regarding conformance are considered below:

1. Prior to certificate approval of the Comprehensive Design Plan,

- a. The following revisions shall be made to the plans or information shall be provided:**

- (1) A minimum lot width of 40 feet (at the street line, unless indicated otherwise) for the proposed lots in the development. No more than 25 percent of the total number of single-family lots in the development may be less than 50 feet in width. The rest of the lots shall be 50 feet or more in width, with no less than 25 percent of the total number of lots at least 60 feet in width. (On cul-de-sacs the lot width may be measured at the building line).**

Comment: The applicant has provided evidence that this application, as well as the previously approved specific design plan and the recently approved preliminary plan for Chaddsford, Section 2, 4-04174, have complied with the condition above. The following chart demonstrates conformance:

Chaddsford Cumulative Lot-Size Table for Single-Family Detached Units								
Lot Percentages Tracking Chart	Percent Required Per CDP Condition 1A	SDP-0109 Plat 195-91	Section 1 SDP-0407	Preliminary Plan 4-04174			Total Lots	Cumulative Percentages of Individual Plans
				Section 3, 4, & 5	Section 2	Future Sections 6 & 7		
36' and 40' Street Frontage	Maximum 25%	0	79	0	0	0	79	18%
50' Street Frontage	-----	0	40	52	0	16	108	24%
60' Street Frontage	Minimum 25%	11	12	35	0	66	124	28%
Single-Family Attached	Maximum 30%	0	0	75	57	0	132	30%
Total	100%	11	131	162	57	82	443	100%

- 4. All residential structures shall 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.**

Comment: This condition should be carried over to the approval of this plan.

8. **Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

Comment: This condition will be carried over in the approval of this plan

11. **Prior to issuance of the building permit for the 135th unit in the development, the applicant shall submit to the Department of Parks and Recreation a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the public recreation facilities on dedicated parkland in the amount to be determined by DPR.**

Comment: This condition will be carried over in the approval of this plan. Even though the number of units proposed is only 57, these units contribute to an overall project number of approximately 450 dwelling units in the R-M Zone.

13. **Prior to issuance of the building permits for 290th unit in the development, all public recreation facilities on dedicated parkland shall be constructed.**

Comment: This condition will be carried over in the approval of this plan. Even though the number of units proposed is only 57, these units contribute to an overall project number of approximately 450 dwelling units in the R-M Zone.

14. **The portion of the master planned trail in the General Lafayette Boulevard right-of-way shall be constructed in conjunction with the construction of the roadway.**

Comment: This condition applies to the portion of General Lafayette Boulevard south of the intersection with Chadds Ford Drive.

9. **Preliminary Plan for Subdivision 4-04174:**

The Chaddsford preliminary plan 4-04174 was reviewed and approved on January 13, 2005, by the Planning Board, and included the following relevant conditions:

2. **A Type II Tree Conservation Plan shall be approved with the Specific Design Plan.**

Comment: The revised Type II tree conservation plan submitted with this application, TCPII/126/98-06, conforms to TCPI/46/97-05.

3. **Development of this site shall be in conformance with the Stormwater Management Concept Plan, # 21274-2003-00, and any subsequent revisions.**

Comment: A Stormwater Management Concept Plan, CSD 1123-2006-01, was approved by the Prince George's County Department of Environmental Resources and continues to be valid.

4. **The applicant and the applicant's heirs, successors and/or assignees shall provide the following, which shall be reflected on the SDP:**

- a. **Construct the master plan stream valley trail per DPR standards at the**

location agreed to by the applicant and DPR. The applicant shall provide whatever structures necessary to provide dry passage along the trail. Timing for the construction and bonding of the trail shall be in accordance with the recommendations of CDP-0102/01 and further determined at the time of review of the SDP.

- b. Standard sidewalks along both sides of the internal public streets, unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.**
- c. An eight-foot-wide asphalt trail from the western portion of the subject site (in the vicinity of stormwater management pond #6) to the master plan trail through an open space greenway. The exact location of this trail shall be determined with the review of the SDP stage based on the ultimate configuration of the lots and the provision of an open space corridor.**
- d. A six-foot-wide asphalt feeder trail from the northern portion of the stream valley trail to the residential development shall be shown on the SDP. The applicant shall provide the construction of this trail in conjunction with the development of this pod.**

Comment: Trails and pedestrian facilities approved throughout the site include:

- Standard sidewalks along both sides of all internal roads.
- M-NCPPC stream valley trail along Timothy Branch.
- An internal HOA trail along the east side of the existing lake.
- An internal HOA trail running from Chaddsford Drive near Stormwater Management Pond #2 to the recreation facilities near Stormwater Management Pond #6.
- A connector trail from the stream valley trail to the potential school site.

These trails and sidewalks will provide a comprehensive network of trails and pedestrian facilities throughout the Chaddsford development. These facilities are specifically addressed in Condition 4 of approved Preliminary Plan 4-04174. The majority of these facilities are beyond the scope of the subject application (Section 2). However, the HOA trail along the east side of the lake is within Section 2. The approved CDP and preliminary plan reflect this trail along or parallel to Chaddsford Road, along the east side of the lake, and connecting to the stream valley trail north of the lake. This trail is adequately reflected on the submitted site plan.

The master plan trail along Timothy Branch will ultimately extend to the planned parkland and trail along Mattawoman Creek to the south and the planned trail along A-55 to the north. In addition to providing recreational opportunities for the residents of the subject site, the trail will also connect to a future library, elementary school, and park & ride within the Brandywine Special Study Area.

Regarding the master plan trail along Timothy Branch, it should be noted that approved Preliminary Plan 4-04174 reflects this master plan trail running down the west side of the existing lake and along the north side of Chaddsford Drive, before it continues to the south. This entire trail corridor is labeled as a “primary public trail” on the approved preliminary plan. Section Two has frontage on Chaddsford Road which includes the trail. Consequently, staff recommends that the standard sidewalk shown along the north side of Chaddsford Drive be substituted with an eight-foot wide trail or wide sidewalk from the location of the Timothy Branch Trail to General Lafayette Boulevard, as indicated on the approved preliminary plan (see highlighted on the attached copy of 4-04174). This will ensure a continuous, minimum eight-foot-wide facility along the entire length of the trail corridor, as envisioned in the Subregion V Master Plan and approved preliminary plan. This trail or wide sidewalk can be in place of the standard sidewalk currently shown.

In keeping with prior approvals, standard sidewalks are recommended along both sides of all internal roads, unless modified by DPW&T. These sidewalks will further enhance the walkability of the community and provide additional connections to the proposed recreation areas and trails.

13. The review of the SDP shall include the following:

- a. Improve the road connections as in CDP-0102/01, especially to the townhouses and along General Lafayette Boulevard. The connections to the townhouses are not explained, so if the traffic circle is eliminated, show how the townhouses will connect to Chadds Ford Road and/or connect to townhouses off of Court C, Parcel A. A continuous public road connection that eliminates Court C may also connect the townhouses to Chadds Ford Road. A private road connection to Court C was shown in the CPD Illustrative Lotting Plan but this is not acceptable and will be further evaluated at the time of review of the SDP.**

Comment: The specific design plan submitted demonstrates that the road connections for the townhouses along General Lafayette Boulevard have now been reduced to two roads. This is an improvement in the distance between road connections, as three road connections were demonstrated on the preliminary plan of subdivision. The remainder of the above condition does not apply, as it pertains to areas that are outside the current review area of the SDP submitted.

- b. Combine public space/parks especially with SWM open space at the end of Court C. Create more natural looking SWM ponds at Road A at Chadds Ford Drive by eliminating straight lines and using a shallower (less slope) embankment. The Storm Drainage and Stormwater Management Design Manual has guidelines for landscaping SWM facilities, and Guidelines will be considered at the time of review of the SDP.**

Comment: The area of Court C is not part of this SDP and was considered and resolved at the time of SDP-0509.

- c. Provide more open space between the rear of townhouses (separate townhouses with 50-60 feet of open space) along General Lafayette Boulevard to allow more space between road access points; this will be further evaluated at the time of review of the SDP and could result in a loss of lots.**

Comment: Additional open space has been provided between the townhouses along General Lafayette Boulevard, as well as the road access points. The approved preliminary plan demonstrated 58 lots within this area. The SDP submitted is now proposing 57 lots. Lot and Block numbers should be included on the SDP.

- d. Continue the buffer concept and provide open space (30–40 feet wide) for street tree plantings along Chadds Ford Drive and General Lafayette Boulevard as indicated in the original CDP concepts under Landscape and Recreation Design Standards.**

Comment: No structures are proposed along Chadds Ford Drive for this section. The townhouses along General Lafayette Boulevard have been set back farther than demonstrated previously on the preliminary plan and, therefore, more open space and buffering from the street are provided. However, none of these areas have been labeled as “open space” on the specific design plan.

- i. A determination if a revision is required to SDP-0108 (SDP for the lake).**

Comment: This case constitutes the revision to the previously approved SDP-0108, which created the grading for the lake.

- 21. At time of Specific Design Plan review all proposed easements shall be shown on the Type II Tree Conservation Plan. No woodland conservation shall be shown within these easements and the easements shall not be placed in areas that are required to be preserved.**

Comment: The revised Type II Tree Conservation Plan submitted with this application, TCPII/126/98-06, provides all woodland conservation areas outside of all utility easements.

With compliance with the above conditions, the proposed specific design plan is in substantial conformance with approved preliminary plan.

- 10. Woodland Conservation Ordinance** This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because there are existing woodlands and there are previously approved Type I and Type II tree conservation plans. The original CDP, preliminary plan, and TCPs were approved so that permits could be issued for the construction of sewer and water lines from US 301 to Phase I of “Brandywine Village” along McKendree Road. At that time, TCPI/47/96 was reviewed and was found to satisfy the requirements of the Prince George’s County Woodland Conservation Ordinance. A revised Type I Tree Conservation Plan, TCPI/47/96-01, was approved with CDP-0102; a revision, TCPI/47/96-02, was approved with CDP-0102/01; a further revision, TCPI/47/96-03, was approved with Preliminary Plan 4-03080; and the most recent revision, TCPI/47/96-04, was approved with Preliminary Plan 4-04174.

A Type II Tree Conservation Plan, TCPII/126/98, was approved for the entire project to allow the installation of water and sewer lines. The Type II tree conservation plan is revised with each SDP. The revised Type II tree conservation plan submitted with this application, TCPII/126/98-06, conforms to TCPI/46/97-04.

The design of the woodland conservation areas encumbers no lots, protects the sensitive environmental features on the site and avoids fragmentation of the forest.

There is a technical error that must be corrected.

Recommended Condition: Prior to certification of the SDP, the Type II tree conservation plan shall be revised to have an approval stamp on each sheet that uses typeface to indicate all prior approvals.

11. Section 27-274(a)(11) requires that the design of townhouses must meet certain criteria for development. The following addresses each of the requirements:
- (A) The preservation of existing trees between townhome groups is not possible because this area was previously graded and trees do not exist.
 - (B) This small group of townhouses is sited to take advantage of the views to the existing lake shown on the plans. The townhouse configuration allows for water views from the majority of the units. The land area associated with the development of this site is linear in form and as a result the layout of the units follows the form of the land.
 - (C) The relationship of the townhouses to recreational facilities provides for the buffering of the rear of units and staff has recommended additional fencing where needed.
 - (D) The plans indicate a variety of model types sufficient to define each of the units individually as required by this section of the code, through the use of bay windows, variation in roofline, and window and door treatment.
 - (E) The plan provides for buffering of the rear of units from General Lafayette Boulevard and Chadds Ford Road through the use of berms, buffering with landscaping, and the staff recommends fencing in those highly visible areas.
 - (F) The plan is proposing a two-foot offset of the units, which is typical of townhouse development.

Sections 27-433(d), Dwellings, and 27-480, General Development Regulations for the Comprehensive Design Zones, include requirements for the development of townhouses. The plan demonstrates conformance to these sections by proposing to meet the minimum lot sizes of 1,800 square feet, proposing not more than six units in a row, proposing that units are a minimum of 22 feet in width, by providing more than two end wall features, by providing the finishing of above-grade foundation walls in a proper manner, and by exceeding the minimum finished living area of 1,250 square feet. This section also requires that 60 percent of the units must have brick, stone or stucco. Staff recommends that at the time of the issuance of the building permits, a minimum of 60 percent of the townhouse units shall have a full brick front and highly visible end walls of units on Lots 1, 4, 5, 34, 40, 45, and 57.

12. **Referral Responses:**

- a. The **Transportation Planning Section** had the following comments:

Basic Plan A-9878:

Condition 13: This condition requires that the development participate in a road club to assist in funding the transportation improvements required for adequacy in the area. This lengthy condition sets the amount of payment for each type of land use. The condition also specifies a long list of improvements that are needed for adequacy in the area. The condition states that “the applicant’s sole funding responsibility toward the construction of these off-site transportation improvements shall be the payment” of the appropriate road club fee. For single-family detached residences, the fee is set at \$1,472, and for townhouses, the fee is set at \$1,338 (with the fees to be adjusted for inflation). The applicant has indicated a willingness to pay the appropriate road club fees at the time of building permit, and that is the time at which this condition will be enforced.

Condition 14: This condition sets a trip cap on the site. Between this application, SDP-0109, and pending subdivision 4-04174, a total of 467 residences would be approved within the site, which is well within the residential trip cap.

Conditions 15 and 16: These conditions require that adequate dedication be shown along certain master plan facilities within and adjacent to the site. The current plan shows that adequate dedication exists where needed.

Condition 17: This condition requires that the applicant provide needed signalization at the US 301/MD 5 and Chadds Ford Drive intersection. This condition was addressed by the recommended conditions of approval on the preliminary plan.

Condition 18: This condition provides for the potential future closure of the site’s access to US 301/MD 5 in the event that (a) other street connections are available and (b) SHA requests removal of the traffic signal at US 301/MD 5 and Chadds Ford Drive. This condition would be enforced at a later time and has no bearing on the current case.

Condition 19: This condition requires that three street connections shown on the basic plan be retained. All three street connections were present on the CDP, and none are compromised by the current plan.

Condition 25: This condition requires that street connections to properties north and south of the subject site be shown on the CDP. This is discussed further under Condition 3 of the preliminary plan.

Comprehensive Design Plan CDP-0102/01:

This approval was reviewed concurrently with Preliminary Plan of Subdivision 4-04174 and included no unique transportation-related conditions.

Preliminary Plan of Subdivision 4-04174:

Condition 13(a): This condition requires that street connections into the townhouse areas be better explored at the time of specific design plan. The street connections to the three townhouse areas shown on this plan have been reviewed, and they are acceptable and consistent with the preliminary plan.

Condition 15: This condition is identical to Condition 13 of the basic plan, and the required pro-rata payments will be made to DPW&T at the time of building permit.

Condition 16: This condition requires physical and signalization improvements at the US 301/MD 5/Chadds Ford Drive intersection. It appears that the physical improvements are in place. The status of possible signalization should be confirmed with the applicant.

Condition 17: This condition repeats Condition 18 of the basic plan, which provides for the potential future closure of the site's access to US 301/MD 5 under certain conditions. Once again, this condition has no bearing on the current case.

Access and circulation is acceptable, and it is consistent with the preliminary plan.

Circulation is generally acceptable. During the review process the site plan was revised to show the street construction to be done within General Lafayette Boulevard. This facility is planned as a master plan major collector—two lanes in each direction with a median—and the plan was revised to indicate the median and the approved median breaks reflect that one access point to this site aligns with a median break. According to the applicant, the median breaks have been approved by the county Department of Public Works and Transportation (DPW&T). The plans should be revised prior to signature approval to indicate on the plans the approval number associated with the street construction plans by DPW&T.

The subject property is required to make roadway improvements in the area pursuant to a finding of adequate public facilities made in 2005 for Preliminary Plan of Subdivision 4-04174 and in consideration of the findings and conditions associated with Basic Plan A-9878. These findings were supported by a traffic study submitted in 2003. Insofar as the basis for the findings is still valid, and in consideration of the scope of this application, the transportation staff can make a finding that the subject property is in general conformance with the approved preliminary, comprehensive design, and basic plans. The Transportation Planning Section also finds that the subject application will be served by adequate transportation facilities within a reasonable period of time.

- b. **The Department of Public Works and Transportation** stated in their memo dated April 6, 2006, that the width of the private road serving the townhouse community should be labeled as a private road and also should be widened to 26 feet. However, this comment was generated with the first review of the plans. Since then, the plans have been revised to include guest parking of 19 spaces, and the end units have all been revised to include two-car garages with parking provided in the driveways for two spaces as well. Staff recommends that a condition of approval be adopted that allows the applicant to provide evidence from the DPW&T that indicates that they are satisfied with the revisions and that adequate parking has been provided, or the plan should be revised prior to signature approval to widen the private street by two feet.
- c. The **Permit Review Section** had several questions and comments, which have been addressed except for the following:
 - i. Provide the total lot area for each individual lot on the site plan.
 - ii. Provide the height and number of stories for the townhouses on the site plan.
 - iii. Provide all the dimensions of the townhouses on the site plan.
 - iv. Provide the square footage of living space on the site plan.

- v. Provide the percentage of lot coverage on the site plans.
- vi. A timing mechanism must be in place for completion of the proposed recreation facilities.

Comment: Each of the comments above should be fulfilled prior to signature approval of the plans. The recreational facilities, including the open play area, the picnic area and the preteen lot, should be constructed prior to 50 percent of build-out or the 28th building permit.

- d. The **Department of Environmental Resources** stated that the site plan for Chaddsford Sections 2, SDP-0513, is consistent with approved stormwater concept # 1123-2006.
- e. The **Environmental Planning Section** recommends approval of SDP-0513 and TCPII/126/98-06 subject to one condition.

This site is located on the west side of US 301 approximately 400 feet north of Clymer Drive. The Environmental Planning Section previously reviewed this site for a Basic Plan (A-9878), a Comprehensive Design Plan (CDP-9202), a Preliminary Plan of Subdivision (4-96083), TCPI/47/96, TCPII/126/98, a new Comprehensive Design Plan (CDP-0102), a new Preliminary Plan of Subdivision (4-01045), specific design plans for two portions of the site (SDP-0108 and SDP-0109), and a revision to the Comprehensive Design Plan (CDP-0102/01). A revised Type I Tree Conservation Plan, TCPI/47/96-01, was approved with CDP-0102; a revision, TCPI/47/96-02, was approved with CDP-0102/01; a further revision, TCPI/47/96-03, was approved with Preliminary Plan 4-03080; and the most recent revision, TCPI/47/96-04, was approved with Preliminary Plan 4-04174. The Planning Board approved Preliminary Plan 4-04174, including variation requests for impacts to sensitive environmental features. A Type II Tree Conservation Plan, TCPII/126/98, was approved for the entire project to allow the installation of water and sewer lines. The Type II tree conservation plan is revised with each SDP.

There are extensive areas of woodlands, streams, wetlands, 100-year floodplain, steep slopes, and severe slopes on the Chaddsford property. The principal stream on the site is a tributary of Mattawoman Creek in the Potomac River watershed. According to the "Prince George's County Soil Survey," the soils found on the property include Bibb silt loam, Beltsville silt loam, Galestown gravelly loam, Keyport silt loam, and Sassafras gravelly sandy loam. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this lot. Although this property does not abut McKendree Road the proposed lots will be accessed via McKendree Road, a designated historic road. Traffic-generated noise from US 301 may impact portions of the property. The property is in the Developing Tier according to the adopted General Plan.

A detailed forest stand delineation (FSD) was reviewed in conjunction with Preliminary Plan 4-96083. That FSD was resubmitted with CDP-0102 and was found to address the requirements for an FSD in accordance with the "Prince George's County Woodland Conservation and Tree Preservation Technical Manual." No further action regarding the FSD is required with regard to this specific design plan review.

Streams, wetlands, 100-year floodplains, and associated buffers are found throughout this property. The 100-year floodplain is shown on record plats VJ 186-63 and VJ 186-64. Streams, wetlands and associated buffers are correctly shown on the plans submitted with this application.

During the review and approval of Preliminary Plan of Subdivision 4-96083, variations to Section 24-129 and Section 24-130 of the Subdivision Regulations were approved for the proposed impacts to streams, stream buffers, 100-year floodplain, wetlands and wetland buffers associated with road crossings for Chadds Ford Drive and General Lafayette Boulevard. However, no variation associated with the proposed lake was requested or approved with 4-96083. The lake design was studied in detail during the review and approval of SDP-0108 and Preliminary Plan of Subdivision 4-01045 that created the parcel containing the lake approved variation requests for impacts to wetlands and wetland buffers. Impacts for the installation of sewer lines, outfalls for stormwater management ponds and at least one street crossing were approved with Preliminary Plan 4-03080. Impacts for the installation of sewer lines, outfalls for stormwater management ponds and at least one street crossing were approved with Preliminary Plan 4-04174. The impacts shown on SDP-0513 are consistent with those previously approved. No further information regarding sensitive environmental features is required for the review of this specific design plan.

Although McKendree Road is identified as a historic road, this application proposes no impacts within 600 feet of McKendree Road. No further information regarding historic or scenic roads is required for the review of this specific design plan.

Traffic-generated noise may impact portions of the property. US 301 is the eastern boundary of the subject property. The noise model used by the Environmental Planning Section predicts that the 65dBA noise contour is 531 feet from the centerline of US 301. This noise corridor will impact the L-A-C and E-I-A portions of the site but not the R-M-zoned portion currently under review. General Lafayette Boulevard is designed as a master plan collector roadway and should not be a significant source of traffic-generated noise. Chadds Ford Drive is designed as a 70-foot access road and should not be a significant source of traffic-generated noise. No further action regarding noise is required with regard to this specific design plan review.

- f. The **Historic Preservation and Public Facilities Planning Section** has reviewed this specific design plan for adequacy of public facilities and concluded the following.

Fire and Rescue Facilities

The Prince George's County Planning Department has determined that this plan is within the required seven-minute response time for the first due fire station, Brandywine Company 40, using the Seven-Minute Travel Times and Fire Station Locations Map provided by the Prince George's County Fire Department.

The required fire and rescue facilities have been determined to be adequate and the population of the development will not place an unreasonable burden upon development or public facilities.

Police Facilities

The Prince George's County Planning Department has determined that this plan is located in District V Clinton. This proposed specific design plan does not change the findings of the preliminary plan of record 4-04174. This preliminary plan predates the requirements of CB 55/56. Further, adequacy was found at that time. Since the police test is a requirement of approval for a preliminary plan of subdivision, and is time sensitive, we would refer to the approval made at the time of preliminary plan of subdivision.

School Facilities

The students at the residentially zoned property will be assigned to attend the following schools:

School Name	Enrollment	State Capacity	Percentage of Capacity
Brandywine Elementary	532	569	93.5
Gwynn Park Middle School	631	816	77.3
Gwynn Park High School	1,518	1,203	126.2

- g. The **Community Planning Division** stated there are no General Plan or master plan issues related to this specific design plan. The 2002 General Plan identifies this application as being located in the Developing Tier and in the area identified as a possible future Center for Brandywine. The site is recommended in the 1993 Approved Subregion V Master Plan and SMA for high-suburban residential land use with up to 7.9 dwelling units per acre. A public stream valley park is also planned as part of a larger community development concept in the Brandywine Special Study Area (BSSA). The SMA classifies the site in the R-M Zone per application A-9878. This application proposes to build 57 attached dwelling units on a 19.2-acre site. General Plan and master plan issues for this application were addressed in rezoning application A-9878, Preliminary Subdivision application 4-04174, and Comprehensive Design Plan application CDP-0102/01.
13. The plan generally conforms to the *Landscape Manual*; however, the plans should be revised to correct the notes shown on the plans demonstrating conformance to Section 4.6 of the *Landscape Manual*.
 14. As evidenced in Findings Number 12(a) and (f), the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.
 15. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties as evidenced with the approved Stormwater Management Concept Plan 1123-2006.
 16. As evidenced, TCP II/126/98-06 is found to be in conformance with the Woodland Conservation and Tree Preservation Ordinance.

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-0513, Chaddsford Section Two, and TCP II/126/98-06, subject to the following conditions:

1. Prior to certification of the SDP, the Type II tree conservation plan shall be revised to have an approval stamp on each sheet that uses typeface to indicate all prior approvals.
2. Prior to acceptance of any future specific design plans for the overall development or prior to signature approval of the subject application, whichever comes first, the applicant shall submit a report for Planning Board (or its designee) review on the status of the requirements below:
 - a. The applicant shall work with the Police Department to determine if a Community-Oriented Police Office is warranted within the proposed community.
 - b. The applicant shall employ the use of an audible alarm, fencing, and private security to prevent crimes during the construction phase of the project.
 - c. The applicant shall establish a Neighborhood Watch Program that has mandatory membership for all residents.
3. All residential structures shall 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.
4. Prior to signature approval of the plans, the applicant shall provide evidence that DPW&T is satisfied with the 24-foot-wide private drive and the number of off-street parking spaces shown on the plans, or the applicant shall revise the plans to provide a 26 foot wide private drive. In either scenario, all townhouses shall be set back a minimum of 20 feet from the edge of the sidewalk in order to provide sufficient space behind the garage for parking. The applicant shall indicate on the plans that the approved street grade establishment and/or approved storm drain and paving plans provide for the median breaks as shown on the detailed site plan.
5. Prior to signature approval of the specific design plan, the following revisions shall be made to the plans:
 - a. The plans shall be revised to demonstrate conformance to the *Parks and Recreation Facilities Guidelines*.
 - b. Fencing with gates shall be added to all of the rear yards of lots 1-4, 35-40, and 45-57 to screen the rear yards from the roadways and intersection of General Lafayette Boulevard and Chadds Ford Road, and from the open play area.
 - c. Additional landscaping shall be added around the stormwater management pond to enhance views into it by adding plants with seasonal interest.
 - d. *Landscape Manual* schedules for Section 4.6 shall be revised to clearly demonstrate conformance to this requirement.

- e. At a minimum, each front yard shall have either one shade tree or one ornamental tree to enhance the appearance of the streetscape.
 - f. Provide the total lot area for each individual lot on the site plan.
 - g. Provide the height and number of stories for the townhouses on the site plan.
 - h. Provide all the dimensions of the townhouses on the site plan.
 - i. Provide the square footage of living space on the site plan.
 - j. Provide the percentage of lot coverage on the site plans.
- 6. Prior to the issuance of any permits that impact jurisdictional wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.
 - 7. Prior to issuance of the building permit for the 135th unit in the overall development as shown on CDP-0102/01, the applicant shall submit to the Department of Parks and Recreation a performance bond, a letter of credit, or other suitable financial guarantee for the construction of the master plan trail on dedicated parkland in the amount to be determined by DPR.
 - 8. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of the internal pstreets.
 - 9. Provide an eight-foot-wide trail or wide sidewalk along the subject application's frontage of Chaddsford Drive in keeping with approved Preliminary Plan 4-04174, which includes a "primary public trail" along the north side of Chaddsford Drive from the trail along the west side of the existing lake to General Lafayette Boulevard.
 - 10. Prior to issuance of the building permits for the 290th unit in the development as shown on CDP-0102/01, all public recreation facilities on dedicated parkland shall be constructed.
 - 11. Prior to the issuance of the building permit for the 28th unit in the subject application, the private recreational facilities including the preteen lot, the open play area, the picnic area, and the trails shall be completed.
 - 12. Prior to the issuance of any building permits, the plans shall be revised to add a tracking chart to demonstrate that 60 percent of the units will have brick fronts.