



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

SPECIFIC DESIGN PLAN

SDP-9614/05

Application	General Data
Project Name BRANDYWINE VILLAGE Location NORTHEAST OF INTERSECTION OF CHADDS FORD DRIVE AND GENERAL LAFAYETTE BLVD, WEST OF US 301 Applicant/Address WASHINGTON HOMES 1802 BRIGHTSEAT ROAD LANDOVER, MD 20785	Date Accepted 05/02/03
	Planning Board Action Limit NA
	Plan Acreage 44.3303
	Zone R-M
	Dwelling Units 295
	Square Footage NA
	Planning Area 85A
	Council District 09
	Municipality NA
	200-Scale Base Map 220SE06

Purpose of Application	Notice Dates
REVISION TO THE SPECIFIC DESIGN PLAN FOR INCREASING THE MAXIMUM BUILDING COVERAGE FOR EACH TOWNHOUSE LOT TO 60%.	Adjoining Property Owners 04/21/03 (CB-15-1998)
	Previous Parties of Record 05/09/03 (CB-13-1997)
	Sign(s) Posted on Site 05/07/03
	Variance(s): Adjoining Property Owners NA

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

May 14, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-9614/05
Brandywine Village

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION CRITERIA

- a. Approved Basic Plan A-8838
- b. Comprehensive Design Plan CDP-9202
- c. Preliminary Plan 4-94052
- d. The requirements of Section 27-509 of the Zoning Ordinance governing development in the R-M Zone
- e. Specific Design Plan SDP-9614
- f. The requirements of the *Landscape Manual*
- g. The Woodland Conservation and Tree Preservation Ordinance
- h. Referral responses from concerned agencies and divisions

FINDINGS

- 1. The proposed Revised Specific Design Plan for Brandywine Village includes a change to the maximum building coverage requirements for the townhouse lots in the proposed residential development to enable the applicant, Washington Homes, to build larger townhouses on the lots than were previously contemplated.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-M	R-M
Use(s)	Residential Subdivision	Residential Subdivision
Acreage	64.74 acres	64.74 acres
Dwelling Units:		295 (total)
Townhouses	0	247
Detached	0	48
Multifamily	NA	NA

3. The subject site, consisting of 64.7 acres of R-M-zoned land, is located on the east side of McKendree Road, approximately 3,000 feet south of Accokeek Road. The site is bisected by a stream that flows into Timothy Branch, a tributary of Mattawoman Creek. It is densely wooded with gently sloping terrain and extensive wetland areas. SDP-9614 was approved for townhouses on the east side of the stream and single-family houses on the west side of the stream.
4. The Specific Design Plan for Brandywine Village, SDP-9614, was approved by the Planning Board on September 17, 1998 (PGCPB No. 98-245). The Specific Design Plan was found to be in general conformance with Basic Plan A-8838 and Comprehensive Design Plan CDP-9202. SDP-9614 proposed 247 townhouses and 48 single-family houses. The following revisions to the Specific Design Plan were approved:
 - a. SDP-9614/01 was approved by the Planning Board on June 17, 1999 (PGCPB No. 99-107) for deletion of a section of a proposed subdivision road (Chadds Ford Drive) that connected the east and west sides of this residential development project, minor alterations to the layout of the single-family houses, and relocation/elimination of the stormwater management ponds. The total number of units and the relative number of single-family units and townhouses proposed were not altered.
 - b. SDP-9614/02 was approved by staff on February 20, 2002, as the Planning Board's designee for the revised architecture for the single-family component of the development.
 - c. SDP-9614/03 was approved by the Planning Board on October 3, 2002 (PGCPB No. 02-208), for site/grading and landscape plans for the townhouse portion and a change in the lot width for the end units of the townhouses.
 - d. SDP-9614/04 was approved by the Planning Board on March 27, 2003 (PGCPB No. 03-62), for a two-foot intrusion into the required setback for the chimney located on Lot 5, Block B, of the Brandywine Village subdivision.
5. Findings 4, 5 and 6 of SDP-9614 indicate the SDP was determined to be in conformance with Basic Plan A-8838 and Comprehensive Design Plan CDP-9202. Finding 7 found that the proposal complied with the requirements of the *Landscape Manual*. Finding 9 found that the public facilities were adequate for the project. Since the proposed revision to the SDP does not alter the number of units and is solely for the purpose of changing the maximum building coverage of the proposed townhouses, the proposed Specific Design Plan, SDP-9614/05, will

have no impact on these previous findings and will also be in compliance with these findings of SDP-9614.

Conformance of the Proposed Specific Design Plan with the findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action):

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

The subject Specific Design Plan conforms to the Comprehensive Design Plan (CDP-9202) and the *Landscape Manual* as indicated below:

(1) *Development Program:*

Compliance with this section was established by Finding 6 of SDP-9614.

(2) *Public Benefit Features:*

Compliance with this section was established by Finding 6 of SDP-9614.

(3) *Site Design Criteria and Guidelines:*

Compliance with this section was established by Finding 6 of SDP-9614. The proposed minor change to the maximum building coverage requirements for the townhouse component of this development will not significantly alter the previously approved Specific Design Plan. Therefore, the minor site design changes will also be consistent with the previous findings for compliance with this section.

(4) *Transportation Planning:*

Compliance with this section was established by Finding 6 of SDP-9614.

(5) *Architecture*

The maximum building coverage currently approved for the townhouse component of this development is 50 percent. Since the architectural models proposed by the developer have a larger building coverage, the applicant is proposing a maximum building coverage of 60 percent.

The following condition, #8 of SDP-9614, was added to address consistency of the proposed townhouses with the design guidelines in Comprehensive Design Plan CDP-9202:

“Prior to submission of the architectural drawings for the proposed townhouses, the applicant shall add notes and/or provide details to show compliance of the proposed architecture and the site design with the design principles for street image listed on Pages 56 and 57 and, design standards for residential construction listed in the Architecture, Siting of Structures, Parking and Paving, and Sidewalks and Pathways sections on Pages 62 to 70 of the Comprehensive Design Plan CDP-9202.”

Compliance of the Brandywine Village layout proposal with the site planning criteria of the design guidelines referenced above was addressed in the Revision to Specific Design Plans, SDP-9614/01 and SDP-9614/03. The proposed minor change to the maximum building coverage will not significantly alter the previously approved Specific Design Plans. It will also not alter the minimum building setbacks for the townhouse component of the development (front setback of 5 feet and rear setback of 15 feet). Therefore, the minor site design changes proposed in the subject SDP will also be consistent with the previous findings for compliance with the site planning criteria.

(6) *Parking*

Compliance with this section was established by Finding 6 of SDP-9614.

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

Compliance with this section was established by Finding 9 of SDP-9614, and the subject revision will have no impact on that previous finding.

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

Compliance with this section was established by Finding 10 of SDP-9614, and the subject revision will have no impact on that previous finding.

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

Compliance with this section was established by Finding 11 of SDP-9614, and the subject revision will have no impact on that previous finding.

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-9614/05 for increasing the maximum building coverage for the townhouse lots in this development to 60 percent.