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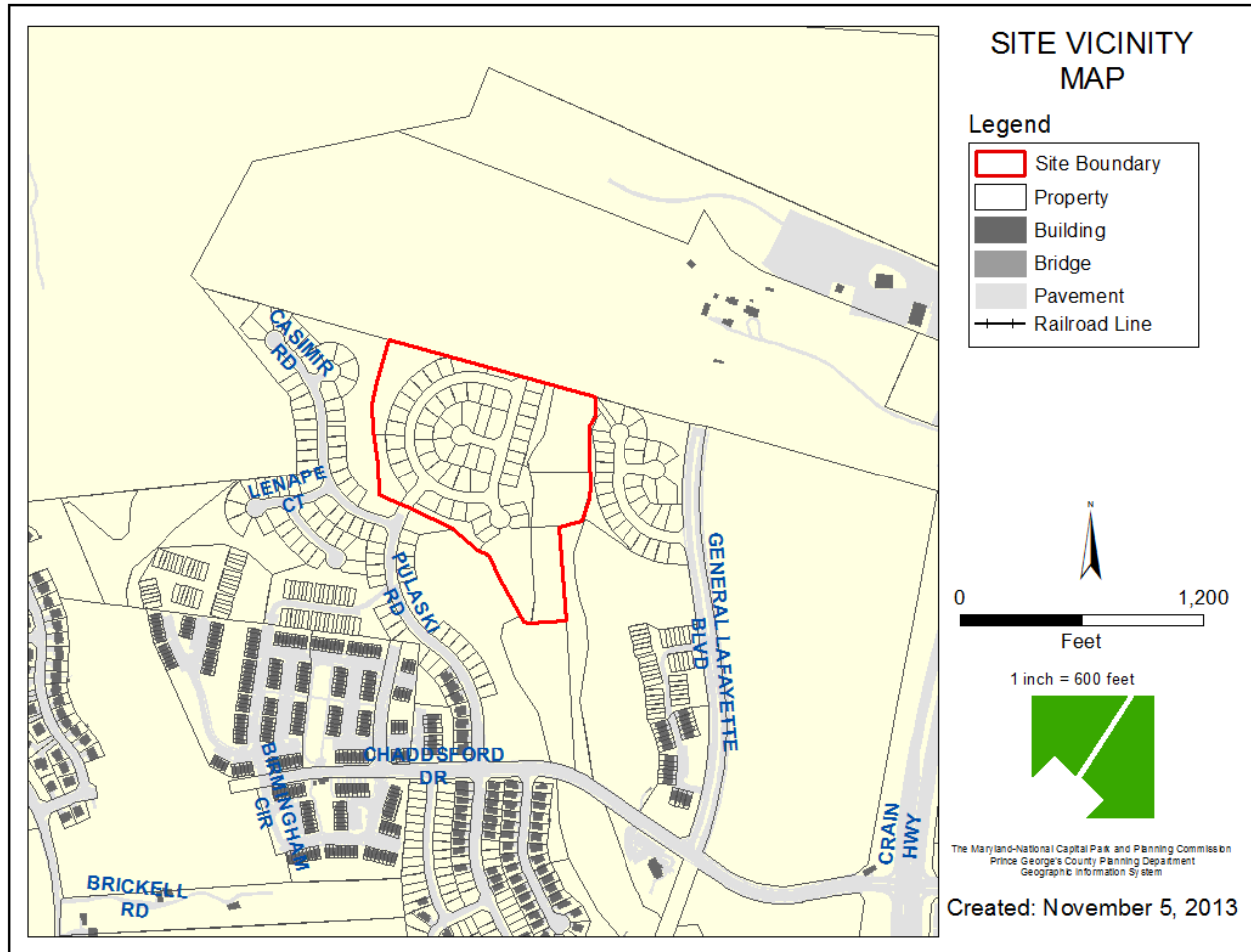
Specific Design Plan

SDP-0611-02

Application	General Data	
Project Name: Chaddsford, Section 6 Location: Northwest of the intersection of Chadds Ford Drive and General Lafayette Boulevard. Applicant/Address: Chester Willet K. Hovanian Homes 1802 Brightseat Road, 4th Floor Landover, MD 20785	Planning Board Hearing Date:	11/21/13
	Staff Report Date:	11/06/13
	Date Accepted:	09/05/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	22.20
	Zone:	R-M
	Dwelling Units:	51
	Gross Floor Area:	N/A
	Planning Area:	85A
	Tier:	Developing
	Council District:	09
	Election District	11
	Municipality:	N/A
	200-Scale Base Map:	220SE07

Purpose of Application	Notice Dates	
Revision to add six new house models; modify the size of recreational facilities in the preteen and tot lots; and revise the recreational facilities construction schedule.	Informational Mailing:	05/15/13
	Acceptance Mailing:	09/05/13
	Sign Posting Deadline:	10/22/13

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0611-02
Type II Tree Conservation Plan TCPII/126/98-09
Chaddsford, Section 6

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

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

- a. The requirements of Zoning Map Amendment A-9878 as stated in County Council Resolution CR-60-1993;
- b. The requirements of Comprehensive Design Plan CDP-0102/01;
- c. The requirements of Preliminary Plan of Subdivision 4-04174;
- d. The requirements of the Prince George's County Zoning Ordinance, Section 27-507-510, for the Residential Medium Development (R-M) Zone;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance and the Tree Canopy Coverage Ordinance; and
- g. Referral comments.

FINDINGS

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

1. **Request:** The subject site, Chaddsford, Section 6, is approved for 51 single-family detached dwellings on 22.20 acres in the Residential Medium Development (R-M) Zone. With the subject application, the applicant proposes to add six new house models, modify the size of recreational facilities in the preteen and tot lots, and revise the recreational facilities construction schedule.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-M	R-M
Use(s)	Single-family detached	Single-family detached
Acreage	22.20	22.20
Area within 100 year floodplain	5.11	5.11
Lots	51	51
Dwelling Units	2 (12 under construction)	51

3. **Location:** The subject site constitutes Section 6 of a larger development, Chaddsford, which is located in the northwest corner of Chadds Ford Drive and General LaFayette Boulevard, east of Robert Crain Highway (US 301), just north of Charles County. The site is in Planning Area 85A and Council District 9.

4. **Surrounding Uses:** The overall Chaddsford site is located directly east of an existing townhouse development known as McKendree Village. To the north of the project is undeveloped land in the R-M Zone. To the south is undeveloped land zoned Rural Residential (R-R). To the east is R-M-zoned land in floodplain and woodland. Section 6 is located in the northern portion of the site and is surrounded to the east and south by Sections 3, 4, and 5 of the project.

5. **Previous Approvals:** On November 29, 1977, the Prince George's County District Council adopted County Council Resolution CR-108-1977 for the entire 277-acre Brandywine Village, placing approximately 212 acres in the Major Activity Center (M-A-C) Zone and 64.7 acres in the Residential Urban Development (R-U) Zone by means of Zoning Map Amendment A-8898. On September 14, 1993, the District Council adopted the *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B*, rezoning the M-A-C 212-acre site into 46 acres zoned Employment and Institutional Area (E-I-A), 16.4 acres zoned Local Activity Center (L-A-C), and 149 acres zoned R-M (CR-60-1993).

On February 20, 1997, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 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 that application.

Comprehensive Design Plan CDP-0102 was approved by the Planning Board for the entire 212-acre parcel on October 11, 2001 (PGCPB Resolution No. 01-186). This comprehensive design plan (CDP) 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 land area was intended for future development.

On January 22, 2004, the Planning Board approved Preliminary Plan of Subdivision 4-04174, which governs the subject application, for 307 lots on 100.35 acres. Since that approval, the applicant has chosen to renumber the sections. Nevertheless, Preliminary Plan 4-04174 applies to Specific Design Plan SDP-0611 and its revisions.

A total of five specific design plans (SDPs) have been approved for Chaddsford, including Sections 1 through 6 and a community center. Specific Design Plan SDP-0611 was approved by the Planning Board for Chaddsford, Section 6, on January 10, 2008 (PGCPB Resolution No. 01-186).

On March 18, 2013, Specific Design Plan SDP-0611-01 was approved by the Development Review Division as designee of the Planning Director. That revision was for the purpose of adding eight architectural models to the proposal, including the St. Augustine, Lancaster, Virginia II, Delaware, Riverton, Callahan, Colorado, and Alaska models.

6. **Design Features:** Access to Section 6 is proposed via Pulaski Road, which was previously approved through Specific Design Plan SDP-0513 for Sections 3, 4, and 5. Pulaski Road is proposed to be extended and will connect to Battle Field Loop. The construction of 51 additional single-family units is proposed along Battle Field Loop and two culs-de-sac, Home Way and Home Court. Recreational facilities are provided on-site and include one tot lot, one preteen playground, and approximately 190 linear feet of eight-foot-wide asphalt trail that connects to adjacent parkland.
- a. **Architectural Models**—The applicant proposes to add six new model types to Chaddsford, Section 6. The purpose of this revision is to provide a more affordable home that has greater marketability, as compared to the houses that were approved in 2008 with SDP-0611. The proposal includes the following architectural products by K. Hovnanian Homes:

Model	Base Finished Area (Sq. Ft.)
Remington	2,362
Maryland II	2,574
Maine II	2,239
Hancock III	2,408
Hanover	2,215
Tomasen	2,568

These new house types are 81 square feet (3 percent) to 440 square feet (16.5 percent) smaller than the Oxford model, which was the smallest model approved in Section 6 with SDP-0611 at 2,655 square feet. With SDP-0509 for Sections 3 through 5, the Planning Board approved the Normandy (2,035 square feet) and Orleans (2,108 square feet) models, which are both smaller models than those proposed with the subject revision. Staff believes the proposed model sizes are acceptable.

The developer should ensure that no two units, either directly next to each other or across from each other, have identical front elevations.

As established with previous approvals, the architectural elevations are required to incorporate a minimum of two endwall features for all of the units. On highly-visible lots, a minimum of three endwall features are required to provide a balanced or symmetrical design. The plans should also indicate that 60 percent of the units will have full brick fronts. A tracking chart should be provided with future building permits.

- b. **Recreational Facilities**—The applicant proposes to reduce the size of the approved tot lot and preteen lot. The applicant provided the following summarized justification for this request:

The Chaddsford, Section 6, SDP was approved with a tot lot and preteen lot. As approved, these two facilities were substantially larger than other facilities in the previous five phases of the overall community. We are proposing a revision to these facilities to make them more consistent within the recreational facilities in the previous five phases. Our proposed revised facilities maintain the tot lot, the preteen lot, and all of the major activities of each facility. The new designs downsize the play surface which will reduce maintenance costs for the HOA. The new designs eliminate barriers and unused deck access points creating more efficient designs that maintain the activities from the original design.

In summary, the recreational facilities should be modified for the following reasons:

- (1) Less liability for HOA
- (2) Lower maintenance for HOA
- (3) More compatible with other recreational facilities in the community
- (4) Maintains affordability of homes
- (5) Maintains all major activities of the previous approved equipment
- (6) Meets M-NCPPC requirements.

Comment: As currently proposed, the preteen lot is 3,850 square feet, and the tot lot is 2,030 square feet. This is a reduction from 5,016 square feet and 2,620 square feet, which are the sizes previously approved for these play areas, respectively.

Chaddsford, Section 6, contains 51 single-family houses. On-site private recreational facilities with a value of at least \$53,452 are the minimum required for the proposed development in accordance with the Prince George's County Planning Department's guidelines for the proposed population. Information submitted by the applicant indicates that the proposed playground equipment will have an approximate value of \$58,200 and the proposed benches will have an approximate value of \$3,450. The cost of the playground equipment, surfacing, and furnishings totals \$84,367. This is a reduction of 46.7 percent in cost from the original approval of \$158,286.

The type of play equipment and activities proposed within these spaces are consistent with the previous approvals. Swing sets and a play structure with slides are maintained within the tot lot. One small play structure and one bench have been eliminated in the tot lot, and two benches will remain. Within the preteen lot, three activity areas will continue to be provided. The primary play structure within this lot has been reduced in size. One bench has been eliminated in the preteen lot, and three benches will remain.

Staff concurs that the proposed playgrounds, although reduced in size and cost, do meet the Planning Department's guidelines for recreational facilities for the proposed project.

The application also includes a request to delay the timing of the construction of the private recreational facilities. Additional discussion of this request is provided in Finding 10.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Requirements of Zoning Map Amendment A-9878:** The Brandywine Village Zoning Map Amendment, A-9878, created the E-I-A, L-A-C, and R-M Zones for the 212-acre site. The R-M Zone was designated for 149 acres at 5.8 to 7.9 dwelling units per acre. The following conditions of approval of A-9878 are applicable to the subject SDP and warrant discussion as follows:

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

Comment: Private recreational facilities are proposed, and are generally in keeping with the standards contained in the *Park and Recreation Facilities Guidelines* (Guidelines). The application includes one tot lot, one preteen lot, and a trail that connects to the adjacent parkland. The Guidelines contain design requirements that address the design of tot lots and preteen lots including size, siting, access, and seating. The minimum recommended size for tot lots is 2,400 square feet, and the minimum recommended size for preteen lots is 5,000 square feet. The proposed tot lot is 15 percent smaller than is recommended by the Guidelines, and the preteen lot is 23 percent smaller than is recommended by the Guidelines. While the playgrounds are smaller than is generally recommended, these areas do exceed the recreational facility value that is required to serve the proposed population of Section 6.

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: The revision to the Section 6 architecture includes some models that are smaller than those previously approved. The smaller models will allow the developer to provide a greater variety of home options, at varying price points, for future home owners including seniors and young adults. Staff believes that the architectural revision complies with the above requirement.

8. **The Requirements of Comprehensive Design Plan CDP-0102/01:** The following conditions of approval of the comprehensive design plan are applicable to the review of the subject SDP and warrant discussion as follows:

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:**

- (13) **A six-foot-wide asphalt feeder trail from the northern portion of the stream valley trail to the potential future school site/single-family development shall be shown on the CDP. The construction of this trail shall be provided in conjunction with the development of this pod by the applicant if single family lots are constructed or by the School Board if a school is constructed.**

Comment: A six-foot-wide asphalt trail is shown connecting the stream valley trail to the site. The construction of this trail is required prior to issuance of 50 percent of the building permits, or the 26th permit for Section 6.

9. **The Requirements of Preliminary Plan of Subdivision 4-04174:** The following conditions of approval of the preliminary plan are applicable to the review of the subject SDP and warrant discussion as follows:

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

10. **The Requirements of Specific Design Plan SDP-0611:** The following conditions of approval of SDP-0611 are applicable to the review of the subject SDP and warrant discussion as follows:

2. **Prior to signature approval of the specific design plan, the applicant shall make the following revisions to the plans:**

- a. **The tot lot, preteen lot, and trails shall be designed in accordance with the Parks and Recreation Facilities Guidelines.**

Comment: This condition is discussed in Finding 7 above. The SDP is in general conformance with this requirement.

- b. **The area of the recreational facilities shall be shown on the plans.**

Comment: The SDP is in conformance with this requirement. The tot lot is 2,030 square feet and the preteen lot is 3,850 square feet.

- e. **The plans shall show suitable fencing around the tot lot and a privacy fence around the rear yards of Lots 20 and 21, Block C.**

Comment: Fencing as required above is shown on the plans.

- f. **The architectural elevations shall be revised to indicate a minimum 7/12 roof pitch.**

Comment: The architectural elevations indicate a minimum 7/12 roof pitch with the exception of the Hanover and Tomasen models, which indicate a 6/12 roof pitch. The final architectural elevations should clearly indicate a 7/12 roof pitch prior to signature approval of the plans.

- g. **The architectural elevations shall be revised to incorporate a minimum of two endwall features for all of the units. On highly visible lots, a minimum of three endwall features shall be provided in a balanced or symmetrical design.**

Comment: The architectural elevations show a minimum of two endwall features on all units. A note should be provided on the plans that indicates that a minimum of two endwall features will be provided on all units and, on highly-visible lots (Lots 13, 16, 20, 21, and 29 of Block C; Lots 9, 10, and 23 of Block D; Lots 22 and 32 of Block B), a minimum of three endwall features will be provided in a balanced or symmetrical design.

h. The plans shall be revised to add a tracking chart to demonstrate that 60 percent of the units will have brick fronts.

Comment: The above condition remains in effect. A tracking chart is provided on the SDP. The tracking chart should be updated to indicate the lots that have approved permits, and clarify which of those lots include a full brick front. The following models in the subject revision include a full-brick front option: Maine II, Maryland II, Hancock III, and Remington.

6. Prior to the issuance of the building permit for the 26th unit in the subject application, SDP-0611, the private recreational facilities including the tot-lot, the preteen lot, and the trail on the land to be conveyed to the HOA shall be completed.

Comment: The applicant requests that the construction of the tot lot and the preteen lot be delayed until prior to issuance of the building permit for the 45th unit. The applicant's justification for this request is as follows:

The major justification for the request is safety. A completed tot lot and preteen lot in the middle of a construction site with many homes under construction directly adjacent to the recreational facilities is not a safe situation. The issuance of 26 building permits does not mean there are 26 occupied and completed homes. We currently have 12 homes under construction and are ready to start 6 more in the next month. Introducing a finished playground into a very active construction area is not a safe situation.

The applicant raises credible concerns regarding the safety of children while construction activities are ongoing. Only two of the homes in Section 6 are occupied, and 12 are under construction. Recreational facility triggers are intended to insure the timely implementation of amenities for the benefit of future residents. The previous trigger required the facilities to be provided before issuing 51 percent of the building permits. The applicant requests a trigger prior to the issuance of 88 percent of the permits. Staff is concerned that a change to the 45th permit could result in a significant delay in the construction of amenities promised to homeowners. As a compromise, staff recommends that the facilities be provided before issuing 75 percent of the building permits, or the 39th permit.

13. Construction of the six-foot-wide asphalt feeder trail connector from Home Way to the master-planned trail on the land to be dedicated to M-NCPPC shall be completed prior to the issuance of the 26th building permit for lots located within this SDP.

Comment: The above condition remains in effect. The applicant has not requested any delay in the construction of the six-foot-wide asphalt trail.

11. **The Requirements of the Prince George's County Zoning Ordinance:** The subject application complies with the requirements in the R-M Zone and Sections 27-507 through 27-510 of the Zoning Ordinance. Additionally, pursuant to Section 27-528(a), prior to approving a SDP, the Planning Board shall make the following findings:

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Comment: The subject application conforms to the requirements of CDP-0102/01 and the 2010 *Prince George's County Landscape Manual* (Landscape Manual). See Finding 12 for additional discussion about the site's conformance to the requirements of the Landscape Manual.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

Comment: The subject application is not a regional urban community, so this finding is not applicable.

- (2) **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;**

Comment: The subject application is a limited revision to a previously approved SDP. This limited revision does not affect the Planning Board's previous finding that 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.

- (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 site has an approved Stormwater Management Concept Plan (23308-2006-00), which is an indication that on-site surface water will be drained in accordance with county standards.

- (4) **The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

Comment: The plan is in conformance with a previously approved Type II tree conservation plan (TCPII) for the subject property. Type II Tree Conservation Plan TCPII/126/98-09 is recommended for approval with the subject SDP revision.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

Comment: The subject application is grandfathered from the above requirement that came into effect on September 1, 2010 because the project has a previously approved preliminary plan of subdivision. Nevertheless, there are regulated environmental features on the subject property. No new impacts to regulated environmental features are proposed with this SDP; therefore, conformance with the intent of the above requirement can be found.

12. **2010 Prince George's County Landscape Manual:** The SDP for a revision to architectural models, recreational facility design, and implementation triggers for recreational facilities includes a revision to the landscape plan. This site is required to demonstrate conformance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The following discussion of these requirements is provided.
- a. Future building and grading permits for the single-family detached lots will be subject to Section 4.1, Residential Requirements. Lots less than 9,500 square feet in size are required to provide two shade trees and two ornamental trees. This is an increase from the 1990 Landscape Manual requirements. The landscape plan coversheet should be updated to reflect the additional plant material that is proposed to meet the requirements of the 2010 Landscape Manual.
 - b. Section 4.9 requires that a percentage of the proposed plant materials used to meet the requirements of the Landscape Manual be native plants. The submitted landscape plan and plant schedules conform to the requirements of Section 4.9.
13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance and the Tree Canopy Coverage Ordinance:** The property is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance (Woodland Conservation Ordinance) because there are existing woodlands and there are previously approved Type I and Type II tree conservation plans (TCPs). The original CDP, preliminary plan, and TCPs were approved so that permits could be issued for the construction of sewer and water lines from Crain Highway (US 301) to Phase I of Brandywine Village along McKendree Road. At that time, TCPI-47-96 was reviewed and found to satisfy the requirements of the Woodland Conservation Ordinance. A revised Type I Tree Conservation Plan, TCPI-47-96-01, was approved with CDP-0102; a second 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 TCPII is revised with each SDP. The previously approved Type II Tree Conservation Plan, TCPII-126-98-07, 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.

The submitted TCPII has been revised, but the coversheet should be updated to show the updated recreational area. No gap is shown between the new recreational area and the proposed woodland retention area. To give a mow maintenance area between the woodland and the play

area, a ten-foot gap should be between the two areas. A notation block needs to be shown on the adjacent reforestation area from the play area identifying the planting area and size.

The application will be the subject of future building and grading permits and is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on properties that propose 5,000 square feet of disturbance. The subject 22.20-acre property zoned R-M is required to provide a minimum of 15 percent of the gross tract area in tree canopy.

	REQUIRED	PROPOSED
Tree Canopy	3.33 acres	7.13 acres

The submitted landscape plan provides a worksheet indicating that this requirement will be met through 3.24 acres of on-site woodland conservation and 3.89 acres of existing trees. This meets and exceeds the requirements of the Tree Canopy Coverage Ordinance.

14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning Division**—In a memorandum dated October 10, 2013, the Community Planning Division concluded that the subject application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier and the land use recommendations of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.
 - b. **Environmental Planning Section**—In a memorandum dated October 15, 2013, the Environmental Planning Section provided the following comment on the subject application:
 - (1) **Site Description:** 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 on this property or adjacent properties. Although this property does not abut McKendree Road, the proposed lots will be accessed via McKendree Road, which is a designated historic road. The property is in the Developing Tier according to the adopted General Plan.
 - (2) **Forest Stand Delineation:** A detailed forest stand delineation (FSD) was reviewed in conjunction with Preliminary Plan 4-96083. The FSD was resubmitted with CDP-0102 and was found to address the requirements for FSD in accordance with the *Technical Manual for Woodland Conservation with Development in Prince George's County*. The site is exempt from natural resources inventory regulations since the site has an approved FSD.

- (3) **Regulated Environmental Features:** 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 4-96083, variations to Sections 24-129 and 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 4-01045, which 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-0611-02 are consistent with those previously approved.

- c. **Subdivision Review Section**—In a memorandum dated October 25, 2013, the Subdivision Review Section provided an analysis of the SDP as follows:

- (1) The subject property is located on Tax Map 154 in Grid E-3, is 22.20 acres, and is within the R-M Zone. The applicant submitted a revised Specific Design Plan (SDP-0611-02) for Section 6 of Chaddsford Subdivision to add six new house types and revision to the private recreational facilities and timing of construction of the recreational facilities. The SDP does not propose any lot or parcel line adjustments with this revision.
- (2) The site is the subject of approved Preliminary Plan 4-04171, and the resolution was adopted by the Planning Board on February 3, 2005 (PGCPB No. 05-15). The preliminary plan is valid until December 31, 2013. The preliminary plan was for Chaddsford Subdivision with 100.35 acres and approved for 307 lots and 10 parcels. Section 6 of Chaddsford Subdivision was recorded in Plat Book PM 230-57 through PM 230-60 on May 4, 2009. The lot size, bearings, distances, and the ten-foot-wide public utility easement on the site plan are consistent with the record plats. The addition of six new house types and revision to the private recreational facilities are not inconsistent with the approved preliminary plan. The private recreational facilities agreement has been recorded in Liber 30346 Folio 076 and noted on the record plat. The applicant should amend the private recreational facilities agreement to reflect the approved revision of recreational facilities and timing of construction with this SDP.

- d. **Prince George's County Police Department**—The Police Department reviewed the submitted plan and indicated, in a memorandum dated September 17, 2013, that they have no crime prevention through environmental design (CPTED) concerns or recommendations.

- e. **Prince George's County Health Department**—In a memorandum dated September 20, 2013, the Environmental Engineering Program of the Health Department offered the following comments and recommendations:

- (1) Exposure to fine particulate air pollution is associated with detrimental cardiovascular outcomes, including increased risk of death from ischemic heart disease, higher blood pressure, and coronary artery calcification. There is an emerging body of scientific evidence indicating that fine particulate air pollution from traffic is associated with childhood asthma. The property is adjacent to a freeway to the east and is approximately 1,500 feet from an arterial roadway to the north. Fine particulate air pollution generated from road traffic is a health concern. The applicant should consider methods to mitigate exposure to fine particulate air pollution.

Comment: There are no zoning provisions that address the measurement or mitigation of fine particulate air pollution. Staff has no recommendations regarding this item. The play areas are adjacent to existing wooded areas to be retained, but existing woodlands may not be sufficient mitigation to address general air quality concerns. Future homeowners may want to consider the installation of air filters within their homes.

- (2) The project proposes multiple options for active recreation including hiker-biker trails, a swimming pool, a tennis court, a tot lot, a preteen lot, and open spaces. These recreational amenities will be a positive health benefit to the residents of the community.

Comment: No further action is requested regarding this item.

- (3) There is an increasing body of scientific research suggesting that community gardens enhance nutrition, physical activity, and promote the role of public health in improving quality of life. The applicant should consider setting aside space for a community garden.

Comment: The play areas are located on future homeowners association (HOA) land. The HOA should consider providing a community garden within the development in the future.

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-0611-02 and Type II Tree Conservation Plan TCPII/126/98-09, Chaddsford, Section 6, with the following conditions:

1. Prior to certification of the specific design plan, the following revisions shall be made or information provided:
 - a. Indicate a minimum 7/12 roof pitch on the architectural elevations.

- b. Provide a note on the plans that states that a minimum of two endwall features shall be provided on all units and, on highly-visible lots (Lots 13, 16, 20, 21, and 29 of Block C; Lots 9, 10, and 23 of Block D; Lots 22 and 32 of Block B), a minimum of three endwall features shall be provided in a balanced or symmetrical design.
 - c. Update the brick tracking chart to indicate the lots that have approved permits, and clarify which of those lots include a full brick front.
 - d. Provide a note on the plans that states that no two units, either next to each other or across from each other, may have identical front elevations.
 - e. Update the landscape plan coversheet to show the additional proposed plant material to meet the requirements of Section 4.1 of the 2010 *Prince George's County Landscape Manual*.
- 2. Prior to certification of the specific design plan, the Type II tree conservation plan (TCPII) shall be revised as follows:
 - a. Update the plan view on the coversheet to show the play area outside of the reforestation area.
 - b. Show a ten-foot maintenance space between the revised play area and the proposed woodland retention area.
 - c. Add an identification note on the reforestation area adjacent to the play area to identify the specific area and the size of the planting area.
 - d. Revise the approval block to include the TCP number, TCPII/126/98-09.
 - e. Have the revised plan signed and dated by the qualified professional who prepared it.
- 3. Prior to the issuance of additional building permits, the applicant shall amend the private recreational facilities agreement to reflect the approved revision of recreational facilities and timing of construction with this specific design plan.
- 4. Prior to issuance of the building permit for the 39th unit in Chaddsford, Section 6 (Specific Design Plan SDP-0611), the private recreational facilities, including the preteen and tot lots, on land to be conveyed to the homeowners association (HOA) shall be completed.