



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Specific Design Plan

SDP-9612-H2

Bellehaven Estates, Lot 60 Block K

REQUEST	STAFF RECOMMENDATION
A homeowner's minor amendment to construct a 12-foot by 20-foot elevated, screened porch, at the rear of an existing single-family attached dwelling within the rear yard setback and required lot coverage.	<ul style="list-style-type: none"> Approval of Specific Design Plan SDP-9612-H2

Location: An interior unit in the Bellehaven Estates development, on the west side of Berrywood Lane, approximately 212 feet north of its intersection with Berrywood Court.	
Gross Acreage:	0.03
Zone:	LCD
Prior Zone:	L-A-C
Reviewed per prior Zoning Ordinance:	Section 27-1704(b) and (h)
Dwelling Units:	1
Gross Floor Area:	1,700 sq. ft.
Planning Area:	73
Council District:	05
Municipality:	Glenarden
Applicant/Address: Michelle Clancy PO Box 310 Lisbon, MD 21765	
Staff Reviewer: Angele L. Bynum Phone Number: 301-952-3087 Email: Angele.Bynum@ppd.mncppc.org	



Planning Board Date:	09/28/2023
Planning Board Action Limit:	10/15/2023
Staff Report Date:	09/14/2023
Date Accepted:	07/06/2023
Informational Mailing:	06/17/2023
Acceptance Mailing:	06/28/2023
Sign Posting Deadline:	08/29/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Homeowner's Minor Amendment to Specific Design Plan SDP-9612-H2
Bellehaven Estates, Lot 60, Block K

The Urban Design staff has reviewed the homeowner's minor amendment to a specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

The property is within the Legacy Comprehensive Design (LCD) Zone, formerly the Local Activity Center (L-A-C) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) and (h) of the current Zoning Ordinance, which allows development applications for property in the LCD Zone to be reviewed under the prior Zoning Ordinance.

This amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the following sections of the prior Prince George's County Zoning Ordinance:
 - (1) Sections 27-495 and 27-515, regarding uses permitted in the Local Activity Center (L-A-C) Zone.
 - (2) Section 27-528, regarding required findings in specific design plan applications; and
 - (3) Section 27-530, regarding amendments to approved specific design plan applications.
- b. The requirements of Zoning Map Amendment (Basic Plan) A-9775-C;
- c. The requirements of Comprehensive Design Plan CDP-9601;
- d. The requirements of Specific Design Plan SDP-9612;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;

- f. The requirements of the Prince George’s County Tree Canopy Coverage Ordinance; and
- g. The requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance.

FINDINGS

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

1. **Request:** The subject homeowner’s minor amendment to a specific design plan (SDP) is a request to construct a 12-foot-deep by 20-foot-wide enclosed screened porch, that is elevated 8 feet high from the grade, at the rear of an existing single-family attached dwelling, extending 12 feet into the rear yard setback and a maximum lot coverage of 70 percent.

2. **Development Data Summary:**

	EXISTING
Zone	LCD (Prior L-A-C)
Use	Residential
Lot size	1,700 sq. ft.
Gross Acreage	0.03
Lot	1
Number of Dwelling Units	1

3. **Location:** The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Local Activity Center (L-A-C) Zone. It is an interior townhouse unit in the Bellehaven Estates development, located on the west side of Berrywood Lane, approximately 212 feet north of its intersection with Berrywood Court. More specifically, the subject property is located at 2818 Berrywood Lane, Largo MD, 20774, within Planning Area 73 and Council District 5
4. **Surrounding Uses:** The subject property is an interior unit that fronts on an interior private street, Berrywood Lane, and is surrounded on four sides by similar single-family attached as well as single-family detached homes, in the Bellehaven Estates development. The unit backs up to a narrow strip of homeowner’s association land and additional single-family attached homes. The subject property is bounded to the north, across Ardwick Ardmore Road and Yellowwood Lane, by single-family detached homes in the Enterprise Ridge Station subdivision, in the One-Family Detached Residential Zone; to the south, by an existing fire station in the L-A-C Zone; and to the west, across Saint Joseph’s Drive, is Charles Herbert Flowers High School, in the Rural Residential (R-R) Zone.
5. **Previous Approvals:** The subject site, Lot 60 Block K, was developed as part of the larger development known as Bellehaven Estates (section one) development, which has been the subject of several previous approvals. On June 24, 1990, the Prince George’s County District Council adopted the 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional map*

Amendment for Planning Area 73, which rezoned the property from the R-R Zone to the L-A-C Zone (Basic Plan A-9775). A companion case, A-9774, rezoned approximately 32.5 acres of land from the R-R Zone to the Residential Suburban Development (R-S) Zone. On June 10, 1996, the District Council approved an amendment to Basic Plans A-9774 and A-9775, in order to relocate a day care center to downsize a commercial component, to relocate the land area for each case, and to readjust the ratio of dwelling units on the two parcels. CDP-9601 was approved (PGCPB Resolution No. 96-375), with conditions, on December 12, 1996. The 33-acre property was subdivided into separate lots and parcels to accommodate a mix of residential, commercial, and public uses, including a fire station, by Preliminary Plan of Subdivision (PPS) 4-96066. On April 30, 2015, the District Council approved an amendment to A-9775-01-C (Zoning Ordinance 6-2015), with conditions, to allow townhouse units to replace commercial development on Parcel H. CDP-9601-01 (PGCPB Resolution No. 15-99) was approved by the Prince George's County Planning Board on September 24, 2015, subject to six conditions. PPS 4-15010 (PGCPB Resolution No. 15-100) was also approved on September 24, 2015, for 65 lots and 10 parcels, including a Variance from Section 24-128(b)(7)(A), subject to 16 conditions. The subject site also has an approved Stormwater Management (SWM) Plan 6244-2008-02, which was valid through October 28, 2016.

SDP-9612 (PGCPB Resolution No. 97-107) was approved in 1997 for the construction of residential units and a 16,000-square-foot firehouse. Six amendments to this SDP were subsequently approved: SDP-9612-02, (PGCPB Resolution No. 08-40), was approved in 2008, with 5 conditions, for the construction of a 15,948-square-foot fire station; SDP-9612-03, for Parcel H, was approved in 2009 (PGCPB Resolution No. 08-159), for the construction of a commercial shopping center on five acres, including a pharmacy and a daycare center, which was never constructed; SDP-9612-04 approved an amendment to include a 2,000 square-foot special events building, an Amish shed, and minor revisions to parking; SDP-9612-05, (PGCPB Resolution No. 16-47), was approved in 2016 for the construction of 65 townhomes; SDP-9612-B was withdrawn; SDP-9612-H1, (PGCPB Resolution No. 07-39), a homeowner's minor amendment, was approved for the addition of a 12-foot by 20-foot, two-story addition and second floor deck, located at the rear of the existing property. The subject site is also a homeowner's minor amendment for the addition of a 12-foot-deep by 20-foot-wide screened porch, a request for an 8-foot reduction of the building restriction line, and a 20 percent increase of the minimum lot coverage allowed.

6. **Design Features:** The subject application includes a proposal for a 12-foot-deep by 20-foot-wide elevated screened porch at the rear of an existing single-family attached home, which is an interior townhouse unit. The existing unit is a three-story townhouse built on slab and located approximately 22 feet from the rear property line. The proposed addition is elevated 8 feet above grade level surface, extends across the entire width of the main level of the three-story unit, and will not be visible from the private street on which the property fronts. The materials and roofing of the proposed screened porch will match and complement the architecture of the existing home and will be constructed of wood, with a white vinyl railing system and white vinyl wrap posts and beams. The proposed porch extends into the 20-foot rear yard setback by 10 feet and will be 10 feet from the rear property line. The porch conforms to all side yard setbacks.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the L-A-C Zone of the prior Zoning Ordinance, as follows:
- a. The project conforms with the requirements for purposes, uses, and regulations in Sections 27-494, 27-495, and 27-496 of the prior Zoning Ordinance, by providing dwellings integrated with activity centers in a manner that retains the amenities of a residential environment and provides convenience of proximity to an activity center.
 - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the L-A-C Zone, a single-family attached dwelling is a permitted use in the zone.
 - c. The project also conforms to the requirements of Section 27-528 of the prior Zoning Ordinance, regarding required findings for SDP applications, and Section 27-530 of the prior Zoning Ordinance, regarding amendments to approved SDP applications.
8. **Zoning Map Amendment (Basic Plan) A-9775:** The project is in compliance with the requirements of Basic Plan A-9775, as the proposed screened porch addition in the rear yard setback does not alter findings of conformance with the basic plan, that were made at the time of approval of SDP-9612.
9. **Comprehensive Design Plan CDP-9601:** The project complies with the requirements of CDP-9601. The CDP stipulates that the minimum rear yard setback for single-family attached houses is 20 feet. The proposed elevated screened porch would be approximately 10 feet from the rear property line, encroaching 10 feet into the rear setback.

The CDP established development standards for the entire Bellehaven subdivision for single-family attached units. The following lot and architectural standards shall apply to the single-family attached development:

Single-Family Attached Lot Standards

Minimum Lot Size	1,700 square feet
Maximum Lot Coverage	50%
Minimum Building Separation	26 feet
Maximum Height	3 stories
Maximum Lot Width	20 feet
Minimum Front Yard	20 feet
Minimum Side Yard	0 feet
Minimum Rear Yard	20 feet

10. **Specific Design Plan SDP-9612:** SDP-9612 was approved by the Planning Board on January 8, 2009 (PGCPB Resolution No. 08-177), with 26 conditions, one of which is applicable to the review of the subject SDP. The subject application is in compliance with the requirements of SDP-9612, except for the rear yard setback and maximum lot coverage

allowed. The proposed elevated screened porch would encroach into the required 20-foot rear yard setback by 10 feet. The SDP set forth the following condition of approval:

Condition 26. No deck shall be constructed on the single-family attached units which extends more than 15 feet from rear wall of the unit. Decks are not subject to the 20-foot building restriction line; however, an addition to the main structure is.

11. **2010 Prince George's County Landscape Manual:** The addition of an elevated screened porch is exempt from the requirements of the *Prince George's County Landscape Manual* (Landscape Manual) because the requirements were satisfied at the time of SDP-9612 approval.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from the Tree Canopy Coverage Ordinance because the applicant proposes less than 5,000 square feet of gross floor area or disturbance.
13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The proposed elevated screened porch would not alter the previous findings of conformance with the Woodland Conservation and Tree Preservation Ordinance that were made at the time of approval of the CDP and SDP.
14. Section 27-528 requires that the Planning Board make the following findings before approving an SDP, unless an application is being processed as a limited minor amendment. Each required finding is listed in **BOLD** text below, followed by staff comments in plain text.

Section 27-528. Planning Board action.

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

- (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);**

The subject amendment conforms to the requirements of CDP-9601, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 11. While the subject site is located in the prior LAC Zone, it does not involve townhouse construction, but an addition to an existing townhouse unit. The second portion of this required finding does not apply to the subject application.

- (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, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

This finding was made with the approval of the original SDP and will not be affected by the proposed screened porch addition.

- (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;**

The site is consistent with the approved SWM concept plan, and this minor addition will not impact that approval. Therefore, adequate provision has been made for draining surface water, so that there are no adverse effects on either the subject property or adjacent properties, in accordance with this required finding.

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

The addition of an elevated screen porch to an existing single-family attached dwelling, with setback and lot coverage modification, does not impact the previously approved Type 2 tree conservation plan.

- (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).**

No regulated environmental features exist on the subject lot. Therefore, this finding is not applicable to the subject SDP.

15. Section 27-530(c)(3) of the prior Zoning Ordinance sets forth the criteria for granting minor amendments to approved SDPs, for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee), in accordance with specified procedures, including meeting the following criteria:

Section 27-530(c). Amendments.

- (3) **Criteria for granting minor amendments. A minor amendment may only be granted if the requested modifications:**
- (A) **Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;**

SDP-9612 established the rear yard setback at a minimum of 20 feet and a maximum lot coverage of 50 percent. The proposed elevated screened porch addition extends into this rear yard setback by 10 feet, proposing a setback of approximately 10 feet from the rear property line with a proposed lot coverage of 70 percent due to the depth of the addition. The subject application does not meet Criterion (A) and, therefore, the subject homeowner's minor amendment to SDP-9612-H2 is to be heard by the Planning Board, as stated in Section 27-530(d)(3)(A).

(B) Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and

Regarding Criterion (B) above, the proposed elevated deck addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback and maximum lot coverage allowed. The proposed screened porch will be constructed of wood, with a white vinyl railing system and white vinyl wrap posts and beams, with a screened enclosure. The proposed screened porch and roof of the enclosure will be in keeping with the existing architectural and site design characteristics of the SDP, in materials and design.

(C) Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.

Regarding Criterion (C), staff believe that the requested addition will not substantially impair the intent, purpose, or integrity of the approved CDP. Modification of the minimum rear yard for the proposed elevated screened deck will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood. The addition is at the rear of the home, limiting visibility from the nearest public right-of-way. The proposed addition also faces a wooded area, separating the existing home and the adjacent community, affording privacy to the occupants of both the subject property and homeowners of the neighboring community. The applicant has produced documentation of approval of the proposed addition from the community's homeowners association that indicates that the plans for the construction of the addition to the existing dwelling unit were approved.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE homeowner's minor amendment to a Specific Design Plan SDP-9612-H2, Bellehaven Estates Lot 60, Block K.

BELLEHAVEN ESTATES, LOT 60, BLOCK A

Homeowner Minor Amendment

Parent Case: CDP-9601

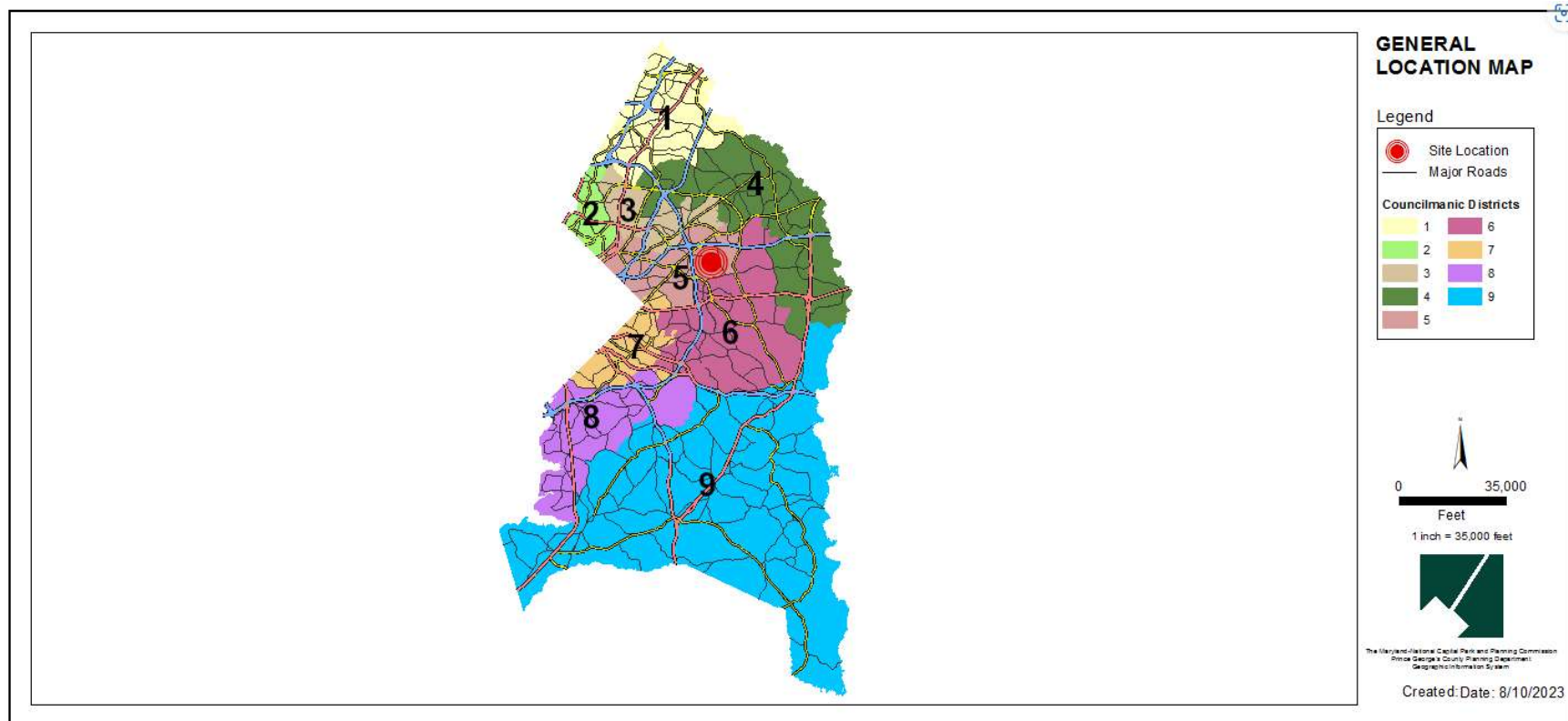
Staff Recommendation: APPROVAL



GENERAL LOCATION MAP

Council District: 05

Planning Area: 073



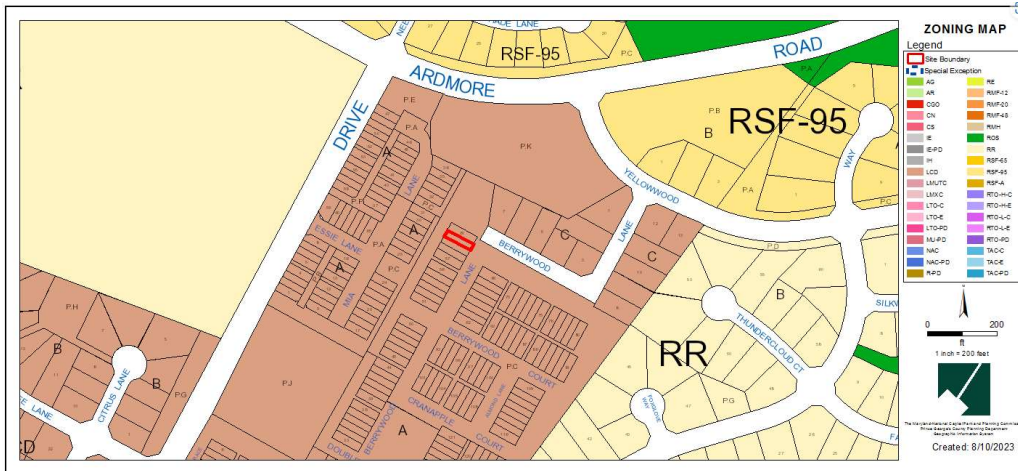
SITE VICINITY MAP



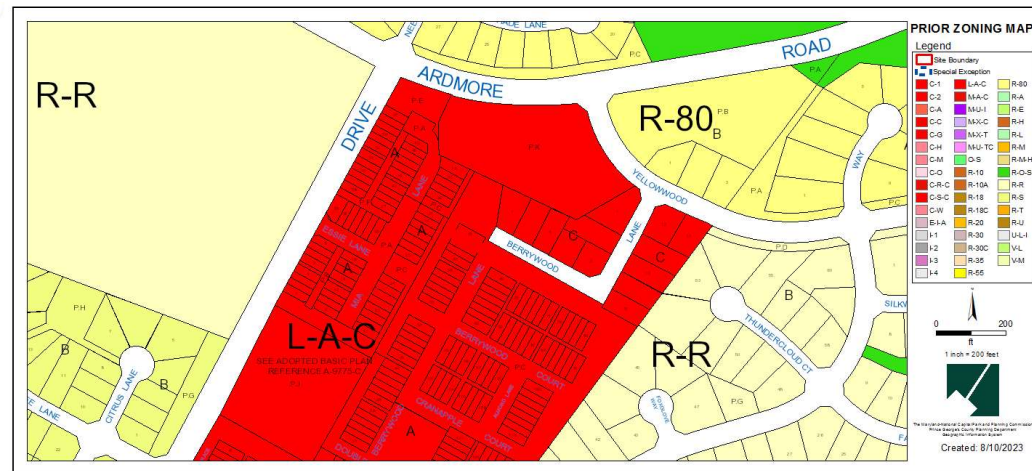
ZONING MAP

Property Zone: LCD
Prior Property Zone: L-A-D

CURRENT



PRIOR



OVERLAY MAP

CURRENT



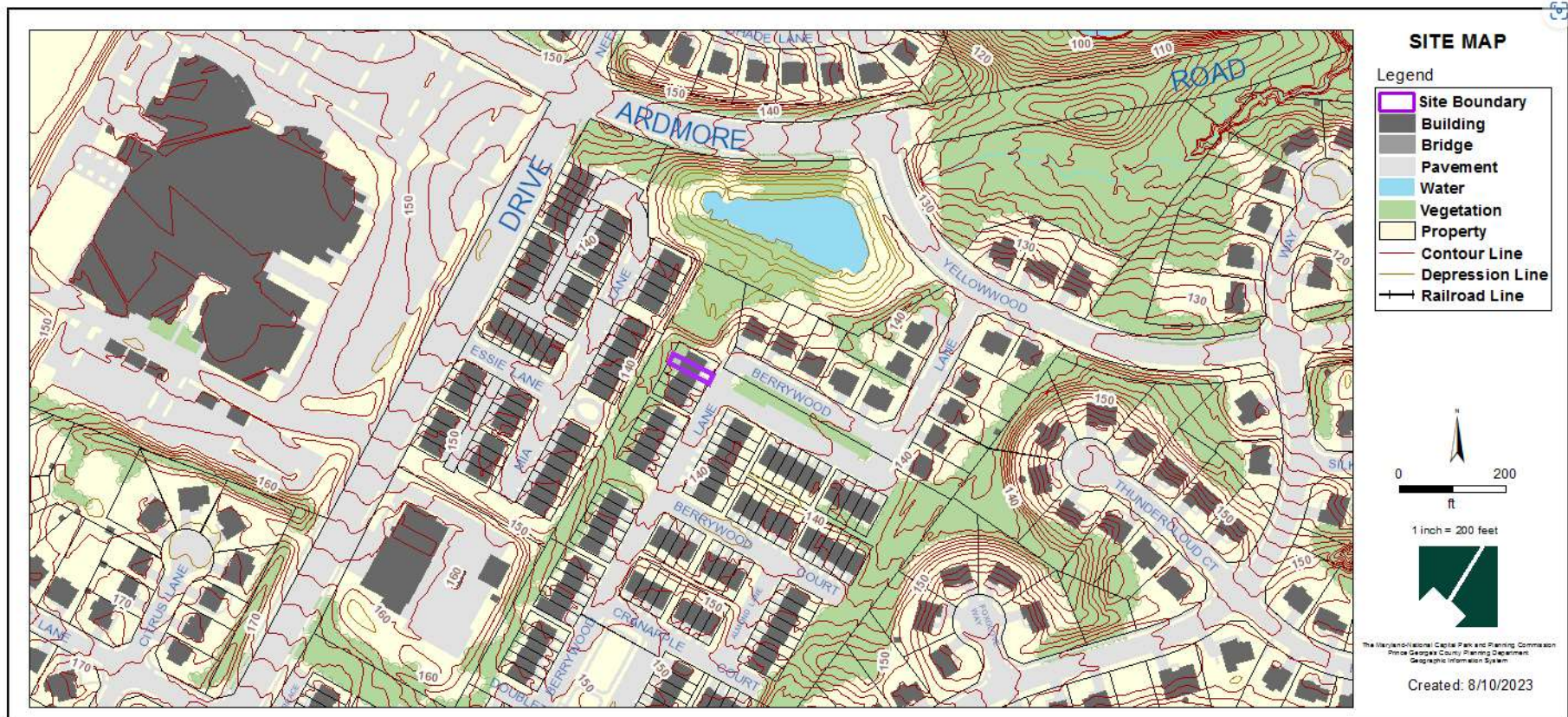
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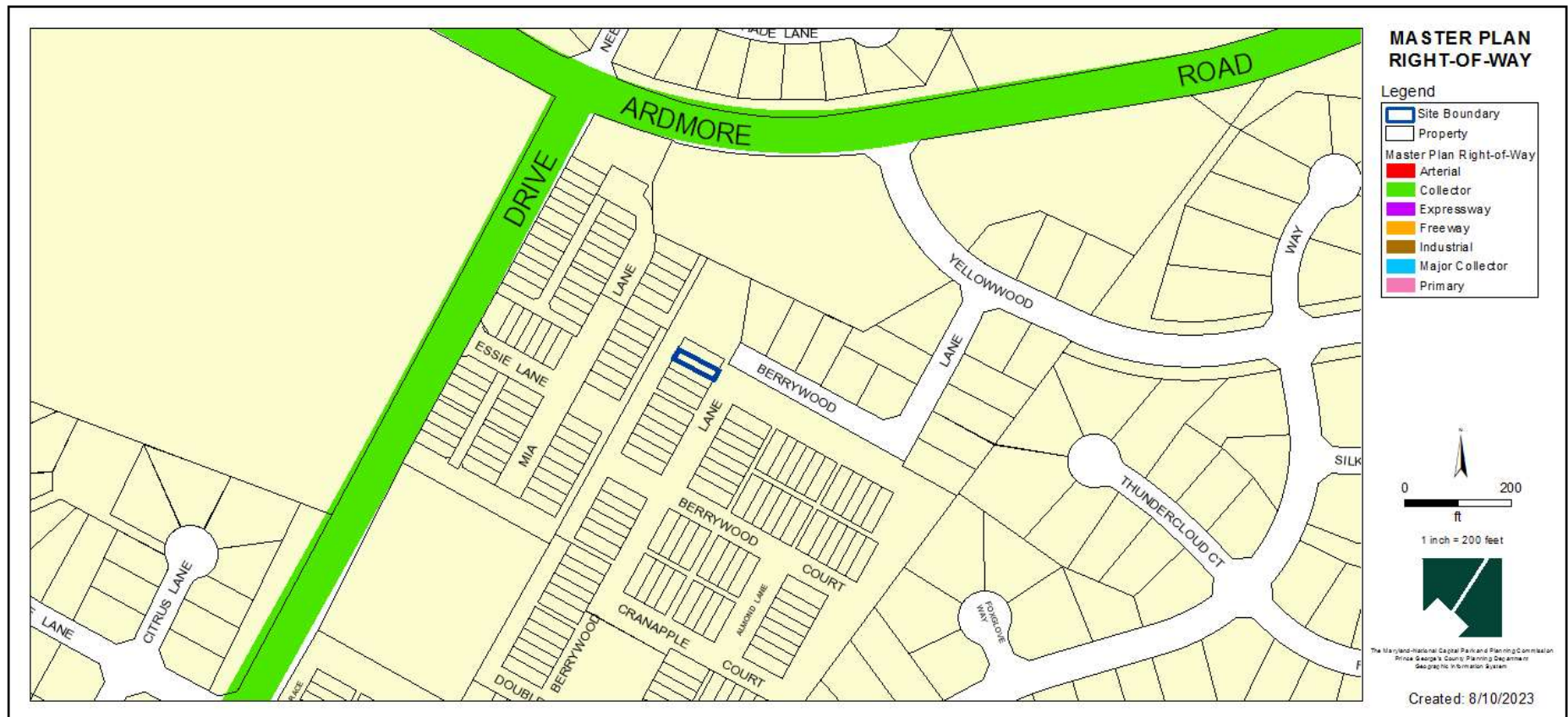
AERIAL MAP



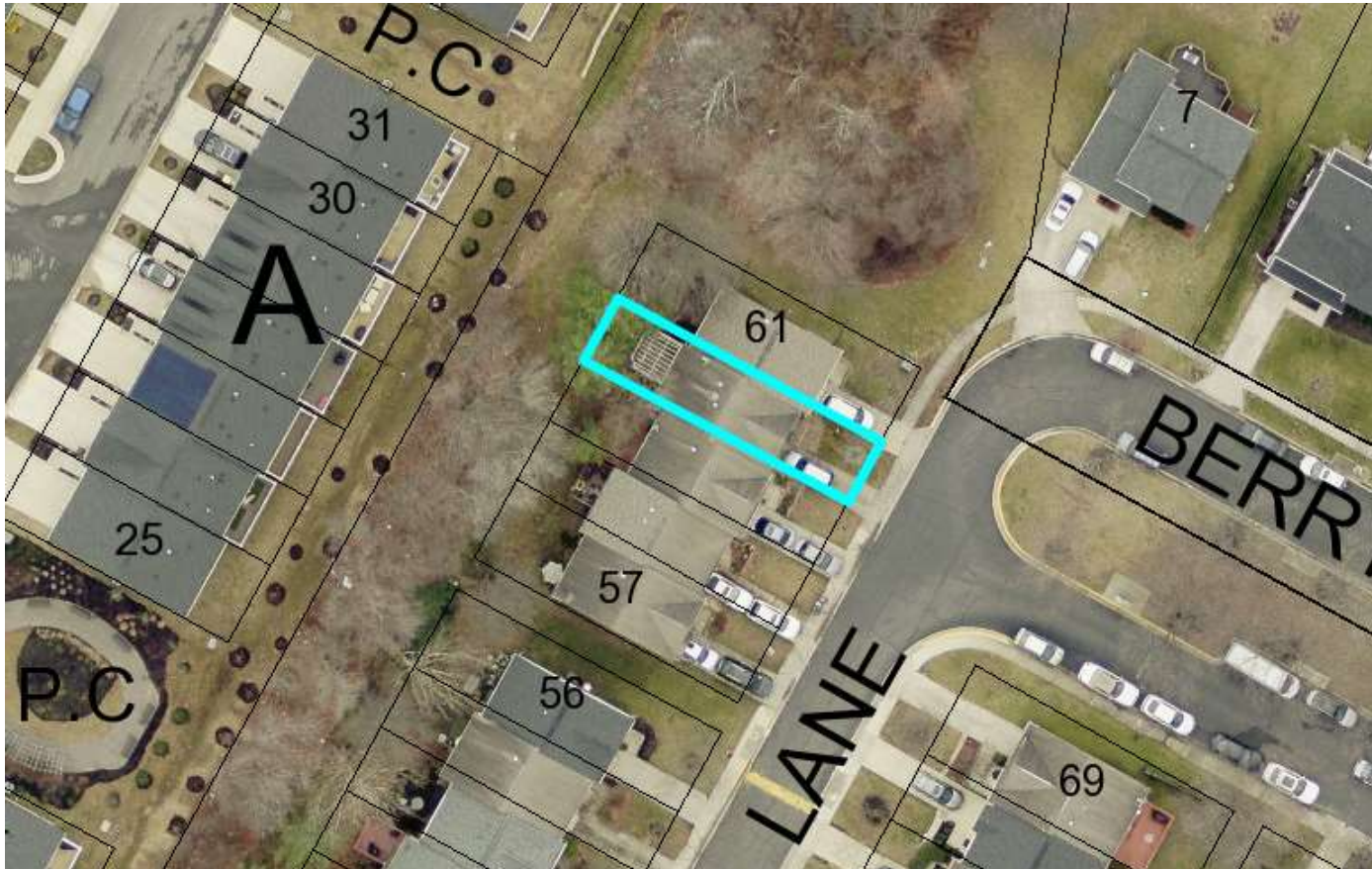
SITE MAP



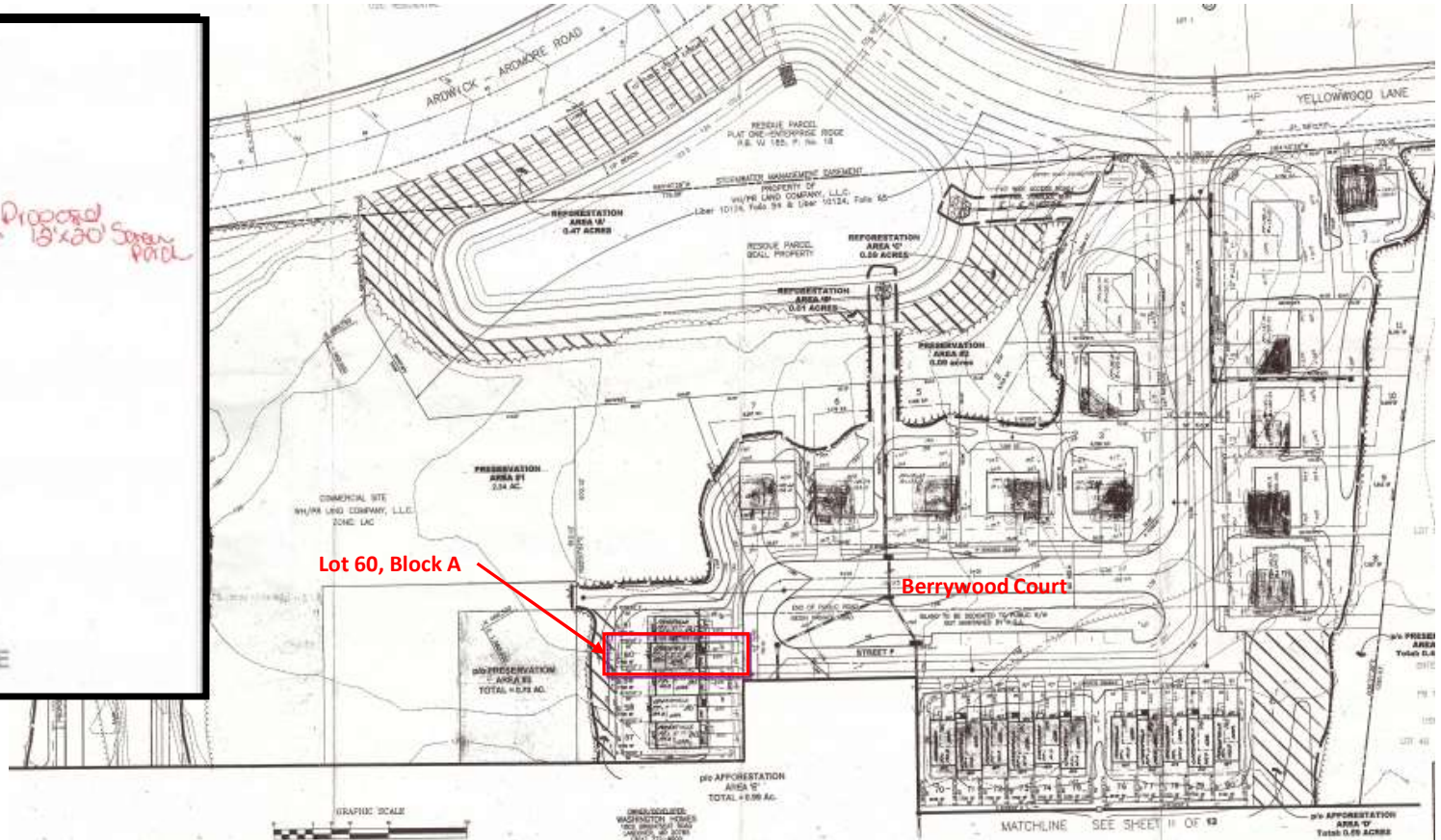
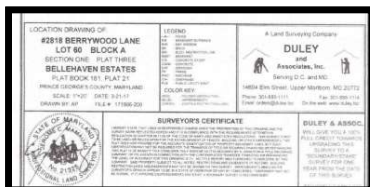
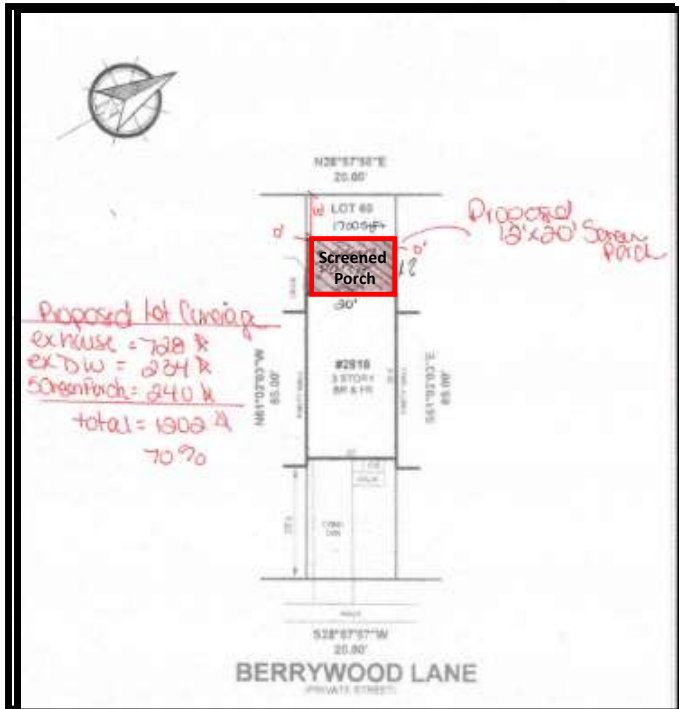
MASTER PLAN RIGHT-OF-WAY MAP



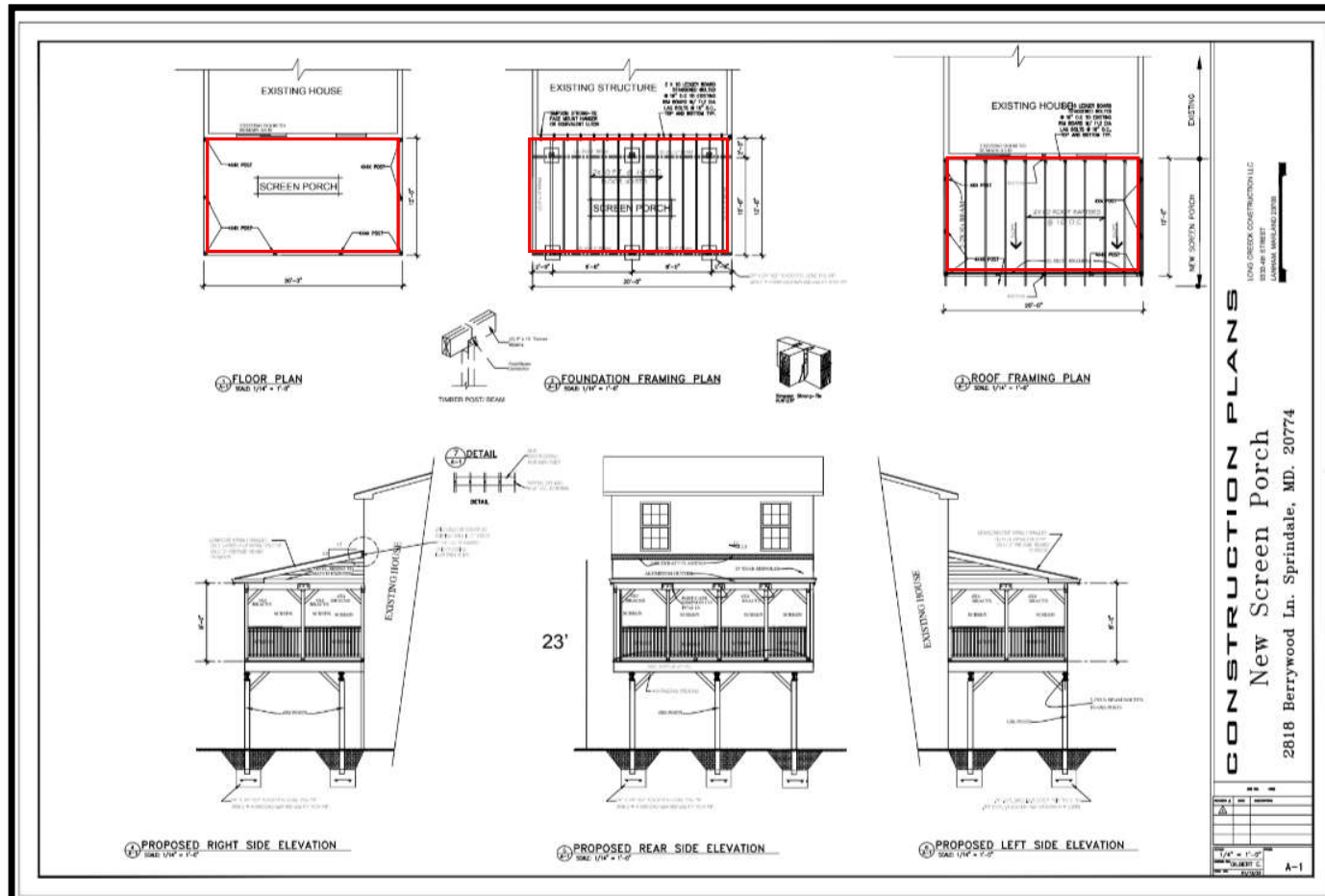
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN & SURVEY LOT PLAN



SCREEN PORCH DETAILS & ELEVATIONS



STAFF RECOMMENDATION

APPROVAL

[Major/Minor] Issues:

- None

Applicant Required Mailings:

- Informational Mailing 6/17/2023
- Acceptance Mailing 6/28/2023

PGCPB No. 07-39

File No. SDP-9612/H1

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on January 25, 2007, regarding Specific Design Plan SDP-9612/H1 for Bellehaven Estates, Section One, Lot 39, Block A, the Planning Board finds:

1. **Request:** The Homeowner's Minor Amendment, SDP-9612/H1, is a request to add a 12-foot deep by 20-foot wide, two-story addition and second-floor deck to the rear of an existing townhouse unit.
2. **Location:** The subject lot is an end unit, located at 2612 Berrywood Lane, Springdale, MD.
3. **Surroundings and Uses:** The site fronts on an interior private street that is lined with existing townhouses. Across the street is a centrally located play area within the community. The unit backs up to a narrow strip of homeowner's association land, beyond which is vacant Parcel J. The basic plan and the comprehensive design plan indicate that the 2.6 acres of land known as Parcel J is the site of a future fire station. Lot 39, Block A, is an end unit, which is located 20 feet from the adjacent face of building on the next stick of townhouse units.
4. **Design:** The existing unit is a three-story townhouse built on slab. The proposed addition extends across the entire width of the first floor of the unit. The second floor of the addition will include a partial addition and an open-air deck/patio above the first floor addition. The existing unit is built approximate 20 feet from the rear property line, so the addition will ultimately be located approximately eight feet from the rear property line. The proposed addition will not be visible from the adjacent streets.
5. The comprehensive design plan established development standards for the entire Bellehaven Subdivision as follows for single-family attached units:
 - **The following lot and architectural standards shall apply to the single-family attached development:**

Single-Family Attached Lot Standards

Minimum Lot Size	1,700 square feet
Maximum Lot Coverage	50 percent
Minimum Building Separation	26 feet
Maximum Height	3 stories
Maximum Lot Width	20 feet

Minimum Front Yard	20 feet
Minimum Side Yard	0 feet
Minimum Rear Yard	20 feet

Staff comment: The plans appear to conform to the requirements above, with the exception of the rear building restriction line.

6. The specific design plan for this case set forth the following condition of approval:

26. No deck shall be constructed on the single-family attached units which extend more than 15 feet from the rear wall of the unit. Decks are not subject to the 20-foot building restriction line; however, an addition to the main structure is.

Staff comment: The addition to the main building is proposed to be approximately eight feet from the rear property line. The applicant has asked for this modification because the rear face of the existing building is near the 20-foot building restriction line. In the R-T Zone, the requirements for setbacks and lot coverage are based on the amount of yard area, per Section 27-442. That section states that the minimum yard area is 800 square feet. Using the same analysis for the subject property, the applicant proposes approximately 863 square feet of yard area.

7. Section 27-524(b)(3)(C) and 27-530(c)(3), Amendments, of the Zoning Ordinance establishes the following criteria for granting amendments:

Section 27-524(b)(3)(C) (Amendment of the comprehensive design plan)

A minor amendment to a CDP may only be granted if the request:

(C) The Planning Board may grant a minor amendment if it finds that the requested modification will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.

The proposed amendment will not substantially impact the design or character of the overall project. The addition to the units is proposed to provide the same exterior finish as the main building, which is compatible with the rest of the project.

Section 27-530(c)(3) (Amendment of the specific design plan)

A minor amendment may only be granted if the requested modifications:

(A) Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;

The proposed setback of the addition is in keeping with a minimum 8 foot rear yard setback for this lot only. The Planning Board found that the amendment was acceptable to the governing Homeowners' Association.

(B) Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and

The proposed architectural design of the building is in keeping with the existing building and will appear to be a natural extension of the structure. The exterior finish is siding of the same color and placement of the windows to align with those on the main building.

(C) Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.

The proposed addition will have minimal visual impact on the adjacent properties and, therefore, will not substantially impair the intent, purpose, or integrity of the approved comprehensive design plan or specific design plan. The proposal will also be consistent with the intent of the approved specific design plan and will not alter the findings made for approval of SDP-9612.

8. The applicant has produced a letter from the Homeowners Association that indicates that the plans for the construction of the addition to the dwelling were approved on September 18, 2006, with a condition that the materials and colors must match the main dwelling.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Specific Design Plan for the above-described land.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Clark, seconded by Commissioner Eley, with Commissioners Clark, Eley, Vaughns and Parker voting in favor of the motion, and with Commissioner Squire absent at its regular meeting held on Thursday, February 1, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of March 2007.

R. Bruce Crawford
Executive Director

By Frances J. Guertin
Planning Board Administrator

RBC:FJG:SL:bjs

October 20, 2015

Klein Bellehaven, LLC
1777 Reistertown Road, Suite 245
Pikesville, MD 21208

Re: Notification of Planning Board Action on
Comprehensive Design Plan – CDP-9601-01
Springdale Estates

Dear Applicant:

This is to advise you that on **October 15, 2015** the above-referenced Comprehensive Design Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-523, the Planning Board's decision will become final 30 calendar days after the date of the final notice **October 20, 2015** of the Planning Board's decision unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or any Person of Record in the case; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

Please direct any future communication or inquiries regarding this matter to Ms. Redis C. Floyd, Clerk of the Council, at the above address.

Very truly yours,
Alan Hirsch, Chief
Development Review Division

By: 
Reviewer

c: Redis C. Floyd, Clerk to the County Council
Persons of Record

PGCPB No. 15-99



R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on September 24, 2015, regarding Comprehensive Design Plan CDP-9601-01 for Springdale Estates, the Planning Board finds:

1. **Request:** The application is for an amendment to Comprehensive Design Plan CDP-9601 for approval of 65 single-family attached (townhouse) units, replacing 55,756 square feet of approved commercial uses with an expansion of the existing townhouse community.
2. The following table lists the original land use quantities for the subject property established by Zoning Map Amendment (Basic Plan) A-9775 (Zoning Ordinance No. 12-1996), approved on June 10, 1996:

Land Use Types and Quantities

150 single-family attached dwelling units
13 single-family detached dwelling units
55,756 square feet of commercial uses
Open Space
Prince George’s County Fire Station
Other permitted uses (other than attached or multifamily residential)

Commercial intensity and residential density were conditioned on the following break-downs:

Gross land area	33.1 acres
Commercial land area	6.4 acres
Base intensity	0.20 FAR 55,756 square feet
Maximum intensity	0.64 FAR 178,421 square feet
Approved intensity	0.18 FAR 55,756 square feet
Residential land area	23.8 acres
Base density	10 dus/acre 238 dus
Maximum density	15 dus/acre 357 dus
Approved density	6.8 dus/acre 163 dus
Fire station land area	2.9 acres

On April 30, 2015, the Prince George's County District Council approved an amendment for Basic Plan A-9775 (Zoning Ordinance No. 6-2015), with conditions, to allow townhouse units to replace commercial development on Parcel H. The following table demonstrates the overall residential density allowed with the approval to substitute the commercial land area with an expansion of the existing townhouse community:

Gross land area	33.1 acres
R-O-W dedication	1.4 acres
Total residential land area	28.8 acres
Base density	10 dus/acre 288 dus
Maximum density	15 dus/acre 432 dus
Proposed density	7.9 dus/acre 228 dus*

*This CDP review does not include a discussion of public benefit features because the density of the project is less than the base density of the zoning.

Development Data Summary:

Zone Use(s)	PREVIOUSLY APPROVED/EXISTING	APPROVED
	L-A-C Residential, Commercial	L-A-C Residential
Acreage (total)	33.1	33.1
Residential	23.8	28.78
Commercial	4.98	0
Dwelling Units—Single-Family Attached	150	65* (215 total)
Dwelling Units—Single Family Detached	13	0
Commercial Uses (GFA in square feet)	55,756	0

*A variance from Section 27-515(b)(7), Footnote 29, is requested to allow over 40 percent townhouses in the L-A-C Zone.

3. **Location:** The subject property is located on the southeast side of St. Joseph's Drive and the south side of Ardwick-Ardmore Road, approximately 1,000 feet southwest of its intersection with Lottsford Vista Road in Landover, Maryland. The property is in Planning Area 73, Council District 5.
4. **Surrounding Uses:** The undeveloped portion of the site, which is the subject of this CDP, contains 4.98 acres bounded to the north across Ardwick-Ardmore Road and Yellowstone Lane by single-family detached homes in the Enterprise Ridge Subdivision in the One-Family Detached Residential (R-80) Zone; to the south by an existing fire station in the Local Activity Center

(L-A-C) Zone; to the east by single-family attached homes in the Bellehaven Estates Subdivision zoned L-A-C; and to the west, across St. Joseph's Drive, is the Charles H. Flowers High School in the Rural Residential (R-R) Zone.

5. **Previous Approvals:** The subject property was originally part of a larger development known as Bellehaven Estates, Section One, which consisted of a total land area of 33.1 acres. On July 24, 1990, the District Council adopted the Largo-Lottsford Sectional Map Amendment for Planning Area 73, which rezoned the property from the R-R Zone to the L-A-C Zone (Basic Plan A-9775). A companion case (A-9774) rezoned approximately 32.5 acres of land from the R-R Zone to the Residential Suburban Development (R-S) Zone. On June 10, 1996, the District Council approved an amendment to the basic plan for both cases (A-9774 and A-9775) in order to relocate a daycare center, to downsize a commercial component, to reallocate the land area for each case, and to readjust the ratio of dwelling units on the two parcels. Comprehensive Design Plan CDP-9601 was approved with conditions on December 12, 1996. The 33-acre property was subdivided into separate lots and parcels to accommodate a mix of residential, commercial, and public uses, including a fire station, by Preliminary Plan of Subdivision 4-96066. A Specific Design Plan, SDP-9612, was approved in 1997, with several subsequent revisions, for the construction of residential units and a 16,000-square-foot firehouse. Specific Design Plan SDP-9612/03 for Parcel H was approved in 2009 (PGCPB Resolution No.08-159) for the construction of a commercial shopping center on five acres, including a pharmacy and a daycare center, which was never constructed. On April 30, 2015, the District Council approved an amendment to A-9775-01-C (Zoning Ordinance No. 6-2015) with conditions to allow townhouse units to replace commercial development on Parcel H. Preliminary Plan of Subdivision 4-15010 is being reviewed concurrently with the subject CDP application.
6. **Design Features:** Parcel H is a linear tract directly across St. Joseph's Drive from Charles H. Flowers High School to the west; Ardwick-Ardmore Road and Enterprise Woods common area to the north; the fire station to the south; and townhouses to the east—the latter both being part of Bellehaven Estates.

The proposed 65-unit townhouse development is generally oriented internally, with some townhouses fronting on St. Joseph's Drive. A modified grid provides on-site circulation, with both front-loaded and rear-loaded units. Townhouse building sticks are arranged in a design to create pleasing street frontages and alleys for rear-loaded garages. A centrally-located green area is provided as a recreational area.

Included in this CDP are 65 townhouse lots located adjacent to Saint Joseph's Drive. The CDP provides the following design standards governing future development of this section:

Development Standards

	PREVIOUSLY APPROVED/EXISTING	APPROVED
Minimum Lot Size:	1,700 sq. ft.	1,500 sq. ft.*
Maximum Lot Coverage:	50%	75%
Minimum Building Separation.	26 feet	20 feet
Maximum Height (stories)	3	3
Minimum Lot Width.	20	20 feet*
Minimum Front Yard:	20	15
Minimum Side Yard:	0	0
Minimum Rear Yard:	20	15**

Note: *A variance from Section 27-480(b) for minimum lot size has been requested to reduce the required lot size from 1,800 square feet to 1,500 square feet, and from Section 27-480(d) to allow end units to be reduced from 24 feet wide to 20 feet wide.

**This minimum rear yard allow for the encroachment of decks and ground-level patios.

The applicant is proposing a gateway sign at the entrance to the development and has provided illustrative details. Signage location and details will be reviewed in greater depth at the time of SDP.

COMPLIANCE WITH EVALUATION CRITERIA

7. The Amended Basic Plan, A-9775-01-C, was approved with conditions on April 30, 2015 by the District Council (Zoning Ordinance No. 6-2015). Below are the conditions specific to the most recent basic plan warranting discussion in regard to conformance.

1. **At the time of Comprehensive Design Plan, the Applicant should incorporate the following elements in the plan design:**

- a. **A centralized functional open space area;**

A centralized play area was provided in the original CDP. The applicant is currently proposing a sitting area centrally-located on the subject property.

- b. **Pedestrian connectivity between the proposed and adjacent townhouse development;**

The applicant is providing an opportunity for pedestrian connectivity between the proposed and existing townhouse development between Lots 31 and 32.

c. Safe and efficient pedestrian access to Charles Herbert Flowers High School;

The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) will determine whether adequate sight lines exist so that a crosswalk may be installed that will provide safe and efficient pedestrian access from the townhouse development to the high school.

d. Appropriate screening between the fire station and the proposed townhouse development in accordance with (or greater than) Section 4.7 (Buffering Incompatible Uses) of the 2010 Prince George's County Landscape Manual; and

The CDP indicates that a 50-foot bufferyard, which includes a 40-foot-wide landscape strip, is provided in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). This condition will be evaluated more closely at the time of SDP.

e. A design which minimizes impervious surfaces in order to maximize useable private and public open space.

The applicant has provided a plan that incorporates both front- and rear-loaded units in an efficient design that minimizes impervious surfaces and maximizes public open space.

It is also noted that the District Council limited the density of the townhouse units to no more than 13 dwelling units per acre on the 4.98-acre site. The application proposes 13 dwelling units per acre on the 4.98-acre site.

Basic Plan A-9775 was originally approved on July 24, 1990 and amended with conditions and considerations on June 10, 1996 (Zoning Ordinance 12-1996). The following condition and considerations in bold are applicable to the current application.

3. All buildings shall be fully sprinklered with automatic fire suppression systems.

This condition is valid and applies to the subject application.

Consideration 1: Acreage used for the provision of stormwater management facilities shall not be used as a public benefit feature in exchange for density requirements. It also shall not be applied towards meeting requirements for the provision of open space and recreation facilities.

The CDP is in conformance with this requirement and no density increments are sought in the approval of this plan.

Consideration 2: There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with written permission of the Prince George's Planning Board.

According to the 2014 PGAtlas aerial photos, it appears that no disturbance has occurred on the subject site.

Consideration 5: The applicant shall prepare a forest stand delineation and a Type I Tree Conservation Plan for the approval by the Planning Board or its designee. Where possible, major stands of trees shall be preserved, especially along streams adjoining roads and property lines.

The consideration has been addressed. A forest stand delineation was submitted and reviewed with a Natural Resources Inventory (NRI-155-13). The NRI has been approved. A revised Type 1 Tree Conservation Plan (TCP1-060-96-01) has been prepared and submitted with the current application. There are no streams on the site. The TCP1 does propose woodland preservation and reforestation along the northern boundary where it fronts on Ardwick-Ardmore Road. Reforestation is also proposed along the southern property line. Although minimal reforestation is proposed along the eastern property line, this reforestation will connect with existing woodland conservation on the adjacent property.

Consideration 6: The applicant shall prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.

This consideration has been addressed. The site has an approved 100-year floodplain study as indicated on the approved NRI-155-13. An approved Stormwater Management Concept Letter and Plan (6244-2008-01) were also submitted.

Consideration 7: A 50-foot wide undisturbed buffer shall be retained along all streams. This area shall also be expanded to include the 100-year floodplain, wetlands, steep slopes, and areas of erodible soils.

The site does not contain any streams, wetlands, floodplain, regulated steep slopes, or highly-erodible soils.

Consideration 8: The applicant shall demonstrate that the proposed development complies with the Patuxent River Policy Plan criteria.

The Patuxent River Policy Plan, which was recently updated and adopted in May 2014, is a policy document for local jurisdictions that includes criteria aimed at the preservation, enhancement, restoration, and maintenance of the Patuxent River.

At the time of the review of CDP-9601, the applicant addressed this consideration for the proposed development by stating that "The development proposes to implement strategies for stormwater management control that protects water quality of runoff. Vegetative buffers will be established around stormwater management ponds to trap sediments and plan nutrients."

The current stormwater management regulations, adopted in 2011, aim to meet the strategies of the Patuxent River Policy Plan and improve water quality by making environmental site design (ESD) the first priority for development projects, to the maximum extent practicable. The required ESD must be demonstrated through the approval of a stormwater management plan.

The existing pond serves to provide quantity control for the overall development in Section One. The letter also states that infiltration trenches or hydrodynamic structures are required to satisfy the water quality control for the site; however, the plans do not indicate the location of these structures. Per the approved concept letter, the site is required to provide on-site ESD with infiltration trenches or hydrodynamic structures.

Consideration 9: Vehicular access points shall be limited along re-aligned Ardwick-Ardmore road and St. Joseph's Drive. Individual residential and commercial lots should not have direct access to these facilities. This should not preclude direct access for a future fire station if deemed appropriate for public safety considerations.

No direct access is proposed to the individual lots fronting on St. Joseph's Drive.

Consideration 10: Landscaping, screening, berming, setbacks and the orientation of buildings shall be used to buffer the activity center and its attached dwelling units from the adjoining residential uses and adjacent properties. Residential uses in the activity center shall be restricted to single-family attached units.

The CDP is in conformance with this consideration. Provided bufferyards will be evaluated in greater detail for conformance with Landscape Manual requirements at the time of DSP review. Only single-family attached units are proposed in the instant application.

Consideration 11: The trails system shall be designed as an interconnecting neighborhood system, linking all aspects of the subject development and providing connections to adjacent properties where appropriate.

The CDP shows potential trail linkages within the site and the opportunity for a trail to connect with the adjacent townhouse community to the south. Trail connections shall be further evaluated at the time of preliminary plan and SDP review.

8. **Comprehensive Design Plan CDP-9601:** Comprehensive Design Plan CDP-9601 was approved by the Planning Board on December 12, 1996 and was formalized by the Planning Board's adoption of PGCPB Resolution No. 96-375 on January 9, 1997. The following conditions warrant discussion and each condition is listed in boldface type below.

4. **A minimum 30-foot-wide buffer shall be provided between the fire station and the residential lots. The applicant shall provide a wooden sight-tight fence on all lots backing up to the fire station site. The fence details shall be approved at the time of Specific Design Plan.**

The CDP shows a 40-foot-wide landscape strip between the firehouse and the residential lots, in accordance with Landscape Manual requirements. The SDP should either show that the 40-foot-wide landscape buffer is provided or, if the landscape yard is proposed to be reduced, then an alternative compliance application will be required.

7. **All townhouses shall provide at least a single car garage.**

The proposed townhouses will all have a single-car garage. This condition remains in full force and effect.

8. **Additional on-site parking shall be provided. Parallel spaces are encouraged. A minimum of 30 parking spaces (one-third of which may be compact size) shall be required in addition to the requirements of Part 11, Parking and Loading Standards.**

Parking will be evaluated at the time of SDP review in accordance with the above condition.

14. **TCPI/60/96 and TCPI/61/96 shall be revised to maximum on-site woodland preservation as per applicant's Exhibit A. The following condition shall apply to the TCPs and the CDP:**

- a. **A minimum of 35 feet of existing woodland, with an average of 50 feet shall be preserved at the rear and side of lots adjacent to the stormwater management.**

This condition has been addressed. Exhibit A, referenced above, shows an area of woodland conservation shared between the subject site (Parcel H), Parcel K (where the pond is located), and Parcel C, which is located along the rear of existing townhouse lots. According to the most recent PGAtlas.com aerial photos (2011), woodland conservation was established on Parcels K and C during development of the existing residential community east and south of those areas. The revised TCP1 proposes woodland conservation along the northern and southern boundaries that will connect with some areas of the existing woodland conservation on Parcels K and C. The shared woodland conservation areas meet the minimum 35-foot width.

16. The following lot and architectural standards shall apply to the single-family attached development:

Single-Family Attached Lot Standards

Minimum Lot Size	1,700 square feet
Maximum Lot Coverage	50 percent
Minimum Building Separation	26 feet
Maximum Height	Three stories
Maximum Lot Width	20 feet
Minimum Front Yard	20 feet
Minimum Side Yard	0 feet
Minimum Rear Yard	20 feet

A minimum of 60 percent of the front facades shall be brick.

Main roof gables will be a minimum of 7 to 12 pitch.

A single- or double-car garage shall be provided for each lot.

Highly visible endwalls shall be designed with the same attention to details as the front elevation.

Highly visible end units shall have brick fronts and side facades.

Minimum gross living area shall be 1,250 square feet.

End units shall be a minimum of 24 feet wide on building sticks with greater than six units.

Rooflines shall be varied, incorporating crossgables and/or dormers.

The current application seeks to amend several of the above standards as shown in Finding 6. As noted in Finding 9, the application requires a variance to reduce the minimum lot size from the current Zoning Ordinance requirement of 1,800 square feet to 1,500 square feet. The applicant is also proposing to increase the lot coverage from 50 percent to 75 percent; to reduce the minimum building separation from 26 feet to 20 feet; and to reduce the minimum front and rear yards from 20 feet to 15 feet. These changes are necessary to achieve the density approved in the basic plan, while providing an acceptable site design that incorporates significant buffers, tree save area, and open space for recreation.

In general, the previous architectural standards are carried forward. However, it is recommended that a minimum of 60 percent of the front façades be either brick, stone, or stucco as currently required by Section 27-480(c), General development regulations, and for those units fronting on

St. Joseph's Drive, the percentage of brick, stone, or stucco should be 100 percent. Highly-visible endwalls should be designed with four architectural features in a balanced composition, and that rooflines should be varied, incorporating 60 percent of units in a stick with cross gables and/or dormers.

20. **The applicant, his heirs, successors and assigns shall provide adequate, private recreational facilities in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.**
21. **A site plan shall be submitted to the Development Review Division (DRD) of the Prince George's County Planning Department which complies with the standards outlined in the Parks and Recreation Facilities Guidelines.**
22. **Submission of three original, executed Recreational Facilities Agreements (RFA) to the DRD for their approval, three weeks prior to a submission of a final plat. Upon approval by the DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.**
23. **Submission to the DRD of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DRD, within at least two weeks prior to applying for building permits.**
24. **The developer, his heirs, successors and assigns shall satisfy the Planning Board that there are adequate provisions to assure retention and a future maintenance of the proposed recreational facilities.**
25. **The land to be conveyed to a homeowners association shall be subject to the applicable conditions below:**
 - a. **A copy of an unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Review Section of DRD, along with the Final Plat.**
 - b. **All waste matter of any kind shall be removed from the property, prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section or the entire project.**
 - c. **The land to be conveyed shall not be filled or disturbed in any way without the prior, written consent of DRD.**
 - d. **Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a Homeowners' Association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be**

reviewed and approved by DRD prior to the issuance of grading or building permits.

- e. **Temporary or permanent use of land to be conveyed to a Homeowners' Association for stormwater management shall be approved by DRD.**
- f. **Storm drain outfalls shall be designed to avoid adverse impacts on adjacent land owned by, or to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). If the outfalls require drainage improvements on land to be conveyed to or owned by The M-NCPPC, The Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.**
- g. **There shall be no disturbance of any adjacent land that is owned by, or to be conveyed to The M-NCPPC, without the review and approval of DPR.**
- h. **The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.**

All of the above conditions are in full force and effect. These conditions will be reviewed at the time of preliminary plan to address the on-site recreational facilities proposed for the townhouse development.

- 26. The private recreational facilities shall be reviewed by the Urban Design Review Section of DRD for adequacy and property siting, prior to approval of the Preliminary Plan by the Planning Board.**

The above condition is in full force and effect. The preliminary plan has been reviewed concurrently with this CDP application.

9. The subject application has been reviewed for compliance with the requirements for approval of a CDZ and with requirements in the L-A-C Zone.
- a. Section 27-480 of the Zoning Ordinance sets forth the general development regulations for a CDZ. The applicant is seeking variances from Section 27-480(b) for the minimum lot area for townhouses and Section 27-480(d) to allow more than 20 percent of the total number of building groups to contain over six units, and to allow end units 20 feet wide.
- Section 27-515 of the Zoning Ordinance regulates development in the L-A-C Zone. The applicant is requesting a variance from Section 27-515(b)(7), Footnote 29, to allow 100 percent of dwellings to be townhouses. The CDP is in compliance with all other applicable standards regulating development in the L-A-C Zone.

Variance requests

As noted above, included with this application are four variance applications. Section 27-515(b)(7), Footnote 29, of the Zoning Ordinance restricts townhouses in the L-A-C Zone to a maximum of 40 percent of the total dwelling units. The CDP revision proposes a total of 215 townhouses (94.2 percent) of the total number of dwelling units. The applicant also requests variances from the provisions of Section 27-480(b) and (d), which provides that the minimum lot area for townhouses shall be 1,800 square feet, that the number of building groups with more than six units shall not exceed 20 percent of the total number of building groups, and that end units must be a minimum of 24 feet wide. The applicant is proposing that the minimum lot size be 1,500 square feet, that three building groups out of 12 contain over six units (25 percent), and that end units are only 20 feet wide for rear-loaded units and 22 feet wide for front-loaded units.

Approval of the CDP hinges on approval of the four variance requests at this time, to ensure that the overall goals of the development can be achieved as planned.

Section 27-230 of the Zoning Ordinance allows variances to be approved if the Planning Board can make the findings in this situation as follows:

- (a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**
 - (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

Applicant's Response:

"The site is an infill parcel, it is the remaining 4.99 acres of 33.1 acres that were originally approved by the Basic Plan for Bellehaven Estates. The 28.1 acre balance of the original site is currently developed with single-family detached homes, townhomes and a fire station, immediately adjacent to and south of the subject site. Immediately across the street is located the pick-up, drop-off and parking area for the busses which serve the public, Prince George's County, Flowers High School. The Property is long (746' +) and relatively narrow going from (315' +) at its southern property line to a stepped back configuration at its northern property line adjacent to Ardwick-Ardmore Road. The stepped back configuration of the property is to accommodate the existing large storm water management facility located on Parcel K, which serves the entire Bellehaven Estates development.

“The specific parcel of land is also encumbered by a 40’ wide historic road buffer along the Ardwick-Ardmore right of way; on site tree preservation which was dictated by the previous CDP approval; a 40’ buffer and 50’ building setback adjacent to the fire station which exceeds the 30’ buffers established by the CDP for the townhouse located south and east of the fire station. Subtracting these encumbrances (approximately 140’) from the developable length of the Property yields a net usable lot length of between 560’+ to 610’+. Subtracting the area of these encumbrances of 1.12 acres from the total site area reduces the usable area by 22.4%, which yields a developable site area of 3.87 acres.

“Due to the configuration of the property, the locations of the historic road buffer, increased buffer width adjacent to the fire station and tree preservation easement the developable area of the site has been significantly reduced. In an effort to achieve the minimum ‘base density’ of the L-A-C zone (10.0 dwelling units per acre) for the 25.5 acres of residential development (255 dwelling units) a combination of front loaded and rear loaded townhouse units using private streets and alleys are proposed. Even with these area saving measures the maximum yield for the 25.5 acres will be only 228 dwelling units: 150 existing townhouses, 13 existing single family detached units and the proposed 65 new townhouses which are the subject of the CDP revision and a new preliminary plan. Granting the requested variances from the percentage of building groups over six units in length, the reduction in the width of end units in those groups, the reduction in lot size and the increase in percentage of townhouses allowable will still only yield a base density of less than 9% well below the maximum density allowable in the L-A-C zone of 15%.”

The Planning Board concurs that the site is in an infill parcel that was previously approved for commercial development and, therefore, an extraordinary situation exists. An amendment to the Basic Plan (A-9775-01-C) to which the site is subject was recently approved by the District Council for 65 townhouse units. The environmental and buffer areas, in conjunction with its narrowness, are unique constraints on the subject property and contribute to a condition that limits the area available for siting development. This, coupled with the recently-amended basic plan to increase the base density of the site, justifies the consideration of the variance for the 4.98-acre parcel.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or undue hardship upon, the owner of the property; and**

Applicant's Response:

"In light of the uniqueness and physical characteristics of the Site, as described above strict compliance with the requirements of Sections 27-480(b); 27-480(d) and 27-515 (Footnote 29) would result in practical difficulties to the Applicant and owner of the Property. Reviewing the three factors set forth in *Anderson* is appropriate.

"Strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome. The District Council very recently amended the Basic Plan specifically for the purpose to permit the elimination of commercial uses and the addition of a maximum of 65 townhouses on the property.

"Denying the variances would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief. The Applicant has invested a considerable amount of time, effort and resources to amend the Basic Plan. The requested variances from percentage of townhouses allowable in the CDP; the width of end units and the number of building groups over six units in length are the minimum reductions in the applicable standards to achieve the permitted development."

The applicant, above, cites the findings for what the courts recognize as an "area" variance, rather than a "use" variance, the latter of which is more rigorous, requiring a finding of "undue hardship" as opposed to "practical difficulty" (*Anderson v Board of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28, 322 A.2d 220 (1974)). Staff finds that the applicant has appropriately met the lesser burden of practical difficulty. As discussed above, the limited developable land and the intensive development pattern envisioned for the subject site creates an extraordinary situation for this property. The strict application of this Subtitle will result in peculiar and unusual practical difficulties for the property owner because denial of the variance would result in a significant loss of dwelling units. Allowing a higher percentage of townhouse units will also allow the development more residential units commensurate with the density approved in the basic plan and the developed townhouse portion of the property. The original CDP approved 150 townhouses and 13 single-family attached dwellings, resulting in 92 percent of townhouse units. A variance was not required in that case, as there was not a percentage limit on townhouse units at that time. Prince George's County Council Bill CB-56-1996 grandfathered applications filed prior to December 30, 1996. The current application would result in only a slight increase in the percentage of townhouses from 92 percent to 94 percent and would thus not change the character of the neighborhood. In addition, the applicant has met the third criterion cited in *Anderson*, "Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare

secured,” since granting the variance would not compromise either the spirit of the Zoning Ordinance or public safety and welfare.

- (3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

Applicant's Response:

“The proposed use is in conformance with the Plan Prince George's 2035, Adopted 2014 General Plan (the ‘General Plan’) and the 1990 Master Plan and Sectional Map Amendment for Largo-Lottsford Planning Area 73 (the ‘Master Plan’). The Site is located within the ‘Established Communities’ of the General Plan. Both the General Plan and the Master Plan speak to developing residential communities at low to medium densities in this area of the County...two separate Zoning Map Amendments were approved for Bellehaven Estates. In 1996 the District Council approved A-9775-C amending the 33.1 acres to L-A-C. The area variances (lot area, end-unit width, and number of building groups over six units in length) by their very nature have be [sic] determined by the Maryland courts to be less drastic departures from zoning requirements and therefore would not rise to a level of substantial impairment.

“Under the facts of the instant case even the technical ‘use’ variance to increase the percentage of townhouses allowable in the CDP will not change the character of the neighborhood. The existing percentage of townhouses residential constructed under the Bellehaven Estates CDP is 92 % of the total number of dwelling units. Grant of the requested variance to construct an addition 65 townhouses on the remaining 4.99 acres will only increase the percentage of townhouses by 2.4% to 94.2% of the total number of dwelling units. The requested variances will not change the character of the neighborhood, they will not impair the intent, purpose or integrity of the General Plan's Established Communities policies, nor will they impair the intent, purpose or integrity of the Approved Master Plan.”

The Planning Board concurs with the applicant's justification that granting the variances will not impair the intent, purpose, or integrity of the General Plan or master plan.

In conclusion, the Planning Board finds that the applicant has met the above criteria for approval of the variance requests.

- b. In accordance with Section 27-521, Required findings for approval, the Planning Board must make the following required findings for approval of this revision to a CDP.

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

- (1) The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

The proposed revision to replace the approved commercial uses with townhouses required an amendment to Basic Plan A-9775, which was approved on July 24, 1990 and amended on June 10, 1996 (Zoning Ordinance No. 12-1996). The proposed CDP is in conformance with the basic plan. Further discussion of conformance with the applicable conditions of the original and amended basic plan are in Finding 8 of this report.

- (2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;**

The proposed CDP revision to replace commercial uses with 65 townhouse units and an amenity for the sole use of the residents, as well as the proposed conditions relating to architecture, will result in a better environment than could be achieved under other regulations.

- (3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;**

This CDP revision provides for housing and recreational facilities that will satisfy the needs of residents in the community.

- (4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;**

A 50-foot bufferyard between building units and the fire station site per Section 4.7 of the Landscape Manual and a 60- to 100-foot-wide tree save area that includes a 20-foot-wide historic and scenic road buffer, in accordance with Section 4.6 of the Landscape Manual, along Ardwick-Ardmore Road are provided to ensure compatibility.

- (5) **Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:**

- (A) **Amounts of building coverage and open space;**
(B) **Building setbacks from streets and abutting land uses; and**

The amount of proposed building coverage and open space are adequate, as well as the proposed setbacks from the streets and abutting land uses.

- (C) **Circulation access points.**

The CDP limits circulation access points along St. Joseph's Drive and there are no vehicular connections between the existing fire station and residential components of the development to encourage cut-through traffic.

- (6) **Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability.**
(7) **The staging of development will not be an unreasonable burden on available public facilities.**

The remaining 4.98-acre portion of the original 33.1-acre Bellehaven Estates, Section One, currently referred to as Springdale Estates and containing 65 townhouse units, will not be staged, but will be developed in one phase. The "Project Phasing" CDP sheet should be deleted and the correct number of proposed townhouse units should be reflected on the CDP coversheet.

The Commission has determined that this finding has been met. Refer to Findings 12(d) and (g) for further discussion.

- (8) **Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**

- (A) **The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;**
(B) **Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;**

- (C) **The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;**

This CDP proposal does not include an adaptive use of a historic site.

- (9) **The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);**

The plan is in conformance with this requirement.

- (10) **The Plan is in conformance with an approved Type 1 Tree Conservation Plan;**

The CDP will be in conformance with the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance per Finding 12 and subject to Condition 2.

- (11) **The Plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130-(b)(5).**

The CDP application has an approved Natural Resources Inventory (NRI-155-13) signed October 25, 2013 that was included with the application package. The NRI shows a 4.98-acre site with no regulated environmental features and 3.67 acres of woodlands. According to the NRI, there is one specimen tree on-site. The information has been correctly shown on the TCP1.

- (12) **Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and**

This provision is not applicable to the subject property.

- (13) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.**

The site is not in a regional urban community.

10. **2010 Prince George's County Landscape Manual:** Section 27-518 of the Zoning Ordinance requires that the CDP address landscaping. The applicant has submitted a conceptual landscape plan. Per Section 27-528(a)(1) of the Zoning Ordinance, the SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual*. The proposed development of townhouse lots will be subject to the following sections of the Landscape Manual: Section 4.1, Residential Requirements; Section 4.6(2), Buffering Development from Special Roadways (Ardwick-Ardmore Road is designated as an historic road); Section 4.7, Buffering Incompatible Uses (adjacent to the firehouse); Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets. It appears that the plan will be able to accommodate the required landscape buffers. Conformance with these requirements will be evaluated further at the time of SDP.
11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage on projects that require a grading permit. Properties that are zoned L-A-C are required to provide a minimum of ten percent of the gross tract area in tree canopy. The amount of tree canopy required for the L-A-C Zone is 4.40 acres. During future reviews of SDPs and building permits, the applicant must demonstrate conformance with the Tree Canopy Coverage Ordinance. A tree canopy coverage schedule will be required to be added to the SDP to show how the tree canopy requirement is being met.
12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the site has previously approved TCPs. Currently, this site has an approved TCPI (TCPI-060-96) and TCPII (TCPII-031-97-01). The submitted CDP application includes a revised TCPI, which is subject to the current regulations because the previous approvals have expired.

The TCPI shows a phased worksheet which is reflective of the various parcels within the overall project area of the original TCPI approval. The subject application proposes to clear an additional 3.48 acres of the existing 3.67 acres. The cumulative woodland conservation requirement is 10.06 acres. The TCPI proposes to meet the subject site's portion of the overall requirement with 0.17 acre of woodland preservation, 0.36 acre of reforestation/afforestation, and 3.32 acres of off-site woodland conservation. The TCPI plan also requires some minor technical revisions that are included as conditions in the approval.
13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning**—The Planning Board approved Comprehensive Design Plan CDP-9601 for the 33-acre property that includes the proposed development site in 1996 (PGCPB Resolution No. 96-375). The Planning Board approval permitted the development of up to 233 single-family detached and single-family attached residential units and a fire station in the L-A-C Zone. The Planning Board also approved the development of 55,756 square feet of commercial space on the subject site.

Since the 1996 approval was granted, a major shopping center (Woodmore Towne Centre at Glenarden) has been constructed a little more than one-half mile southwest of the development site. A new high school (Charles H. Flowers Senior High School) has also been constructed across Saint Joseph's Drive from the site. Meanwhile, efforts to develop commercial retail space on the subject site have been unsuccessful.

The applicant has submitted a revised CDP for the subject site that proposes to replace the commercial space recommended in the 1996 approval with 65 single-family attached residences.

The requested revision in land use from commercial to residential is reasonable, given the significant changes in the neighborhood character that have taken place since the 1996 approval. The most significant change is the existence of a major commercial retail center within walking distance of the site. The proposed residential use is also compatible with existing townhouse units immediately east of the development site. It is recommended, however, that the applicant explore the possibility of a pedestrian connection between the existing townhomes and the new development. Such a connection will enhance pedestrian connectivity between the new townhomes and the surrounding community.

The existing L-A-C zoning on the site permits residential and/or nonresidential uses configured as a neighborhood-serving activity center. However, the proposed site appears to be too small to permit such an activity center to develop at a scale that will ensure its economic viability. The proximity of the Woodmore Towne Centre shopping center presents an added barrier to the potential success of any commercial development at this site. It is noted that an amendment to the Basic Plan (A-9975-01-C) was recently approved to replace the previously-approved commercial use with the proposed townhouse use.

- b. **Subdivision**—The subject site is located on Tax Map 60 in Grid F-1, is within the L-A-C Zone, and is 4.98 acres. The property was recorded as Parcel H, Block A, per Plat VJ 181-23 on September 22, 1997 in the Prince George's County Land Records. The property survey plan with this application shows the property boundaries as reflected on the record plat.

The currently undeveloped site was previously approved as part of Preliminary Plan 4-96066 (66.28 acres). The applicant has submitted a CDP to convert the use of Parcel H from 55,756 square feet of gross floor area for commercial uses to fee-simple townhouse

dwelling, requiring the subdivision of the parcel into dwelling lots. A new preliminary plan and determination of adequacy is therefore required subsequent to approval of this CDP. The CDP should set forth the regulations for development upon which the preliminary plan will be evaluated.

The determination of mandatory dedication of parkland will be evaluated at the time of preliminary plan review.

The lotting pattern and layout will be determined during preliminary plan review. The layout provided on the CDP indicates that the applicant proposes alleys serving lots that front on private streets, as opposed to public streets. This configuration is not provided for in the Subdivision Regulations and will require a variation pursuant to Section 24-113 at the time of preliminary plan review. There are no other subdivision issues at this time.

The Planning Board acknowledges that the CDP sets forth the development standards proposed for the community. Preliminary Plan 4-15010 was reviewed concurrently with this CDP application.

- c. **Environmental Planning**—The site is characterized with terrain gradually sloping toward the north of the property, and drains into unnamed tributaries of the Northwest Branch in the Anacostia River basin. The predominant soil types on the site are Collington-Wist Urban land and Woodstown-Urban land complex. Current aeriels indicate that the site is predominantly wooded and not developed. Based on 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 site. A review of the available information indicates that no wetlands, streams, 100-year floodplain, or steep slopes occur on the site. There are no Marlboro clays within the subject area. Ardwick-Ardmore Road is located on the northern boundary and is identified as a historic road.

In the Environmental Strategy Area of the *Plan Prince George's 2035 Approved General Plan* (formerly the Developing Tier), the required buffer along a historic road is a minimum of 20 feet wide to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings. Landscaping is a cost effective treatment which provides a significant visual enhancement to the appearance of the historic road. The submitted TCP1 proposes a wooded buffer ranging from 60–100 feet wide. No additional information regarding the historic road is required at this time.

An approved Stormwater Management Concept Letter and Plan (6244-2008-01) dated October 28, 2013 was submitted. The approval letter also states that the completion of construction is required prior to May 4, 2017. No additional information is required with regard to stormwater management.

- d. **Transportation**—The Planning Board found the following:

Analysis of Traffic Impacts

The table below compares trip generation in each peak hour and daily trips between approved uses for the site and the proposed use. The trip generation is estimated using trip rates and requirements in the “Transportation Review Guidelines, Part 1” and Trip Generation, 9th Edition (Institute of Transportation Engineers).

Comparison of Estimated Trips								
Zoning or Use	Units or Square Feet	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
		In	Out	Total	In	Out	Total	
Approved Use (A)								
Day Care Center	5,000 sq. ft.	32	29	61	29	33	62	370
Retail	55,750 sq. ft.	67	41	108	192	209	401	+4,600
Proposed Use (B)								
Single-Family Attached	65 dwellings	9	37	46	34	18	52	520
Difference (A) - (B)		-90	-33	-123	-187	-224	-411	-4,450

The comparison of estimated site trips generated indicates that the proposal will generate less traffic developed as single-family residential than as the retail and daycare uses previously approved. Therefore, the proposed change will have no net impact on any critical intersections in the area, and the past findings of transportation adequacy do accommodate the subject proposal for 65 single-family residences.

Comprehensive Design Plan CDP-9601 placed limits on vehicular access points to St. Joseph’s Drive. It is recommended that individual residential and commercial lots should not have direct access to St. Joseph’s Drive. The CDP shows one access point onto St. Joseph’s Drive, and appears to comply with this condition. There are existing sidewalks on Ardwick-Ardmore Road and St. Joseph’s Drive. Alley A is approximately 210 feet and required a turnaround. The southern end of Private Road B is also shown with a turnaround. These are acceptable.

Conditions in Basic Plan A-9775/01 included providing connectivity between the proposed and adjacent townhouse development and safe and efficient pedestrian access to Charles H. Flowers High School. No access is shown on the plan between the proposed and adjacent townhouse development (Bellehaven Estates); justification must be provided for not including this access. A crosswalk is recommended at the site’s ingress/egress point along St. Joseph’s Drive. Decorative crosswalks exist at the St. Joseph’s Drive/Ardwick-Ardmore Road intersection to provide safe pedestrian access to the high school.

St. Joseph's Drive and Ardwick-Ardmore Road are both master plan collector roadways in the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA). All dedication is complete, no further dedication is required.

Based on the preceding comments and findings, the Transportation Planning Section concludes that the proposed CDP revision will not be an unreasonable burden on transportation facilities which are existing, under construction, or for which 100 percent construction funding is contained in the Prince George's County Capital Improvement Plan (CIP) or the Maryland Consolidated Transportation Program (CTP). Therefore, the requirements pertaining to transportation facilities under Section 27-521 of the Zoning Ordinance will be met if the application is approved with the transportation-related conditions found in the approval.

The Planning Board notes that potential pedestrian access has been provided between Lots 31 and 32 to connect to the existing townhouse community. Connectivity will be further evaluated at the time of SDP. On September 10, 2015, the Transportation Planning Section provided a revised memorandum which included additional background information. The additional information has no impact on the finding of transportation adequacy.

- e. **Historic Preservation**—The Planning Board did not recommend a Phase I archeological survey due to the low probability of archeological sites on the subject property. The proposal will not impact any historic sites, historic resources, or documented properties.
- f. **Trails**—The Planning Board reviewed the submitted CDP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Largo-Lottsford Master Plan and SMA in order to implement planned trails, bikeways, and pedestrian improvements. Frontage improvements along both Ardwick-Ardmore Road and St. Joseph's Drive have been completed to the standards and specifications of the Prince George's County Department of Public Works and Transportation (DPW&T). Both roads include a standard sidewalk separated from the curb by a grass planting strip. Decorative and high visibility crosswalks have also been provided at the intersection of Ardwick-Ardmore Road and St. Joseph's Drive. Pavement markings for designated bike lanes or other on-road bicycle treatments can be considered by DPW&T comprehensively for the entire road corridor at the time of road resurfacing. No recommendations regarding this master plan recommendation are necessary at this time due to the previously constructed road improvements.

Section 27-274(a)(2)(C), Design Guidelines, Parking, loading, and circulation, of the Zoning Ordinance requires the following design criteria:

- (viii) **Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**

- (ix) **Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**
- (x) **Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) **Barrier-free pathways to accommodate the handicapped should be provided.**

Standard sidewalks exist along the site's frontages of both St. Joseph's Drive and Ardwick-Ardmore Road. These sidewalks will provide pedestrian access from the site to surrounding properties and land uses. Decorative crosswalks exist at the St. Joseph's Drive and Ardwick-Ardmore Road intersection. Internal sidewalks are recommended along both sides of all internal roads, which should adequately accommodate pedestrians on the site. Crosswalks are recommended along the site's ingress/egress point along St. Joseph's Drive.

Conclusion

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the findings required for a CDP subject to the conditions found in the approval.

- g. **Public Facilities**—The Planning Board reviewed this CDP in accordance with Section 27-521 of the Zoning Ordinance which states that:

- (a)(7) **The staging of development will not be an unreasonable burden on available public facilities.**

Police Facilities

The proposed development is within the service area of Police District II, Bowie. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department. As of July 1, 2012 (U.S. Census Bureau), the county population estimate is 881,138. Using 141 square feet per 1,000 residents, it calculates to 124,240 square feet of space for police. The current amount of space available for police facilities exceeds the guideline of 124,240 square feet.

Fire and Rescue

The Special Projects Section will review a preliminary plan for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations.

Section 24-122.01(e)(1)(E) states that “A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month.”

The proposed project is served by St. Josephs Fire/EMS, Company 6, a first due response station (a maximum of seven minutes travel time), is located at 2901 St. Josephs Drive.

Capital Improvement Program (CIP)

Currently, there are no CIP proposed projects for public safety facilities in the Capital Budget and Program Fiscal Years 2014–2019.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the “Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.”

Schools

Council Bill CB-31-2003 established a school facilities surcharge in the amount of \$12,000 per dwelling for this proposal. Council Bill CB-31-2003 allows for the surcharge to be adjusted for inflation, and the current amount is \$15,020, to be paid at the time of issuance of each building permit. The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings, or other systemic changes. An adequate public facility schools test will be conducted at the time of subdivision application.

Water and Sewerage Findings

The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System.

- h. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated August 29, 2014, DPR indicated that, at the time of preliminary plan approval, a payment of a fee-in-lieu of park dedication will be required.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 26, 2014, DPIE provided standard comments regarding conformance to street tree and street lighting standards, sidewalks, bike lanes, adequate sight distance at intersections, soils, and stormwater management. The proposed CDP is consistent with the approved Stormwater Management Concept Plan (6244-2008-01).
- j. **Prince George’s County Health Department**—In a memorandum dated February 28, 2014, the Health Department provided comments regarding noise mitigation, safe pedestrian access to amenities and the adjacent high school, lighting fixtures, water

conservation through water reuse, air pollution prevention, recreational facilities, residential community garden, and engaging the public in the review process.

A comprehensive pedestrian system consisting of sidewalks and other pedestrian connections have been proposed with this CDP. This pedestrian system will provide future residents with opportunities to explore outdoor activities and lead to positive health outcomes. Pedestrian access to the high school will be provided via existing sidewalks along St. Joseph's Drive and the existing crosswalks at the St. Joseph's Drive/Ardwick-Ardmore intersection. An additional crosswalk is recommended across the site driveway entrance along St. Joseph's Drive.

The applicant is encouraged to provide a narrative on how the development will address sustainability issues. The discussion should include various green building measures including site-related techniques such as reuse of rainwater for landscaping purposes. Since many sustainable measures are related to building construction, those green building techniques should be identified at the time of SDP review when needed information is available.

Prevention of light pollution has been a focus of the development review process. The application has proposed to use full cut-off lighting fixtures to avoid light spill-over. A condition has been included in the approval requiring that full cut-off lighting fixtures be used in this development for all exterior lighting. A photometric study should be submitted with the SDP to ensure that the lighting level for the residential property is adequate.

Maximizing residents' access to healthy foods, including promoting a community garden, is one of the current trends in building a sustainable community. Because a significant portion of green space in this development is designated for recreation, required landscape buffers, and tree save area, creating an opportunity to develop a community garden will be challenging. Moreover, this property is within walking distance to a grocery store.

- k. **Prince George's County Fire/EMS Department**—In a memorandum dated February 6, 2014, the Office of the Fire Marshal provided comments regarding accessibility for fire apparatus, the width of private streets, fire lanes, location of fire hydrants, and adequate turning radius for emergency apparatus.
- l. **Prince George's County Police Department**—In a memorandum dated February 6, 2014, the Police Department indicated there are no Crime Prevention Through Environmental Design (CPTED) recommendations at this time.
- m. **Maryland State Highway Administration (SHA)**—In correspondence received February 14, 2014 at the Subdivision and Development Review Committee meeting, SHA commented that any off-site improvements identified in the traffic impact study on SHA roads would require a SHA access permit and plan review.

- n. **Washington Suburban Sanitary Commission (WSSC)**—In comments dated January 30, 2014, WSSC indicated that they did not review the CDP.
- o. **Verizon**—In an e-mail dated February 11, 2015, Verizon indicated that they will require a ten-foot-wide public utility easement adjacent and contiguous to all public and private roads and alley rights-of-way, free and clear of any permanent structures, trails, or landscaping.
- p. **Potomac Electric Power Company (PEPCO)**—In an e-mail dated January 29, 2014, PEPCO indicated that they saw only one identified public utility easement, which was located along the eastern side of St. Joseph Drive, and that additional easements will be required.

The Planning Board notes that the CDP has been revised to show potential public utility easements; however, the preliminary plan should address this issue.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type 1 Tree Conservation Plan (TCP1-060-90-01), and APPROVED Variances from Sections 27-480(b), 27-480(d), and 27-515(b)(7), Footnote 29, of the Prince George's County Zoning Ordinance, and further APPROVED the Comprehensive Design Plan CDP-9601-019601-01, Springdale Estates, Parcel H, Block A, for the above described land, subject to the following conditions:

- 1. Prior to certificate approval of the comprehensive design plan (CDP), the applicant shall revise the CDP to relocate the gateway entrance sign to the site entrance and delete it from the tree save area.
- 2. Prior to certificate approval, the applicant shall revise the Type 1 tree conservation plan (TCP1) as follows:
 - a. Add the qualified professional certification block on Sheet 2.
 - b. Show the entrance sign on the TCP plan view.
 - c. Have the plan signed and dated by the qualified professional who prepared it.
- 3. At the time of specific design plan:
 - a. The applicant shall submit a photometric study to ensure that the lighting level for the residential property is adequate and provide for full cut-off lighting fixtures.
 - b. The plan shall be reviewed for access between the proposed and existing townhouse developments.

- c. A striped crosswalk shall be provided along St. Joseph's Drive across the ingress/egress driveway into the townhouse development.
 - d. Standard sidewalks shall be provided along both sides of all internal roads.
4. Individual lots shall not have direct driveway access to St. Joseph's Drive.
5. At the time of specific design plan, the applicant shall show conformance with the following design standards:
- a. Single-Family Attached Lot Standards
 - Minimum Lot Size 1,500 square feet
 - Maximum Lot Coverage 75%
 - Minimum Building Separation 20 feet
 - Maximum Height 3 stories
 - Maximum Lot Width 20 feet
 - Minimum Front Yard 15 feet
 - Minimum Side Yard 0
 - Minimum Rear Yard 15 feet*

*Decks and ground-level patios may encroach into the rear yard.
 - b. A minimum of 60 percent of the front façades shall be brick, stone, or stucco, except along the frontage of St. Joseph's Drive, in which case the percentage shall be 100 percent.
- Main roof gables will be a minimum of 7 to 12 roof pitch.
- A single- or two-car garage shall be provided for each lot.
- Highly-visible endwalls shall be designed with four architectural features in a balanced composition.
- Highly-visible end units shall have brick fronts and side façades.
- Minimum gross living area shall be 1,250 square feet.
- Rooflines shall be varied; 60 percent of units in a stick shall incorporate cross gables and/or dormers.
5. Prior to issuance of the first building permit, the applicant shall provide a financial contribution of \$210 to the Prince George's County Department of Public Works and Transportation for the placement of one "Share the Road with a Bike" sign along Ardwick-Ardmore Road. A note shall be placed on the final record plat stating the above.

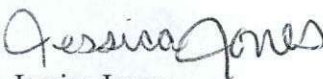
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Shoaff, and Hewlett, voting in favor of the motion, and with Commissioner Bailey absent at its regular meeting held on Thursday, September 24, 2015 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15th day of October 2015.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:CF:rpg

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 9/29/15

CERTIFICATE OF APPROVAL
BELLEHAVEN ESTATES, SECTION ONE
SDP-9612

This Specific Design Plan was approved on April 17, 1997, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 97-107 which contains the conditions listed below:

1. Prior to the issuance of any building permit for the subject property, the following improvement shall be in place or shall a) be fully funded by the applicant, his heirs, successors and/or assigns; b) have been bonded and permitted for construction; and c) have an agreed upon timetable for construction with the DPW&T:
 - a. Ardwick-Ardmore Road/Lottsford Vista Road: Provide left-turn bypass along northbound Lottsford Vista Road
2. All buildings shall be fully sprinklered with automatic fire suppression systems.
3. Street names, addresses and entranceways shall be brightly lighted for night visibility.
4. Up-to-date security hardware shall be used on all doors and windows at all levels with exterior door or basement access.
5. Prior to the issuance of building permits for any residential lots, the applicant shall submit a deed executed by the owner for the conveyance of the 2.6 acres shown for the fire station site to Prince George's County.
6. The final plat shall provide a 50-foot-wide easement as shown on the Specific Design Plan for a pedestrian connection to the commercial development.
7. Prior to signature approval the site plan shall be revised as follows:
 - a. Add a Front Facade Tracking Chart on the plans for the single-family detached and attached units to monitor the number of brick front facades.
 - b. Modify the sidewalk and driveway details to depict a nosed-down depressed curb from the first driveway to the

last driveway in each building stick and to depict the sidewalks abutting the curb.

- c. The plans shall be revised to indicate a minimum of 336 parking spaces.

- 8. Prior to signature approval the recreational facilities shall be revised as follows:

- a. A five-foot-wide asphalt trail shall be provided around the perimeter of the preteen and tot lot playground area. Within the tot lot area, the trail shall provide a loop for use by tricycles and other wheeled play toys.
- b. A four-foot-high, black vinyl fence with gate shall be provided between the tot lot and the preteen area.
- c. The play area shall provide for 12 inches of wood chip base. Ground cover and shrubs will be provided in planting areas. Grass will not be utilized within the playground area.
- d. All structures including the play equipment, benches and the trash facilities will be of a material other than wood, such as metal.
- e. The gazebo shall be 16-20 feet diameter on a concrete slab with railing and 4 attached benches. Details and specifications for the gazebo shall be approved by the Planning Board's designee.
- f. The play area shall provide adequate drainage to prevent water from pooling in the mulched area.

- 9. The facilities shall be designed in accordance with the M-NCPPC *Parks and Recreational Facilities Guidelines*, the U.S. Consumer Products Safety Commission handbook for public playground safety, and the American Society for Testing and Materials Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

- 10. Prior to signature approval of the architectural elevations, the following changes shall be made:

- a. Main roof gables for the single-family detached and attached units will be a minimum of 7 to 12 pitch.
- b. A minimum of three end wall features shall be provided on the side of the single-family detached units which do not contain the garage. On the side of the single-family de-

tached units containing the garage, two end wall features shall be provided.

- c. All chimneys on the single-family detached units shall include a masonry foundation compatible with the material used in the house foundation. Poured concrete foundations imprinted with brick forms are acceptable.
 - d. A detail shall be provided which shall depict the offsets on the townhouse units clad in brick when the front facade of the unit is brick and the roof elevation does not extend above the adjoining unit.
- 11. A minimum of 50 percent of the single-family detached front facades shall be brick. A minimum of 60 percent of the single-family attached front facades shall be brick.
 - 12. No two units located next to each other may have identical front elevations.
 - 13. Prior to the issuance of building permits:
 - a. All single-family detached units shall provide a one-car garage.
 - b. Proposed Lots 12 and 13 shall front on Yellowwood Lane, shall have two-car garages and shall have a minimum living area of 2,200 square feet.
 - c. A side entry garage is required on Lot 1.
 - d. On proposed Lots 3 and 12, three end wall features, including a bay window, shall be provided on Street F.
 - 14. The Amherst unit shall be deleted from the architectural plans.
 - 15. Lots 1, 7, 13, 20, 27, 69, 93, 101, 133, 136, 137 and 150 shall have brick exterior finish on the entire end wall.
 - 16. Prior to signature approval, the plans shall be revised to show fencing and two brick piers on the highly visible corners of each of the following lots: Lots 1, 7, 13, 20, 27, 62, 69, 93, 100, 101, 106, 121, 128, 133, 136, 137, 150. The plans shall be revised to provide details and specifications for the fence and piers.
 - 17. A minimum of 50 percent of the units within any building stick shall have a reverse gable. In buildings where there is an uneven number of units, an additional gable shall be required. The

gables should be distributed among the units in the building stick to encourage a balanced and symmetrical appearance.

18. Prior to signature approval, the landscape plan shall be amended to provide a streetscape/front yard planting plan with a strong design theme of repeated elements for each courtyard or street.
19. Prior to trail construction, the centerline of the trail shall be staked in the field and approved by the Trails Coordinator.
20. All landscaped material shall be a minimum of 5 feet from all trails and paths.
21. Two bollards shall be installed at all path entrances from a street.
22. Concrete sidewalk is to be provided along Ardwick-Ardmore Road, Yellowwood Lane and Street F property frontage.
23. Handicap ramps are to be installed at the following intersections:
 - a. St. Joseph Drive/Ardwick-Ardmore Road
 - b. Ardwick-Ardmore Road/Yellowwood Lane
 - c. Yellowwood Lane/Street F
24. Stormwater management access road must be provided with all necessary egress and ingress easements.
25. Prior to signature approval, the applicant shall provide evidence that the existing stormwater management pond located at the intersection of Ardwick-Ardmore Road and Yellowwood Lane can accommodate the quality and quantity stormwater management requirements for the proposed fire station site. That evidence shall be in the form of a conceptual stormwater management approval from the Department of Environmental Resources.
26. No deck shall be constructed on the single-family attached units which extend more than 15 feet from the rear wall of the unit. Decks are not subject to the 20-foot building restriction line; however, an addition to the main structure is.

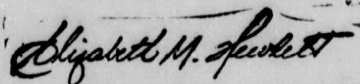
This approval includes:

1 Cover Sheet
1 Approval Sheet
3 Site Development Plans
3 Landscape Plans
2 Detail Sheets
4 Tree Conservation Plans
Architectural Elevations for Washington Homes
units including: Evergreen, Forestville, Green-
field, Hampton and Timberbrook.

Any departure from this plan shall be resubmitted to the
Planning Board for approval.

This Specific Design Plan is valid for 6 years, until May 15,
2003, or as provided for in Section 27-528.

Signed: _____



Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board

RESOLUTION ROUTING SLIP

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT -- H-SCPPC
DEVELOPMENT REVIEW DIVISION

PROJECT TITLE: Belle Haven Estates SCAI
FILE NO: SDR 9612 RESOLUTION NO. 97-107
BOARD APPROVAL DATE: 4/17/97
BOARD ADOPTION DATE: 4/24/97
STAFF WRITER: LA/MSO

Please review or process as indicated and send to the next office in sequence.

TASK	OFFICE	DATE IN	DATE OUT	SIGN OFF
RESOLUTION DRAFTING	DEVELOPMENT REVIEW DIV.			
TYP. DRAFT	INFO. PROCESSING	4/16	4/16	meag
REVIEW/REVISION DRAFT	DEVELOPMENT REVIEW DIV.	4/16	4/16	1/12
TYP. FINAL	INFO. PROCESSING	4/16		
REVIEW FINAL	DEVELOPMENT REVIEW DIV.	4/16	4/16	AK
REVIEW FINAL	RECORDING SPECIALIST	4/20	4/20	AK *
REVIEW FINAL	LEGAL DEPT.	4/22	4/22	DD
FINAL RET'D. FOR BACKUP	DEVELOPMENT REVIEW DIV.	4/23	4/23	AK
FINAL FOR SIGNATURE	P & ADMINISTRATION	4/25	4/25	A
FINAL RET'D. SIGN/MAIL	DEVELOPMENT REVIEW DIV.			
OFFICE TO COUNCIL	DEVELOPMENT REVIEW DIV.			
FILE ORIGINAL**	RECORDING SPECIALIST	4/30	4/30	AK

* CDP'S AND SP'S ALWAYS GO TO COUNCIL
(SDP'S WITH SPECIFIC JUDGMENT ONLY)

** ORIGINAL RESOLUTION PLUS ONE COPY IS FILED WITH RECORDING SPECIALIST WHO WILL SIGN OFF AND RETURN ROUTING SLIP TO DIVISION.

* Returned for corrections

REV. 2/94

1. O.K. for Final

YES

NO

Initials

☐☐

2. O.K. for Final

YES

NO

Initials

☐☐

3. O.K. for Final

YES

NO

Initials

☐☐

COUNCIL REVIEW

YES

NO

☐☒



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

April 29, 1997

WH/PR Land Company LLC
1802 Brightseat Road
Landover, Md 20785

Re: Notification of Planning Board Action on
Specific Design Plan 9612
BELLEHAVEN ESTATES, SECTION
ONE

Dear Applicant:

This is to advise you that on April 24, 1997 the above-referenced Specific Design Plan, of which you are a Person of Record, was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

District Council review is not required.

You should also be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permits Office at 883-5784.

Very truly yours,

Dale C. Hutchison
Development Review Division

cc: Joyce Sweeney
Persons of Record

PGCPB NO.97-101



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 97-107

File No. SDP-9612

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 17, 1997, regarding Specific Design Plan SDP-9612 for Bellehaven Estates, Section One, the Planning Board finds:

1. Bellehaven Estates, Section One, is located on the south side of Ardwick-Ardmore Road, approximately 1,000 feet northwest of the intersection of Lottsford Vista Road and Ardwick Ardmore Road in Landover, Maryland. It is on the east side of future St. Joseph's Road extended. Directly east of the subject property is the Enterprise Forest Subdivision. Across Ardwick-Ardmore Road is the Enterprise Ridge Subdivision. To the west, across future St. Joseph's Road is planned the Ardmore High School and Bellehaven Estates, Section Two.
2. The subject property was rezoned from the R-R Zone to the L-A-C Zone through the Largo-Lottsford Sectional Map Amendment (A-9775) for Planning Area 73 adopted on July 24, 1990. The property was known as part of the Beall Property. On June 10, 1996, the District Council approved an amendment to the Basic Plan for the entire Beall property (A-9774 and A-9775) in order to relocate a day care center, downsize a commercial component, reallocate the land area for each case, and to readjust the ratio of dwelling units on the two parcels.

The following table lists the land use quantities for the properties established by Zoning Ordinance No. 12-1996.

150 single-family attached dwelling units
13 single-family detached dwelling units
55,756 square feet of commercial uses
Open Space
Prince George's County Fire Station
Other permitted uses (other than attached or multifamily residential)

3. This Specific Design Plan (SDP) includes the 13 single-family detached and the 150 single-family attached residential component. Also included in this application is the rough grading proposal for the Prince George's County Fire Station site and grading easements on the commercial property in order to tie into the existing topography and a temporary sediment control pond on the commercial portion of the site. The SDP

application was submitted by the applicant on December 13, 1996, and accepted for processing on December 23, 1996.

4. The Amended Basic Plan A-9775, was approved with conditions and considerations. Below are specific conditions warranting discussion in regard to conformance to the Basic Plan:

- Prior to the issuance of any building permit for the subject property, the following improvement shall be in place or shall a) be fully funded by the applicant, his heirs, successors and/or assigns; b) have been bonded and permitted for construction; and c) have an agreed upon timetable for construction with the DPW&T:

- a. Ardwick-Ardmore Road/Lottsford Vista Road: Provide left-turn bypass along northbound Lottsford Vista Road

Comment: The staff recommended that this condition be carried over in the approval of the Specific Design Plan so that it will be enforced prior to the issuance of any building permits.

- All buildings shall be fully sprinklered with automatic fire suppression systems.

Comment: Staff recommended that the plan be revised to include a note on the Comprehensive Design Plan.

- Townhouses in the L-A-C Zone shall be designed to be related to and integrated with the commercial center to implement the local activity center concept.

Comment: The layout buffers the residential property from the commercial property, yet integrates the two uses by preserving existing woodland and creating a logical and convenient pedestrian connection for the future residents.

- Specific Design Plan - Phase III Considerations

- (1) Street names, addresses and entranceways shall be brightly lighted for night visibility.
 - (2) Up-to-date security hardware shall be used on all doors and windows.

Comment: These conditions were recommended as part of the approval of the Specific Design Plan.

5. The Comprehensive Design Plan was approved by the Prince George's County Planning Board on January 9, 1997. The Comprehensive Design Plan did not include public benefit features because the density of the project is less than the base density of the zoning. The Specific Design Plan is in general conformance with the approved Comprehensive Design Plan. A number of conditions of the Comprehensive Design Plan apply to the review of the Specific Design Plan and warrant discussion.

- The applicant shall design the storm water management facility located at the intersection of Ardwick-Ardmore Road and Yellowwood Lane to accommodate the quality and quantity storm water management requirements for the proposed fire station site.

Comment: The staff recommended that the applicant obtain evidence (via a stormwater management concept plan as is generally approved by the Department of Environmental Resources) that the existing stormwater management pond has adequate capacity to serve the fire station site. The staff recommended that the evidence be submitted prior to signature approval.

- Prior to the issuance of building permits for any residential lots, the applicant shall submit a deed executed by the owner for the conveyance of the 2.6 acres shown for the fire station site to Prince George's County.

Comment: This condition will be enforced at the time of building permits.

- A minimum 30-foot-wide buffer shall be provided between the fire station and the residential lots. The applicant shall provide a wooden sight-tight fence on all lots backing up to the fire station site. The fence details shall be approved at the time of Specific Design Plan.

Comment: The 30-foot-wide buffer is shown on the Specific Design Plan. Fence details should be added to the plans. As of the writing of this report, no fence details have been provided, however, the applicant and staff agreed that the board-on-board fence detail used at Largo Townes will be used for this project. Also, the following highly visible rear yards will be fenced and two brick piers at the corners of the fence will be included: Lots 1, 7, 13, 20, 27, 62, 69, 93, 100, 101, 106, 121, 128, 133, 136, 137, 150.

- A minimum 60-foot-wide buffer shall be provided between the commercial and residential lots.

Comment: The Comprehensive Design Plan provided the 60-foot-wide buffer as 30 feet on the residential and 30 feet on the commercial. The Specific Design Plan is consistent with the Comprehensive Design Plan.

- A minimum 50-foot buffer shall be provided between any single-family attached lots and adjacent property to the east and south.

Comment: A 50-foot-wide buffer which is primarily woodland conservation has been provided to the east and south.

- All townhouses shall provide at least a single car garage.

Comment: The townhouses are all designed with a single-car garage.

- Additional on-site parking shall be provided. Parallel spaces are encouraged. A minimum of 30 parking spaces (one-third of which may be compact size) shall be required in addition to the requirements of Part 11, Parking and Loading Standards.

Comment: The parking requirements for the single-family attached dwellings are stated below:

Parking Required:

2.04 spaces per townhouse unit
150 units x 2.04 = 306
30 additional spaces per CDP-9601 = 336

At the Planning Board hearing, the staff explained that the plans had not been finalized by the applicant in regard to parking facilities, and a condition was recommended by staff to provide a minimum of 336 parking spaces.

- At the time of Specific Design Plan, the applicant shall provide a disclosure statement regarding the future adjacent commercial development, collector road and fire station which will be provided to future homeowners prior to the sale of units.

Comment: The applicant has provided a disclosure statement as an addendum to the contracts of sales as follows:

"Purchaser acknowledges that Bellehaven is a planned community that includes residential, commercial and public uses. The commercial use includes a future shopping center containing up to 50,000 square feet. The public use includes a proposed fire station adjacent to the shopping center. The shopping center and fire station will have access provided from a future collector road known as St. Joseph's Drive. The Purchaser has been shown the approved Comprehensive Design Plan and is aware of the location of the shopping center, the fire station and St. Joseph's Drive in relation to the house which is the subject of this Contract of Sale."

Comment: The staff and Planning Board found the disclosure statement acceptable.

- Prior to signature approval of the Comprehensive Design Plan, the Comprehensive Design Plan shall be revised to show an easement to permit the construction of a pedestrian link from the residential component to the commercial development at the time of the development of the commercial property. The Specific Design Plan for the commercial property show the pedestrian link, and the design shall consider the use of amenities such as special pavers, lighting, benches and trash receptacles.

Comment: The SDP shows a 50-foot-wide easement which will need to be shown on the final plat of subdivision.

- The following lot and architectural standards shall apply to the single-family detached development:

Single-Family Detached Lot Standards

Minimum Lot Size	6,500 square feet
Maximum Lot Coverage	35 percent
Maximum Height	Three stories
Maximum Lot Width at Right-of-way	45 feet
Minimum Front Yard	20 feet
Minimum Side Yard	7 feet, 15 feet total both yards
Minimum Rear Yard	20 feet

Comment: The 13 single-family lots conform to these standards.

- A minimum of 50 percent of the front facades shall be brick.

Comment: As a condition of the approval of the SDP, the plans should be amended at the time of signature approval to add a Front Facade Tracking Chart on the plans. At the time of the review of building permits, the percentage of brick front facades will be monitored.

- **Main roof gables will be a minimum of 7 to 12 pitch.**

Comment: As a condition of the approval of the SDP, the architectural elevations should be revised to indicate a minimum 7 to 12 pitch. The staff recommended that the plans be revised prior to signature approval.

- **Highly visible end walls shall provide the same attention to detail as the front elevation.**

Comment: The highly visible end walls within this development should have at least three end wall features which are sufficiently balanced. The staff recommended that the plans be revised prior to signature approval.

- **No two units located next to or across the street from each other may have identical front elevations.**

Comment: This condition of the CDP should carry over to the approval of this plan. This issue will be monitored at the time of building permits.

- **All chimneys shall include a masonry foundation compatible with the material used in the house foundation. Poured concrete foundations imprinted with brick forms are acceptable.**

Comment: The architectural plans should be revised prior to signature approval to conform to this condition.

- **All units shall provide a one-car garage. Proposed Lots 12 and 13 fronting on Yellowwood Lane shall have two-car garages and shall have a minimum living area of 2,200 square feet.**

Comment: This condition is carried over to the approval of the SDP in order to enforce the requirement at the time of building permits. The site plan should be revised to show Lot 12 fronting on Yellowwood Lane. A side entry garage is appropriate on Lot 12.

- **Pursuant to CR-33-1996, the minimum finished living area shall be 1,600 square feet.**

Comment: The following table shows the proposed architectural unit types and the minimum finished living area for each model:

Stratford	2,155 square feet
Amherst	2,232 square feet
Potomac	1,763 square feet
Hancock	2,021 square feet
Hancock II	2,072 square feet

• The following lot and architectural standards shall apply to the single-family attached development:

Single-Family Attached Lot Standards

Minimum Lot Size	1,700 square feet
Maximum Lot Coverage	50 percent
Minimum Building Separation	26 feet
Maximum Height	Three stories
Maximum Lot Width	20 feet
Minimum Front Yard	20 feet
Minimum Side Yard	0 feet
Minimum Rear Yard	20 feet

Comment: The 150 single-family attached units conform to these standards. However, the applicant has requested the opportunity to clarify the intent of the 50 percent maximum lot coverage in a letter dated April 8, 1997, as follows:

"We have also discussed on several occasions the single family attached lot standards which are set forth in Table 3 of the CDP text and depicted on Figure 4. As you are aware, the proposed SDP conforms to the typical townhouse layout set forth in the CDP text, but you had raised a question regarding the maximum lot coverage of 50 percent shown on Figure 4. As we have discussed, the 50 percent lot coverage was not intended to conform identically with the definition of lot coverage set forth in the Prince George's County Zoning Ordinance for single family detached homes. The reference to maximum lot coverage in the CDP text intended to refer only to the percentage of the lot which was covered by the residential structure and did not include access driveways or proposed decks. As further noted on Figure 4, specific detailing and specification of these guidelines are proposed as part of this specific design plan. In this regard, both you and Washington Homes had expressed a concern about the standards for future decks which will be constructed by Washington Homes or future homeowners. We agreed that a condition should be added in the Specific Design Plan stating that the decks may not extend more than 15 feet

from the rear wall of the unit. Therefore, I propose that the following condition be added during the review of the SDP:

'No decks shall be constructed on the single family attached units which extend more than 15 feet from the rear wall of the unit.'

"With the above clarifications, I believe that the concerns raised about the consistency of the Comprehensive Design Plan and the Specific Design Plan regarding the residential lot standards are addressed, and that adequate provisions have been made to insure that decks are constructed which are compatible and do not exceed desirable dimensions."

Comment: The staff did not have a problem with the explanation of maximum lot coverages for the single-family attached lots and finds it in conformance with the intent of the CDP. However, the extension of a deck 15 feet into the rear yard will violate the 20-foot rear building restriction line mandated by the Comprehensive Design Plan. In order to resolve this issue, the staff recommended that the applicant's proffered condition apply to decks only, and that the 20-foot rear yard building restriction line apply only to an addition to the main structure.

- A minimum of 60 percent of the front facades shall be brick.

Comment: As a condition of the approval of the SDP, the plans should be amended at the time of signature approval to add a Front Facade Tracking Chart on the plans so that at the time of the review of building permits, the percentage of brick front facades can be monitored.

- Main roof gables will be a minimum of 7 to 12 pitch.

Comment: As a condition of the approval of the SDP, the architectural elevations should be revised to indicate a minimum 7 to 12 pitch. The staff recommended that the plans be revised prior to signature approval.

- A single- or double-car garage shall be provided for each lot.

Comment: A single car garage is proposed for each of the townhouse units.

- Highly visible end walls shall be designed with the same attention to details as the front elevation.

Comment: The end walls propose a minimum of two architectural features which are located central to the side facades on the first and second floors. The windows are balanced providing sufficient architectural interest to the end walls.

- **Highly visible end units shall have brick fronts and side facades.**

Comment: As a condition of approval the staff recommends that the following lots be identified on the site plan as highly visible: Lots 1, 7, 13, 20, 27, 69, 93, 101, 133, 136, 137 and 150. The staff recommended that the exterior elevation of the entire end wall on the lots above be required to be brick.

- **Minimum gross living area shall be 1,250 square feet.**

Comment: The following table shows the proposed architectural unit types and the minimum finished living area for each model:

Evergreen	1,531 square feet
Forestville	1,573 square feet
Greenfield	1,573 square feet
Hampton	2,225 square feet
Timberbrook	2,225 square feet

- **End units shall be a minimum of 24 feet wide on building sticks with greater than six units.**

Comment: The site plans indicate the end units on sticks of more than 6 units in a row as 24 feet in width.

- **Roof lines shall be varied, incorporating cross gables and/or dormers.**

Comment: The staff recommended that a minimum of 50 percent of the units within any building stick shall have either a reverse gable or dormers. In units where there is an uneven number of units, an additional gable shall be required. Further, the arrangement of the gables shall be balanced or symmetrical in design. End units shall be encouraged to include a gable.

6. The Specific Design Plan has been found to be in compliance with the Preliminary Plat of Subdivision.
7. The Transportation and Public Facilities Planning Division has reviewed the Specific Design Plan for the purpose of determining the project's impact on fire rescue services, County Health Department, Library and Police Departments and Public Schools. Their analysis is found in the memorandum dated March 7, 1997, Harrell to Lareuse:

Fire and Rescue Facilities and Services

Table 1 reports the required engine, ladder, ambulance and medic service delivery to the plan's proposed commercial development. The table states whether or not the proposed development is adequately covered or if it is beyond the recommended travel time standards.

Table 1				
Required Service	First Due Station	Adopted Travel Time Standard (Minutes)*	Actual Travel Time (Minutes)	Adequacy/ Beyond Recommended Standard
Engine (Commercial/MF)	Station #46	3.25	6.23	Beyond Recommended Standard
Engine (SF)	Station #46	5.25	6.23	Beyond Recommended Standard
Ambulance (Commercial/MF)	Station #46	4.25	6.23	Beyond Recommended Standard
Ambulance (SF)	Station #46	6.25	6.23 to entrance	Within Recommended Standard (in part)
Medic (all uses)	Station #46	7.25	6.23	Within Recommended Standard
Ladder (Commercial/MF)	Station #33	4.25	6.09	Beyond Recommended Standard

* Based on Prince George's County Planning Board's Adopted Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities, April 1989.

The subject site is beyond the recommended travel standards for engine, ambulance and ladder truck services. Furthermore, the current Capital Improvement Program does propose a full service facility (St. Joseph Drive) which would mitigate the fire engine and ambulance inadequacy if the funding from Government Obligation Bonds is provided. However, the funding source is indicated for the out year (2001) which means that no funding has been truly identified for the station. Thus all

service problems would remain. Hence, in order to alleviate the negative impact on fire and rescue services, a sprinkler system should be provided throughout all structures. Therefore, as a condition of approval, all multifamily and commercial structures should be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standards 13/13D.

With regard to fire lanes and hydrants, the Fire Department has submitted a site plan which indicated the locations where the required fire lanes and fire hydrants should be located.

Health Facilities and Services

The Health Department has stated that developments of this type and size will not have a significant impact on their services.

Public Schools

Based upon the revised (L-A-C) plan text, this section of the subject site will contain 163 dwelling units (13 single-family detached units and 150 townhouses). Accordingly, the Department of Pupil Accounting and School Boundaries has determined that the tract will generate 27 elementary students, 9 middle school students and 17 high school students.

Table 2 shows that only the assigned elementary school is currently operating above its rated capacity. However, by 2001, the assigned elementary school will be operating at over 111 percent of capacity including the yield generated by the subject site.

Table 2 Projected Impact on Affected Public Schools Bellehaven Estates (LAC) SDP-9612						
Affected School	Sept. 1996 Enrollment	Estimated Sept. 2001 Enrollment	Projected Pupil Yield Increase from Amended Proposed Development (163 DU)	Projected Pupil Yield From Proposed Development Plus Estimated Sept. 2001 Enrollment	Enrollment Capacity	Sept. 2001 Estimated Excess/Deficit Capacity (including Proposed Development Pupil Yield)
Ardmore Elementary School	475	396	27	423	380	111% of capacity 43 seat deficit

Thomas Johnson Middle School	613	703	9	712	915	78% of capacity 203 seat surplus
Duval High School	1,383	1,619	17	1,636	1,796	91% of capacity 160 seat surplus

Source: Prince George's County Public Schools, Department of Pupil Accounting and School Boundaries, January 1997.

Also, the approved Capital Improvement Program does not provide a solution to the problem. Furthermore, the two nearest other elementary schools, Woodmore and Kingsford Elementary, are projected to operate over 120 percent of capacity by 2001 which makes them unable to support the proposed development.

With regard to mitigation, as of July 1996, development of this type is subject to a School Facilities Surcharge. In the subject instance, the applicant will be required to pay a fee of \$139,500 based upon \$1,500 per each single-family detached dwelling unit and \$800 per each single-family attached unit at the time of building permit review.

Library Services

According to the Director of the County Library System, the subject site is adequately served by the Largo-Kettering Branch. This 25,000-square-foot facility is located at 9601 Capital Lane.

Police

The Police Department has projected the need for approximately one additional officer to serve the proposed project based on the methodology currently in use. Using APF guidelines adopted by the Planning Board, the District II facility will accommodate this development.

Summary

In conclusion, the County Health, Library and Police Departments have adequate facilities to serve the development within a reasonable period of time. With regard to fire and rescue services, engine, ambulance and ladder truck services are beyond the recommended standards for the development. Hence, in order to alleviate the negative impact upon fire and rescue services, all structures should be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County regulations.

With regard to schools, the applicant will be required to pay a surcharge of \$139,000 for this section of Bellehaven Estates. The fee will be collected by the Department of Environmental Resources at the time of building permit review.

8. The Comprehensive Design Plan is in compliance with Section 27-515 of the Zoning Ordinance that regulates development in the L-A-C Zone.
9. The Transportation and Public Facilities Planning Division has reviewed the application referenced above for adequacy of transportation facilities. The subject development falls within the area of transportation improvements proposed by the County Improvement Programs (CIP) for FY 1996-2001. The FD 666331 (Ardwick Ardmore Road II) program is fully funded for roadway construction. However, the FD 666661 (Lottsford Vista Road) program is not fully funded for construction. The applicant is required before the building permit can be issued, to post a bond and arrange a time-table with DPW&T to construct left-turn bypass lane along northbound Lottsford Vista Road at Ardwick-Ardmore Road. The County Council has made this condition in the Zoning Ordinance No. 12-1996, of June 10, 1996.

Based upon the above, the Transportation and Public Facilities Planning Division and the Planning Board found that the development will be served within a reasonable period of time with existing or programmed transportation facilities and facilities provided by the applicant.

10. The Comprehensive Design Zones are technically exempt from certain requirements of the *Landscape Manual*, however, a comparison is appropriate in order to determine that the project is better than what could be achieved under other regulations. The landscape plan fulfills what would be required for a Euclidean multifamily subdivision in terms of numbers of shade trees, ornamental trees and evergreen trees. However, the staff was concerned about a number of design issues.

The townhouse layout is in a strong grid/linear pattern. In order to avoid monotony, soften the buildings and create a distinct sense of place for each neighborhood or street, a planting plan with a strong design theme with repeated elements will be very important. The proposed scheme shows random tree placement in the front yards. The landscape plan as proposed does not provide for an equal distribution of plant material per unit, does not appear to have any underlying design concept and may result in plant materials quickly outgrowing areas. Therefore, the staff recommended that the landscape plan be revised prior to signature approval.

11. The Specific Design Plan includes provisions for draining surface water to prevent adverse effects on the subject property or any adjacent property. Storm water Management Concept Approval No. 968005760 for the subject property is evidence that the application has taken the effects of storm drainage into account.
12. The Natural Resources Division and the Planning Board found the proposed Specific Design Plan is in conformance with the Woodland Conservation Manual. The Comprehensive Design Plan and TCPI/60/96 and TCPI/61/96 set the concept for tree conservation. The

Natural Resources Division has reviewed the TCPIL/31/97 and recommends approval. TCPIL/31/97 proposes 3.96 acres of on-site preservation, 1.31 acres of on-site reforestation, 2.29 acres of on-site afforestation and .99 acre of "off-site" conservation. This off-site conservation is on the adjacent R-S portion of the site, for a total of 8.55 acres.

13. The Trails Coordinator and Urban Design Section reviewed the proposed trail system and recommends conditions relating to dry passage, safe access and landscaping.
14. Urban Design has reviewed the single-family detached units and has concerns relating to the units at the entrance of the subdivision along Yellowwood Lane. These units should be compatible with the units being developed across the street in the Enterprise Ridge Subdivision. The units will be compatible in size. However, one model, the Amherst, is a split foyer whereas all the other units proposed are two-story colonials. Urban Design recommended the deletion of the Amherst because it is inconsistent in style with the other colonial two-story units proposed.

The Urban Design Section recommended that the townhouse units wrap brick around the offsets when the front facade of the townhouse is brick. This will result in a higher quality appearance.

The proposed recreational facilities for the site include the following:

- a. One preteen lot
- b. One tot lot
- c. One gazebo sitting area
- d. 1,000 linear feet of 6-foot-wide asphalt trail

The tot lot and preteen lot are located centrally to the development, within an open space square. The area is surrounded on all sides by town homes. Parallel parking is proposed on two sides of the playground area. Street trees and sidewalk are located on the perimeter of the square, and the play area is fenced with four-foot-high, vinyl-clad fence. It is expected that the play area will be a highly used facility. The gazebo sitting area is located near the stormwater management pond directly adjacent to the trail system.

The staff had a number of concerns regarding the recreational facilities. The staff recommended that the playground area be designed to withstand high intensity use. For example, the play area will probably not be able to support the growth of grassy areas, and the maintenance of grassy areas will be difficult to support. A barrier should be provided between the tot lot and the swing sets and other preteen equipment for safety reasons. An internal trail system should be provided within the fenced area so that the tots and tricycle around the tot lot and so that mothers with strollers and/or wheelchairs are accessible. All materials within the play area should be metal rather than wood, including the equipment, benches and the trash receptacles. The gazebo sitting area should be a minimum of 16 to 20 feet in diameter with railings and 4 attached benches on a concrete slab. The details and specifications of the gazebo should be reviewed and approved by the Planning Board's designee.

15. Department of Public Works and Transportation recommended the following conditions are included in the recommendation section of this report.
- a. Concrete sidewalk is to be provided along Ardwick-Ardmore Road, Yellowood Lane and Street F property frontage.
 - b. Handicap ramps are to be installed at the following intersections:
 - (1) St. Joseph Drive/Ardwick-Ardmore Road
 - (2) Ardwick-Ardmore Road/Yellowood Lane
 - (3) Yellowood Lane/Street F
 - c. Stormwater management access road must be provided with all necessary egress and ingress easements.
16. Prince George's County Public Schools provided the following comment in memorandum dated January 28, 1997:

"The Board of Education owns a 40-acre tract of land adjacent to this proposed subdivision. We are scheduled to open the new Ardmore High School on this site in September 2000. The development plan shows a sidewalk on the east side of the proposed St. Joseph's Drive. Since the school will be located on the other side of the road and since there may be "walking students" from the new subdivision, we would like to see a sidewalk on the west side of the street as well."

Comment: This issue should be addressed in the review of Bellehaven Estates, Section Two.

17. Prince George's County Fire Department, in memorandum Oladeinde to Harrell, undated, found that the proposed grading of the site dedicated for future St. Joseph Fire Station is acceptable.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Specific Design Plan (SDP-9612) and further APPROVED the Tree Conservation Plan (TCP11/31/97) for the above-described land, subject to the following conditions:

- 1. Prior to the issuance of any building permit for the subject property, the following improvement shall be in place or shall a) be fully funded by the applicant, his heirs, successors and/or assigns; b) have been bonded and permitted for construction; and c) have an agreed upon timetable for construction with the DPW&T:
 - a. Ardwick-Ardmore Road/Lottsford Vista Road: Provide left-turn bypass along northbound Lottsford Vista Road

2. All buildings shall be fully sprinklered with automatic fire suppression systems.
3. Street names, addresses and entranceways shall be brightly lighted for night visibility.
4. Up-to-date security hardware shall be used on all doors and windows at all levels with exterior door or basement access.
5. Prior to the issuance of building permits for any residential lots, the applicant shall submit a deed executed by the owner for the conveyance of the 2.6 acres shown for the fire station site to Prince George's County.
6. The final plat shall provide a 50-foot-wide easement as shown on the Specific Design Plan for a pedestrian connection to the commercial development.
7. Prior to signature approval the site plan shall be revised as follows:
 - a. Add a Front Facade Tracking Chart on the plans for the single-family detached and attached units to monitor the number of brick front facades.
 - b. Modify the sidewalk and driveway details to depict a nosed-down depressed curb from the first driveway to the last driveway in each building stick and to depict the sidewalks abutting the curb.
 - c. The plans shall be revised to indicate a minimum of 336 parking spaces.
8. Prior to signature approval the recreational facilities shall be revised as follows:
 - a. A five-foot-wide asphalt trail shall be provided around the perimeter of the preteen and tot lot playground area. Within the tot lot area, the trail shall provide a loop for use by tricycles and other wheeled play toys.
 - b. A four-foot-high, black vinyl fence with gate shall be provided between the tot lot and the preteen area.
 - c. The play area shall provide for 12 inches of woodchip base. Ground cover and shrubs will be provided in planting areas. Grass will not be utilized within the playground area.
 - d. All structures including the play equipment, benches and the trash facilities will be of a material other than wood, such as metal.
 - e. The gazebo shall be 16-20 feet diameter on a concrete slab with railing and 4 attached benches. Details and specifications for the gazebo shall be approved by the Planning Board's designee.

- f. The play area shall provide adequate drainage to prevent water from pooling in the mulched area.
- 9. The facilities shall be designed in accordance with the M-NCPPC *Parks and Recreational Facilities Guidelines*, the U.S. Consumer Products Safety Commission handbook for public playground safety, and the American Society for Testing and Materials Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.
- 10. Prior to signature approval of the architectural elevations, the following changes shall be made:
 - a. Main roof gables for the single-family detached and attached units will be a minimum of 7 to 12 pitch.
 - b. A minimum of three end wall features shall be provided on the side of the single-family detached units which do not contain the garage. On the side of the single-family detached units containing the garage, two end wall features shall be provided.
 - c. All chimneys on the single-family detached units shall include a masonry foundation compatible with the material used in the house foundation. Poured concrete foundations imprinted with brick forms are acceptable.
 - d. A detail shall be provided which shall depict the offsets on the townhouse units clad in brick when the front facade of the unit is brick and the roof elevation does not extend above the adjoining unit.
- 11. A minimum of 50 percent of the single-family detached front facades shall be brick. A minimum of 60 percent of the single-family attached front facades shall be brick.
- 12. No two units located next to each other may have identical front elevations.
- 13. Prior to the issuance of building permits:
 - a. All single-family detached units shall provide a one-car garage.
 - b. Proposed Lots 12 and 13 shall front on Yellowwood Lane, shall have two-car garages and shall have a minimum living area of 2,200 square feet.
 - c. A side entry garage is required on Lot 1.
 - d. On proposed Lots 3 and 12, three end wall features, including a bay window, shall be provided on Street F.
- 14. The Amherst unit shall be deleted from the architectural plans.

15. Lots 1, 7, 13, 20, 27, 69, 93, 101, 133, 136, 137 and 150 shall have brick exterior finish on the entire end wall.
16. Prior to signature approval, the plans shall be revised to show fencing and two brick piers on the highly visible corners of each of the following lots: Lots 1, 7, 13, 20, 27, 62, 69, 93, 100, 101, 106, 121, 128, 133, 136, 137, 150. The plans shall be revised to provide details and specifications for the fence and piers.
17. A minimum of 50 percent of the units within any building stick shall have a reverse gable. In buildings where there is an uneven number of units, an additional gable shall be required. The gables should be distributed among the units in the building stick to encourage a balanced and symmetrical appearance.
18. Prior to signature approval, the landscape plan shall be amended to provide a streetscape/ front yard planting plan with a strong design theme of repeated elements for each courtyard or street.
19. Prior to trail construction, the centerline of the trail shall be staked in the field and approved by the Trails Coordinator.
20. All landscaped material shall be a minimum of 5 feet from all trails and paths.
21. Two bollards shall be installed at all path entrances from a street.
22. Concrete sidewalk is to be provided along Ardwick-Ardmore Road, Yellowwood Lane and Street F property frontage.
23. Handicap ramps are to be installed at the following intersections:
 - a. St. Joseph Drive/Ardwick-Ardmore Road
 - b. Ardwick-Ardmore Road/Yellowwood Lane
 - c. Yellowwood Lane/Street F
24. Stormwater management access road must be provided with all necessary egress and ingress easements.
25. Prior to signature approval, the applicant shall provide evidence that the existing stormwater management pond located at the intersection of Ardwick-Ardmore Road and Yellowwood Lane can accommodate the quality and quantity stormwater management requirements for the proposed fire station site. That evidence shall be in the form of a conceptual stormwater management approval from the Department of Environmental Resources.

26. No deck shall be constructed on the single-family attached units which extend more than 15 feet from the rear wall of the unit. Decks are not subject to the 20-foot building restriction line; however, an addition to the main structure is.
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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Boone, seconded by Commissioner Brown, with Commissioners Boone, Brown and McNeill voting in favor of the motion, with Commissioner Dabney temporarily absent, and with Commissioner Hewlett absent, at its regular meeting held on Thursday, April 17, 1997, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of April 1997.

Trudye Morgan Johnson
Executive Director

By *Frances J. Guertin*
Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SHL:meg

APPROVED AS TO LEGAL SUFFICIENCY.

D. Dail
M-NCPPC Legal Department
Date 4/23/97