



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Hillside at Fort Washington

DSP-22022

REQUEST	STAFF RECOMMENDATION
Development of 64 single-family attached dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none"> • APPROVAL of Detailed Site Plan DSP-22022 • APPROVAL of Type 2 Tree Conservation Plan TCP2-005-2023

Location: On the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court.	
Gross Acreage:	14.11
Zone:	RR
Zone Prior:	R-R
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	64
Gross Floor Area:	N/A
Planning Area:	80
Council District:	08
Municipality:	N/A
Applicant/Address: BGH Fort Washington, LLC c/o Haverford Homes 6110 Executive Blvd, Suite 310 Rockville, MD 20852	
Staff Reviewer: Tom Burke Phone Number: 301-952-2739 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	03/30/2023
Planning Board Action Limit:	03/30/2023
Staff Report Date:	03/10/2023
Date Accepted:	01/10/2023
Informational Mailing:	06/17/2022
Acceptance Mailing:	12/27/2022
Sign Posting Deadline:	02/28/2023

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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MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22022
Type 2 Tree Conservation Plan TCP2-005-2023
Hillside at Fort Washington

The Urban Design staff has completed the review of the detailed site plan and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This property is within the Residential, Rural (RR) 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) of the Zoning Ordinance, which allows an application for a project with an existing approval under the prior Zoning Ordinance or Subdivision Regulations, to be reviewed and approved under the prior Zoning Ordinance. This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance, specifically for the Rural Residential (R-R) Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-21017.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for 64 single-family attached dwelling units.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	RR	Prior R-R
Use(s)	Vacant/wooded	Residential
Acreage	14.11	14.11
Net tract area	14.11	14.11
Area within existing 100-year floodplain	0	0
Number of lots	19	64
Minimum lot area (square feet)	NA	1,100 sq. ft.

Other Development Data

Parking	REQUIRED	PROVIDED
Townhouse units at 2.04 x 64 units	131	128
Visitor/on-street parking	0	30
Total Parking Spaces	131	158

3. **Location:** This site is located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court, and is within Planning Area 80 and Council District 8.

4. **Surrounding Uses:** The site is bounded to the east by the Henson Creek Stream Valley Park, in the Reserved Open Space Zone; to the north by single-family detached homes in the Residential, Single-Family-95 Zone; and to the west and south by Oxon Hill Road, with single-family detached residential communities in the Residential, Rural (RR) Zone beyond.

5. **Previous Approvals:** The 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan) retained the subject property under the prior Rural Residential (R-R) Zone.

On September 4, 2018, the Prince George’s County District Council approved Prince George’s County Council Bill CB-28-2018, for the purpose of amending the residential table of uses in the prior Prince George’s County Zoning Ordinance, to permit certain residential townhouse dwelling unit uses within the prior R-R Zone of Prince George’s County, subject to specified circumstances. The applicant has chosen to develop the subject property under the prior Zoning Ordinance.

On November 29, 2021, the District Council approved Prince George’s County Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified this property from the R-R Zone to the RR Zone, effective April 1, 2022.

The site is subject to Preliminary Plan of Subdivision (PPS) 4-21017 (PGCPB Resolution No. 2022-51), approved on April 28, 2022. This PPS covers 14.11 acres and approved 64 lots and 16 parcels for the development of 64 single-family attached dwelling units. This PPS supersedes a prior PPS, 4-05067, for the property.

6. **Design Features:** The applicant proposes to develop this 14.11-acre property with 64 townhouse units, and an approximately 12,255-square-foot recreation parcel, with a playground area. The townhouses will have access from private roads within the community, served by a single entrance on Oxon Hill Road. With the exception of seven units on the north side of the entrance to the community, all units will be rear loaded. The 17 units along Oxon Hill Road will have front facades facing the public road. The development will provide a network of sidewalks throughout the community, with connections to the existing sidewalk on Oxon Hill Road. This sidewalk will provide a direct connection to the Henson Creek Trail, located directly south of this property. Post-top lantern style streetlights will be provided throughout the community, to foster a safe environment for the residents.

The development of the townhouses and associated infrastructure, including stormwater management (SWM), will occupy approximately 7.07 acres, with much of the remaining area to be placed in preservation.

Architecture

The applicant has submitted architecture with this DSP for 20-foot-wide townhouse units, including the Davidson, Park, and Loft models. All models will be constructed on an at-grade slab foundation and will not have basements.



Figure 1. The Davidson and Loft units

The Davidson model will be a two-stall, rear-load garage unit, with a base finished area of 1,767 square feet. The finishes include options such as varying shades of brick, siding, window treatments, dormers, bay windows, rear decks, and a brick water table along the

foundation. The Loft model is identical to the Davidson model, but provides a rear rooftop deck, as pictured in Figure 2 below. This additional rooftop feature will provide a base finished area of 2,397 square feet for the Loft units.



Figure 2. The Loft rear facades

The Park model will offer a 2,032-square-foot base finished area, with a top level and rooftop terrace option. These units will have single vehicle front-load garages, with decorative carriage-house style doors. The design options will include varying shades of brick, siding, window treatments, dormers, bay windows, rear decks, soldier or jack-arch style window treatments with keystones, transom windows, decorative door columns, and a brick water table along the foundation.

All side elevations show a minimum of two standard architectural features; however, this requirement is included as a condition herein, to provide a note on the plan that ensures that all models have the minimum number of endwall features in a balanced composition. A separate condition requires a note regarding a minimum of three standard endwall features, combined with a minimum of the first floor finished in brick on highly visible lots. In addition, a condition is included herein, requiring all units to have either a rooftop deck or a rear deck due to the small size of the lots and limited on-site open space.



Figure 3. The Park units

Signage

A stone monument sign is proposed at the entrance to the community. The sign will measure approximately 64-inches-high and 56 inches wide and will be faced with an ashlar stone pattern and capped with Indiana Limestone. The sign panel will be 36 inches by 30 inches and set into the stone facing. The plan detail does not indicate if any form of illumination will be provided, so a condition has been included herein, to provide the method of lighting, if any, in the detail.

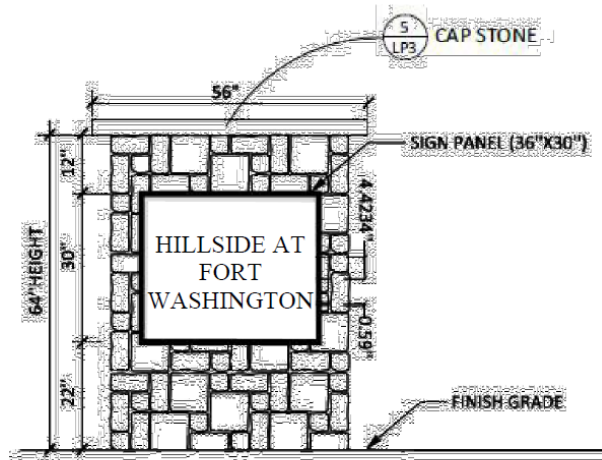


Figure 4. Entrance monument

Recreational Facilities

The recreation area is located on Parcel R, is central to this community, and will be safely accessible by the network of sidewalks throughout the community. The playground within this parcel will be approximately 2, 940 square feet and will include a multi-feature play structure, swings, a climbing wall, benches, and a bike rack. The plans do not show a trash receptacle or dog waste facilities. A condition is included herein, to provide these detail features.

A requirement for the completion of these facilities is included as a condition herein, to ensure the timely provision of these amenities for future residents.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the prior R-R Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-441(b) of the prior Zoning Ordinance, which governs permitted uses in residential zones. The proposed single-family attached dwellings are a permitted use in the prior R-R Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, of the prior Zoning Ordinance, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
 - c. Section 27-283 of the prior Zoning Ordinance provides guidance for DSPs. The section references the following design applicable guidelines described in Section 27-274(a) of the prior Zoning Ordinance:

(2) Parking, loading, and circulation

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

- (ix) Pedestrian and vehicular routes should generally be separate 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**
- (xi) Barrier-free pathways to accommodate the handicapped should be provided**

The applicant proposes a single point of vehicle access along Oxon Hill Road, which will allow for full turning movements to and from the site. The applicant's plan submission indicates that a 90-foot distance is proposed from Oxon Hill Road to the proposed driveway for Lot 1, and provided a queuing analysis which considered the intersection of the site access point and Oxon Hill Road using the 95th percentile queuing as a metric to measure the vehicular calculated queue length at this location. The applicant's queuing analysis demonstrates an AM 95th percentile queue of 8 feet and a

PM 95th percentile queue of 7 feet, both of which equate to less than one standard vehicle.

Regarding site circulation, the internal layout provides a continuous road network that allows vehicles to easily enter and exit the site, as well as adequate circulation to the proposed dwellings. The latest DSP submission displays a sidewalk along the site's frontage along Oxon Hill Road, as well as an internal sidewalk network providing pedestrian movement throughout the development. A series of crosswalks are also shown on the DSP, which provide pedestrian connections where sidewalk facilities are interrupted. Bicycle parking has been provided at the community/playground area. A condition is included herein, requiring the applicant to update the plans to change the wave style bicycle rack to an inverted-U style rack or a similar model that provides two points of contact for a parked bicycle.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

Lighting on-site will consist of post-top lantern style streetlights throughout the community, to foster a safe environment for the residents.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

This criterion is not applicable to this site. There are no scenic views represented on or adjacent to this property.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

Green areas have been established in the community as open space, playground, woodland preservation, and common greens on which many of the units are adjacent to or face. The green areas are proportional and accessible to the community.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

Streetscape amenities are not proposed with this application; however, the plan does provide a comprehensive sidewalk network and a recreational area that is centrally located on the site.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impact.**

Grading is being performed to the extent necessary and is minimized to provide full preservation of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) requirements on-site.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

A conceptual site plan was not required with this application. The applicant is providing architecture, with several options, in keeping with the character of the prior R-R Zone.

(11) Townhouses and Three-Story Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions**

warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.
- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.
- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.

The proposed townhomes are situated on a modified grid pattern, with either views of woodland preservation and green area, or located adjacent to these features. The architecture is varied with three unit-types, each containing several options for design features and materials.

8. **Preliminary Plan of Subdivision 4-21017:** On April 28, 2022, the Prince George's County Planning Board approved 4-21017, with 15 conditions (PGCPB Resolution No. 2022-51). The following conditions warrant discussion, in relation to the subject DSP:

2. Development of the site shall be in conformance with the Stormwater Management Concept Plan, 3742-2021-00, and any subsequent revisions.

The applicant submitted an approved SWM Concept Plan (37420-2021-0) and approval letter with this DSP. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on January 19, 2022. The plan proposes to use eight micro-bioretenion ponds. No SWM fee is required for providing on-site attenuation and quality control measures.

There is a larger pond proposed in the northeast corner of the site, and this pond will provide a proposed outfall structure on the adjacent Maryland-National Capital Park and Planning Commission property. This proposed off-site outfall was approved in 2006 with DSP-06035, and with a Prince George's County Department of Public Works and Transportation permit, No. 3568-2007-00.

3. Prior to approval, the final plat shall include dedication of a 10-foot-wide public utility easement along the public rights-of-way, and one side of private rights-of-way, as delineated on the approved preliminary plan of subdivision.

The DSP shows 10-foot-wide public utility easements along Oxon Hill Road and along one side of Private Road A, consistent with the requirements of the prior Prince George's County Subdivision Regulations and this condition.

4. Total development within the subject property shall be limited to uses which generate no more than 45 AM peak-hour trips and 51 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

This DSP includes a trip generation memorandum as part of the application which demonstrates conformance to the approved trip cap. This application considers 64 single-family attached dwelling units, which results in 45 AM peak-hour trips and 51 PM peak-hour trips. Staff finds that the subject DSP is within the trip cap established with PPS 4-21017.

7. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

The DSP delineates the primary management area (PMA) on-site. At the time of PPS approval, no impacts to the PMA were proposed or approved. According to the Type 2 tree conservation plan (TCP2), no impacts are proposed to the on-site PMA areas.

8. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-020-2021). The following note shall be placed on the final plat of subdivision:**

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-020-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

This DSP is in conformance with the approved Type 1 tree conservation plan. The note will be required at the time of final plat of subdivision.

9. **Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

The applicant submitted TCP2-005-2023 with this application and is recommended for approval with conditions provided herein.

10. **In accordance with Section 24-135(b) of the Prince George’s County Subdivision Regulations, the applicant and the applicant’s heirs, successors, and/or assignees shall provide adequate on-site recreational facilities.**

11. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George’s County Planning Department, for adequacy and proper siting, in accordance with the Prince George’s County Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DSP). Triggers for construction shall also be determined at the time of DSP.**

The applicant proposes a multi-age playground to meet the requirements of Section 24-135(b) of the prior Subdivision Regulations. The playground is proposed in a central location, with safe, pedestrian access from throughout the community. The DSP shows that the construction of the playground shall be completed prior to the issuance of the 33rd building permit.

9. **2010 Prince George’s County Landscape Manual:** The proposed development is subject to the applicable standards of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). Specifically, this application is subject to conformance with Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The required plantings and schedules have been provided on the submitted landscape plan, demonstrating conformance with these sections,
10. **2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the WCO because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. TCP2-005-2023 was submitted with this DSP application.

Based on the TCP2, the overall site contains 12.30 acres of net tract woodlands. The plan shows a proposal to clear 7.18 acres of on-site woodlands and 0.04 acre of off-site woodlands for a woodland conservation requirement of 4.66 acres. Currently, the TCP2 and woodland conservation worksheet show 4.66 acres of on-site preservation to meet the woodland requirement.

11. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3 of the Prince George’s County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties in the prior R-R Zone are required to provide a minimum of 15 percent of the gross tract area in TCC. According to the TCC schedule, the site is 14.11 acres, resulting in a TCC requirement of 2.12 acres. The schedule shows that the requirement will be met on-site through a combination of woodland preservation and proposed landscaping.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In a memorandum dated January 17, 2023, incorporated herein by reference, the Historic Preservation Section provided an evaluation that a Phase I archeology survey was completed on the property in 2006. No archeological sites were identified, and no additional archeology is recommended. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
 - b. **Community Planning**—In a memorandum dated February 21, 2023 (Calomese to Burke), incorporated herein by reference, the Community Planning Division provided a detailed description of the zoning history and an evaluation of the application.
 - c. **Transportation Planning**—In a memorandum dated February 24, 2023 (Ryan to Burke), incorporated herein by reference, the Transportation Planning Section offered the following review comments:

This property has frontage on Oxon Hill Road (C-708), along the western bounds of the site. Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan, the portion of Oxon Hill Road that fronts the subject property is designated as a collector roadway, with an ultimate right-of-way width of 80 feet. The latest DSP submission accurately displays this information, which is consistent with master plan recommendations. In addition, the plans depict 40 feet of right-of-way from the Oxon Hill Road center line to the property boundary, which contains the entirety of the sidewalk and bicycle lane which front the subject property.

The master plan recommended bicycle lane along the site's frontage of Oxon Hill Road is accurately displayed on the DSP submission. A continuous sidewalk facility is also shown along the site's frontage of Oxon Hill Road. In addition, the sidewalk network along Oxon Hill Road connects to the existing Henson Creek Trail located directly south of the subject site. Staff finds these facilities adequately serve the goals and policies, as stated in the MPOT and master plan, and further bicycle and pedestrian movement within the site and its immediate surroundings.

- d. **Subdivision**—In a memorandum dated February 24, 2023 (Diaz-Campbell to Burke), incorporated herein by reference, the Subdivision Section provided an evaluation of this proposal and offered the following comment:

The property currently consists of Lots 1–19, Parcels A and B, and two public streets (Trattoria Drive and Lerna Lane), as part of the subdivision of Fort Washington Ridge recorded in Plat Book PM 218 pages 55 and 56. The property was platted pursuant to prior PPS 4-05067. A new final plat will be required following approval of this DSP, in order to plat the property, in accordance with PPS 4-21017, before permits can be approved. Prior to approval of a final plat for the current PPS, a vacation petition to vacate the rights-of-way for public streets Trattoria Drive and Lerna Lane will be required.

- e. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated March 1, 2023 (Thompson to Burke), incorporated herein by reference, DPR provided a reference to the PPS conditions regarding the on-site private recreational facilities.

- f. **Environmental Planning**—In a memorandum dated March 2, 2023 (Schneider to Burke), incorporated herein by reference, the Environmental Planning Section provided an evaluation of the previous approvals and the current proposal contained herein, and summarized as follows:

Natural Resources Inventory

An approved Natural Resource Inventory Plan, NRI-072-05-01, was submitted with the review package, which was approved on February 20, 2020. The TCP2 and DSP show the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Specimen Trees

Section 25-122(b)(1)(G) of the Prince George’s County Code requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Technical Manual.”

The site contains 49 specimen trees, 15 of which were approved for removal by the Planning Board with the approval of PPS 4-21017. This DSP shows no new specimen tree impacts.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, are Beltsville silt loam, Beltsville-Urban land complex, Sassafras-Croom soils, and Sassafras–Urban land complex soils. Marlboro clay and Christiana complexes are not found on or near this property.

- g. **Prince George’s County Fire Department**—As of the writing of this technical staff report, the Fire Department did not provide comments.
 - h. **Prince George’s County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated March 7, 2023 (Giles to Burke), incorporated herein by reference, DPIE provided an evaluation of the public road and SWM requirements.
 - i. **Prince George’s County Police Department**—As of the writing of this technical staff report, the Police Department did not provide comments.
 - j. **Prince George’s County Health Department**—In a memorandum dated January 14, 2023 (Adepoju to Burke), incorporated herein by reference, the Health Department provided comments related to the site’s proximity to food sources, and noise and dust controls. A condition to add the comments regarding noise and dust controls during the development of the site to the general notes of the DSP is provided herein.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not provide comments.
- 13.** Based on the foregoing analysis, and as required by Section 27-285(b) of the prior Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
- 14.** As required by Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The regulated environmental features on this property have been preserved and/or restored to the fullest extent possible, consistent with conservation easements approved at the time of final plat.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22022, and Type 2 Tree Conservation Plan TCP2-005-2023, for Hillside at Fort Washington, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Provide a note requiring a minimum of two standard endwall features, in a balanced composition, on all house models.
 - b. Provide a note requiring a minimum of three standard endwall features, combined with a minimum of the first floor finished in brick, in a balanced composition, on all corner and highly visible lots, including Lots 1, 7, 8, 20, 21, 27, 32, 33, 44, 45, 49, 50, 55, 56, and 64.
 - c. Provide an exhibit in the DSP plan-set that identifies the corner and highly visible lots.
 - d. Provide a note that all units shall have either a rooftop deck or a minimum 4-foot-deep cantilevered rear deck.
 - e. Provide the method of illumination, if any, on the entrance sign detail.
 - f. Provide a trash receptacle in the playground area and a detail on the plan.
 - g. Provide a minimum of two dog waste stations on the site and a detail on the plan.
 - h. Revise the DSP detail sheets to change the bicycle rack from a wave style to an inverted-U style or similar model that provides two points of contact for a parked bicycle.
 - i. Provide the following notes on the DSP:
 - (1) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

- (2) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.
 - j. Provide the current Maryland-National Capital Park and Planning Commission approval block on all plans to be certified.
2. Prior to approval of the 33rd building permit, the applicant shall demonstrate that all on-site recreational facilities have been fully constructed, are operational, and have been inspected by the Maryland-National Capital Park and Planning Commission.

HILLSIDE AT FORT WASHINGTON

Detailed Site Plan

TCP2-005-2023

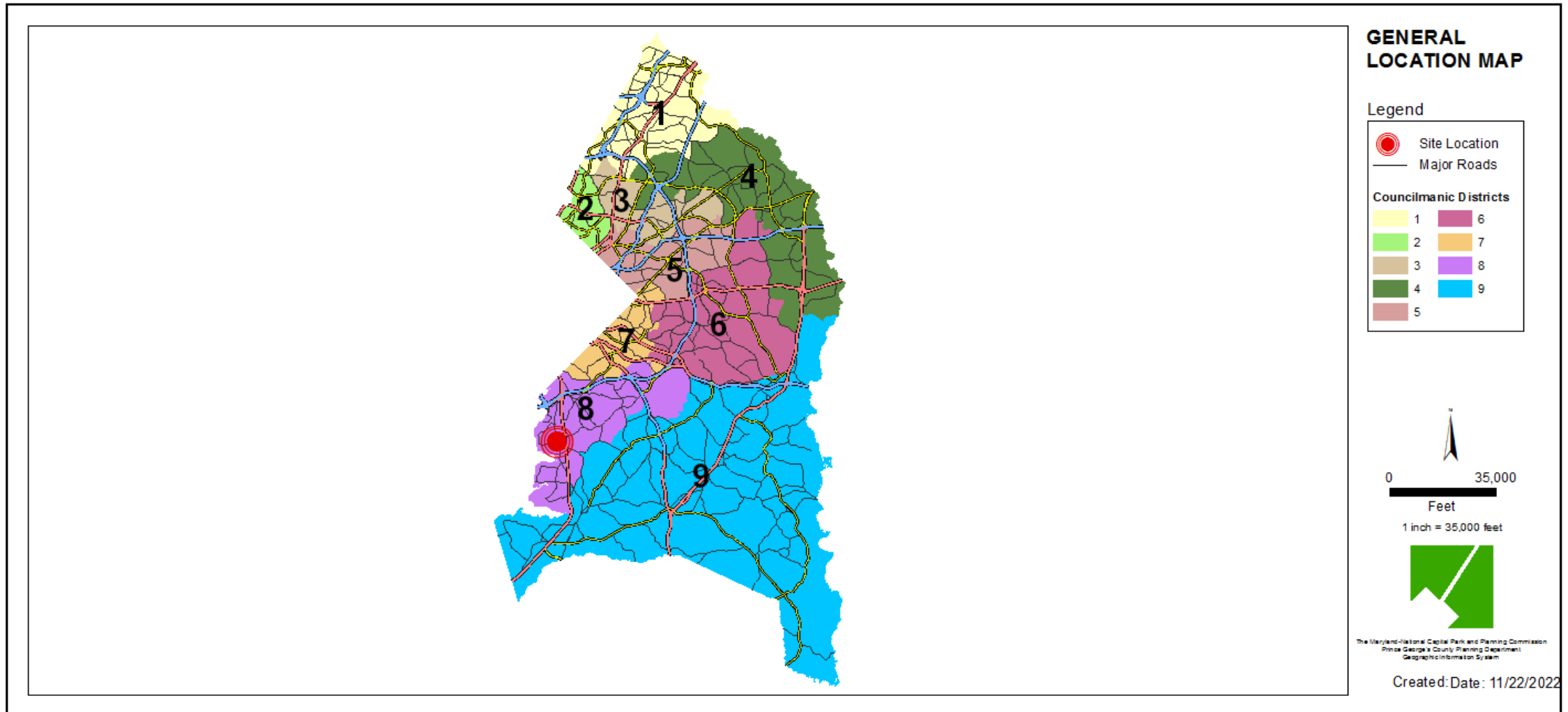
Staff Recommendation: APPROVAL with conditions



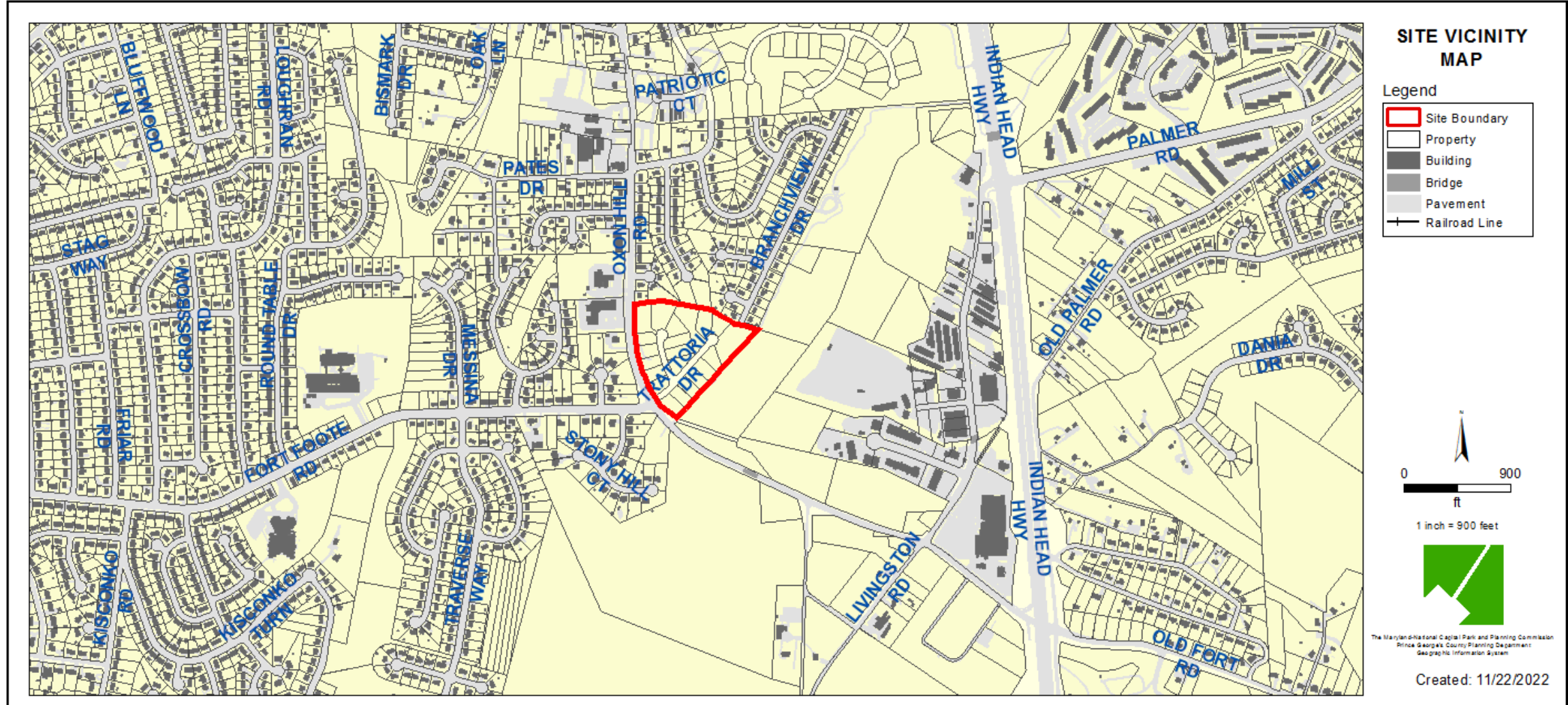
GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



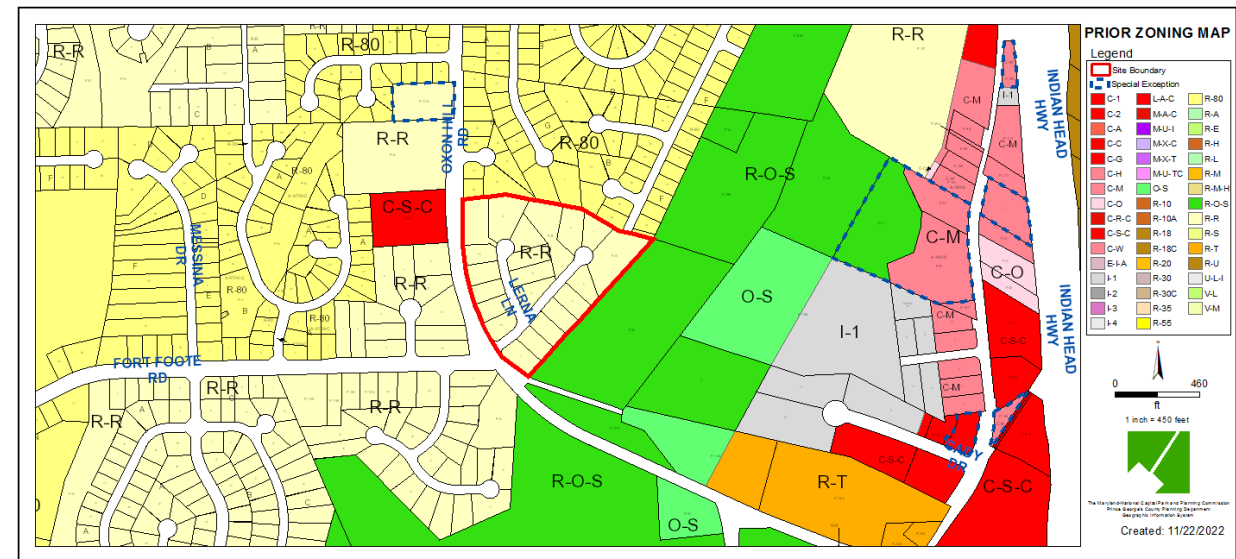
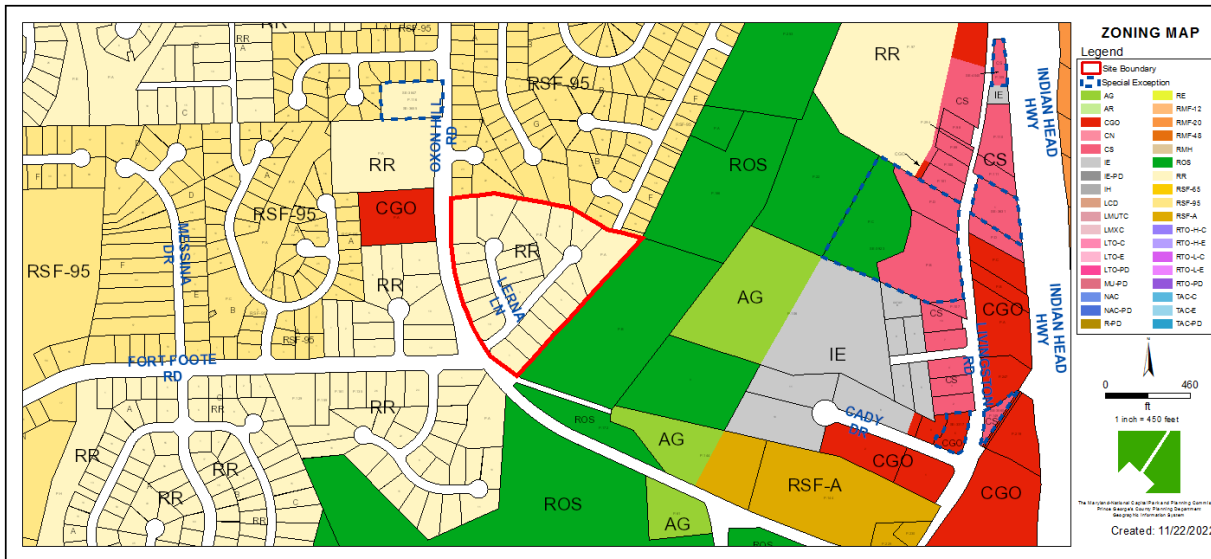
SITE VICINITY MAP



ZONING MAP(CURRENT AND PRIOR)

Current Zoning Map

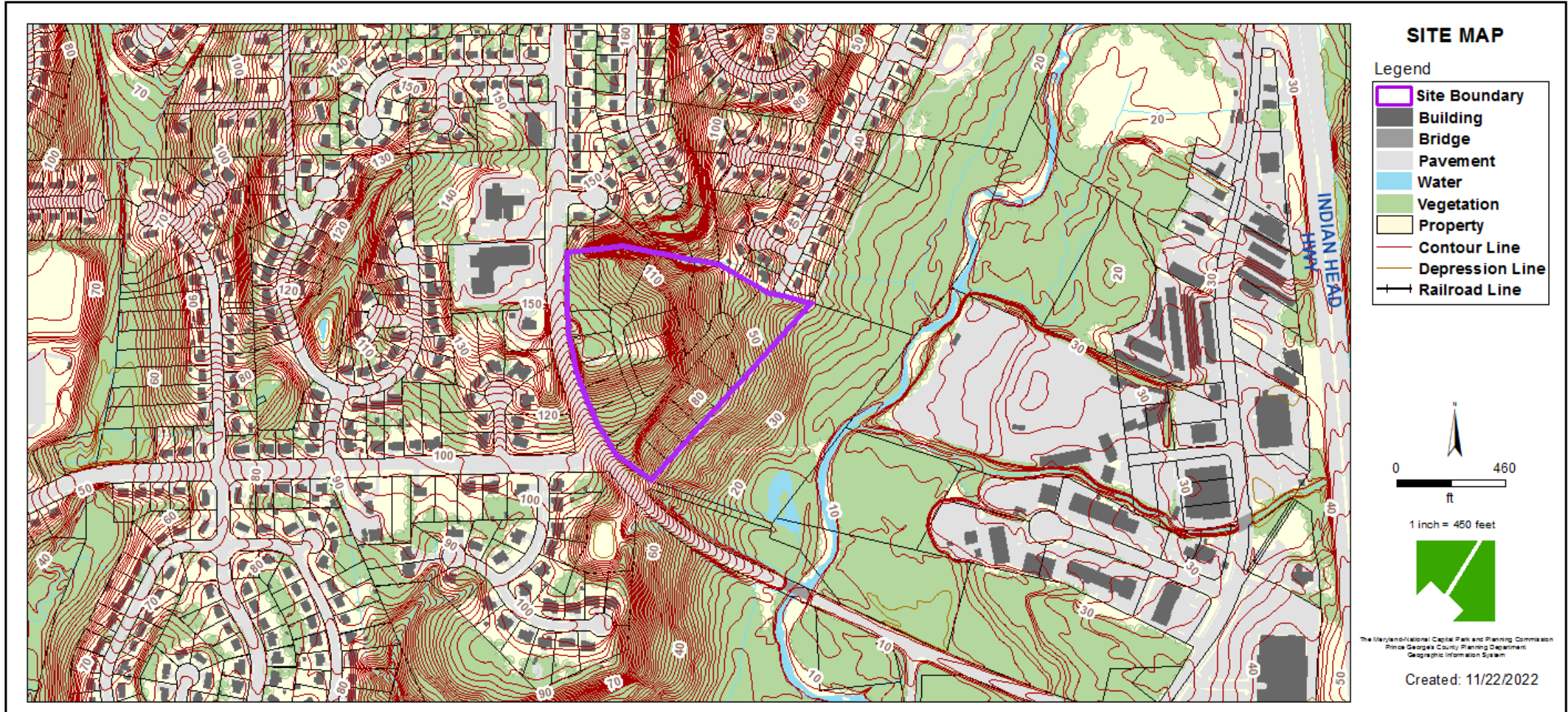
Prior Zoning Map



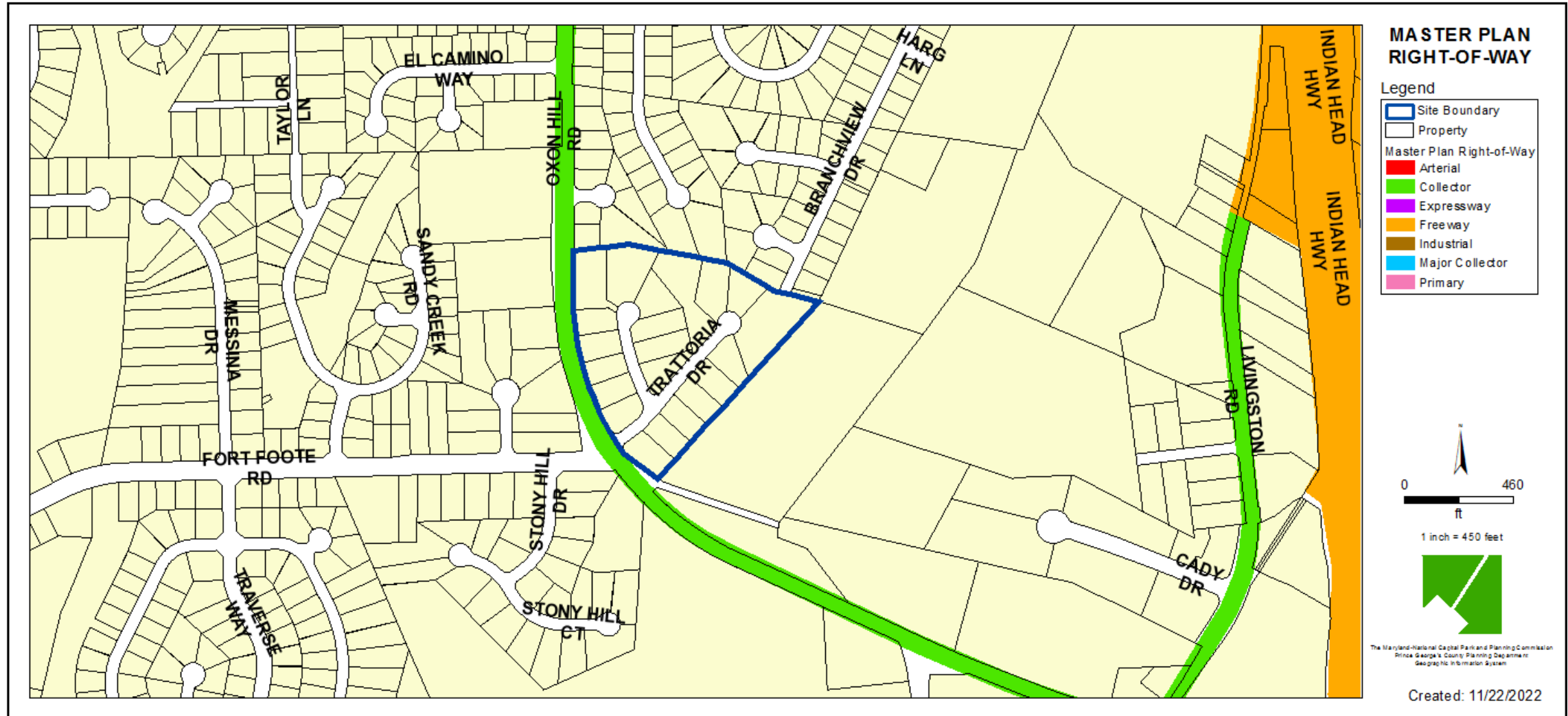
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP



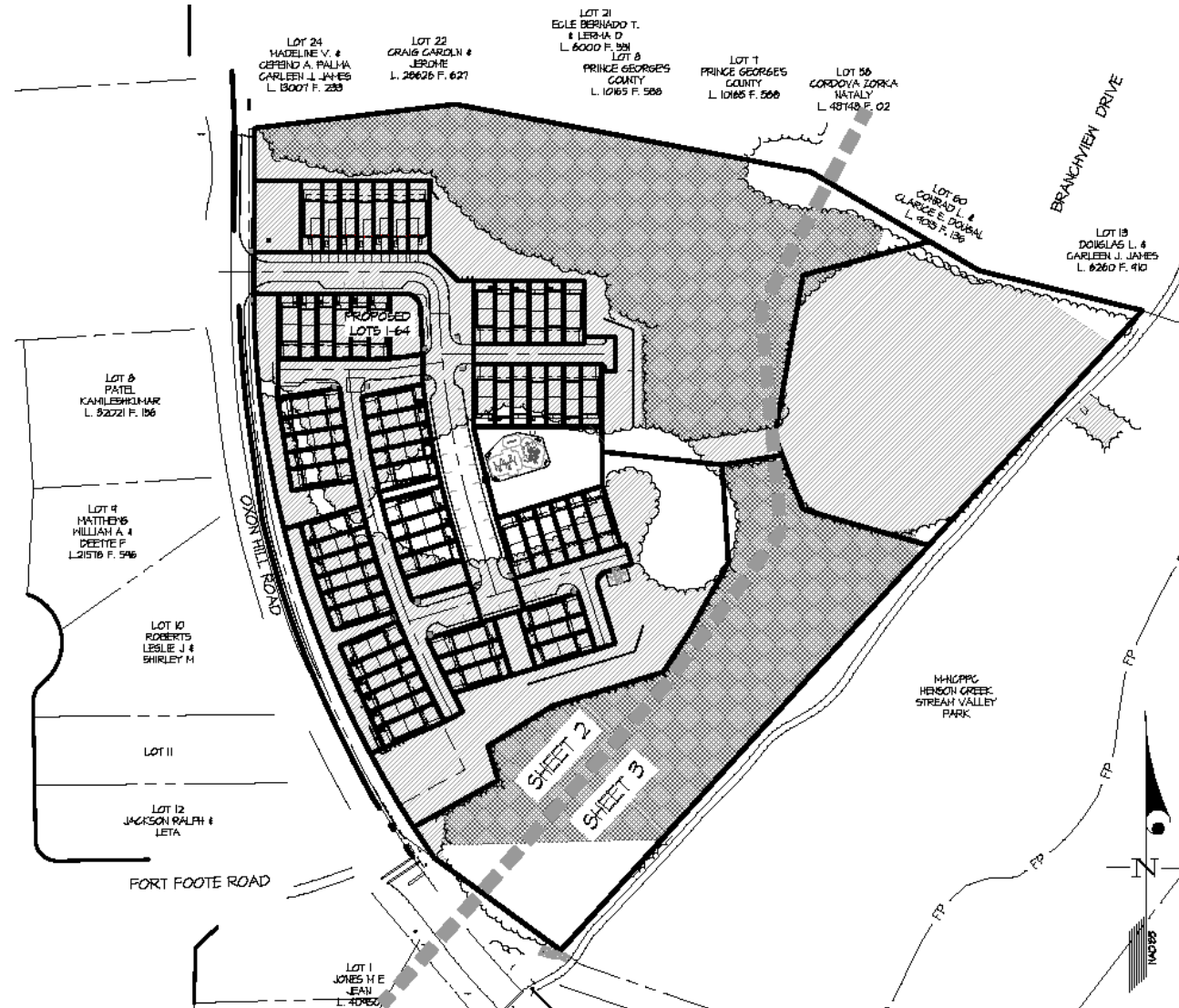
MASTER PLAN RIGHT-OF-WAY MAP



LANDSCAPE PLAN



TYPE 2 TREE CONSERVATION PLAN



ARCHITECTURAL MODELS (THE DAVIDSON AND THE LOFT)



ARCHITECTURAL MODELS (REAR ELEVATIONS)

THE DAVIDSON

THE LOFT



ARCHITECTURAL MODELS (THE PARK)



(THE PARK REAR ELEVATIONS)



STAFF RECOMMENDATION

APPROVAL with conditions
APPROVAL with conditions

Detailed Site Plan DSP-22022
Type 2 Tree Conservation Plan TCP2-005-2023

Major Issues:

N/A

Applicant Required Mailings:

- Informational Mailing 6/17/2022
- Acceptance Mailing 12/27/2022



STATEMENT OF JUSTIFICATION

Hillside at Fort Washington

Detailed Site Plan
(DSP-22022)

August, 2022

Prepared on behalf of:
BGH Fort Washington, LLC
c/o Sevag Balian
Haverford Homes
6110 Executive Boulevard, Suite 310
Rockville, Maryland 20852
301-864-6500

Prepared by:
Gutschick, Little & Weber
3909 National Drive, Suite 250
Burtonsville, Maryland 20866

On behalf of our client, BGH Fort Washington, LLC (“Applicant”), Gutschick, Little & Weber P.A., hereby submits this Statement of Justification in support of a proposed Detailed Site Plan for the subject property. The 64 dwelling unit townhouse development is permitted on the subject property consistent with the standards established pursuant to the Zoning Ordinance text amendment by the adoption of District Council Bill CB-28-2018, where all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.

The Detailed Site Plan arranges 64 townhouses on fee simple lots on 14.11 acres arranged in a compact, urban layout with private streets and an extensive pedestrian sidewalk network. The overall proposed project unit density is 4.54 dwelling units/acre (64 du/14.11 acres), which is comparable to the R-80 density range (max 4.58 du/acre) found within the adjacent residential development to the north.

The Detailed Site Plan DSP-22022 application is submitted in compliance with the recently approved Preliminary Plan of Subdivision 4-21017 (PGCPB No. 2022-51), adopted on May 19, 2022. The proposed development plan is designed in compliance with the requirements for approval of a preliminary plan of subdivision found in Subtitle 24 of the Prince George’s County Code, the Subdivision Regulations, and in accordance with the Zoning Ordinance of Prince George’s County, Maryland, Subtitle 27 of the Prince George’s County Code.

I. Site Location and Description:

The subject property is located east of the Oxon Hill and Fort Foote Roads intersection in southwestern Prince George’s County. The physical address is 9304 Oxon Hill Road, Fort Washington, Maryland. The 14.11-acre property is identified as Lots 1-19 and Parcels ‘A’ & ‘B’ of the platted Fort Washington Ridge subdivision. The property is vacant, predominately forested and undeveloped.

II. Surrounding Uses:

The following uses surround the property:

North – Adjacent to the subject property is developed single family detached residential on R-80 zoned property.

East & Southeast – Adjacent to the subject property is M-NCPPC parkland containing the Henson Creek Hiker/Biker Trail.

West & Southwest – Across Oxon Hill Road is existing single family detached residential on R-R zoned property & a shopping center on C-S-C property.

III. Nature of Request:

This application proposes the development of 64 fee simple townhouses lots and 14 stormwater management (SWM)/open space/parkland dedication parcels. The front and rear-loaded townhouses are designed in a compact, urban layout served by a private alley network. The development is proposed adjacent to Oxon Hill Road and on the top of the hill, allowing the remaining wooded, steep-sloped property to be preserved. The SWM pond is located at the bottom corner of the property and will be vehicularly accessed through the adjacent residential subdivision via Branchview Drive. The proposed project density is comparable to the existing densities in the surrounding area.

IV. Development Data Summary:

Site Area Summary

Existing Site Area:	14.11 Ac.
Existing Lots:	19
Existing Parcels:	2
Proposed Site Area:	14.11 Ac.
Proposed Lots:	64
Proposed Parcels:	14
Total permitted residential units per CB-28-2018 and the 2035 General Plan:	64
Proposed residential units with DSP-22022:	64

Development Standards

Minimum Lot Area Required*:	1,100 SF.
Minimum Lot Area Proposed:	1,100 SF.
Minimum Lot Width Required*:	20 FT
Minimum Lot Width Proposed:	20 FT

REAR-LOADED TOWNHOUSES

Minimum Lot Setbacks Required/Proposed*:	
Front Yard:	10 FT
Side Yard:	4 FT
Rear Yard:	18 FT

FRONT-LOADED TOWNHOUSES

Minimum Lot Setbacks Required/Proposed*:	
Front Yard:	15 FT

Side Yard:	4 FT
Rear Yard:	18 FT

Minimum Distance Between Buildings Required/Proposed*:	18 FT
Maximum Building Height Required/Proposed*:	45 FT

*Per CB-28-2018, the ordinary R-R Zone development standards shall not apply to this property, but rather all development requirements for townhouses shall be determined at time of Detailed Site Plan, with the exception of Minimum Lot Area & Lot Width.

V. Previous Approvals:

PPS 4-05067 was approved by the Prince George's County Planning Board on March 9, 2006 (PGCPB Resolution No. 06-66). This PPS approved 19 lots and 2 parcels for the development of 19 single-family detached dwellings. The lots and parcels, along with two public streets (Trattoria Drive and Lerna Lane), were recorded in Plat Book PM 218, pages 55-56. This PPS was superseded by the recent approval of PPS 4-21017.

Detailed Site Plan DSP-06035 was approved by the Planning Director on October 5, 2006 for the development of Parcel A to include a paved trail connecting the proposed cul-de-sac of Trattoria Drive to the existing trail on the adjacent Maryland-National Capital Park and Planning Commission (M-NCPPC) park property to the east, as required by conditions of approval of PPS 4-05067. This DSP was never implemented and expired on December 31, 2021.

On May 19, 2022, the Planning Board adopted Preliminary Plan of Subdivision 4-21017 (PGCPB No. 2022-51) subject to 15 conditions. Prior to approval of a final plat for PPS 4-21017, a vacation petition to vacate the rights-of-way for public streets Trattoria Drive and Lerna Lane will be required.

VI. Relationship to County Plans and Policies:

General Plan 2035: The development proposed for the subject property is entirely consistent with the vision, policies, and strategies contained within the 2002 Prince George's County Approved General Plan, and the Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035). The subject property in this application is located within the Established Communities growth policy area of the Plan 2035. The Plan Prince George's 2035 describes Established Communities as appropriate for context-sensitive infill and low-to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area:

The Master Plan retained the subject property in the R-R Zone & recommends residential, low-density land use on the property. However, Prince George's County Council Bill CB-28-2018 removes the R-R Zone requirements and allows townhouses to be developed on the subject property, rendering the land use requirements of the master plan no longer appropriate.

The approved CB-28-2018 did not provide guidance on density for the development, and so the Plan 2035 recommendation for context-sensitive infill in the Established Communities growth policy area was used to evaluate density for the site. The applicant proposed a density consistent with that permitted in the R-80 Zone, as the most adjacent property to the north was located in this zone (now zoned RSF-95). The maximum density allowed in the R-80 Zone is 4.58 dwelling units per acre. The recently approved PPS 4-21017 included 64 dwellings on 14.11 acres, which equates to 4.54 dwelling units per acre.

2017 Countywide Green Infrastructure Plan: While there are mapping errors showing regulated and evaluation areas over the entire property associated to the 2017 Green Infrastructure Plan (per PGCPB No. 2022-51), a stream and wetland area are located along the northern and southern edges of the subject property. These environmental features and their buffers are contained within a Primary Management Area conservation easement (per approved NRI-072-05), and are proposed to be fully preserved with the development of this DSP.

County's Ten-Year Water and Sewerage Plan: The 2010 Water Resources Functional Master Plan amends the 2002 General Plan, and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the county. The Plan references the Ten-year Water and Sewer Plan and addresses explicitly: Drinking Water Supply, Water Treatment, and Stormwater Management. The subject property is within water and sewer categories W-3 and S-3 and is served by the public water and sewer system operated by WSSC.

2009 Master Plan of Transportation:

According to the 2009 Master Plan of Transportation, the subject property fronts along Oxon Hill Road, a County-owned 80-foot master-planned right-of-way (C-708). Recently approved PPS 4-21017 proposed the required roadway dedication to achieve the ultimate right-of-way width. This DSP proposes the construction of roadway improvements consisting of a 5' wide bike lane and 5' sidewalk along the east side of Oxon Hill Road.

VII. Relationship to Requirements of the Zoning Ordinance:

Section 27-281 Purpose of Detailed Site Plan

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

- (A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
- (B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;**
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**

RESPONSE: The exhibits submitted with this application reflect a high standard of architecture including well-detailed facades that address the streetscape. The Hillside at Fort Washington's proposed townhouses also include variations in exterior architectural materials, colors, articulations, and fenestrations. Conceptual elevations, as well as dimensioned architectural elevation plan sets are contained within this Detailed Site Plan application package. The Applicant will make every attempt that is practicable to incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption.

- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

RESPONSE: The Detailed Site Plan application documents show the above information that detail the architecture and location of buildings, parking spaces, vehicular traffic flow direction; accessible parking, access aisle and sign details; landscaping and lighting details; fencing details; curb, gutter, parking lot access and circulation, paving and sidewalk details; and public common area amenity details.

Section 27-285 Planning Board Procedures (Detailed Site Plans)

(b) Required findings for Detailed Site Plans

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying**

the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

RESPONSE: The proposed development will not require unreasonable costs or substantially detract from the utility of the proposed site development for its intended use.

(2) *The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).*

RESPONSE: No CSP was required for this property:

(3) *The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.*

RESPONSE: A Detailed Site Plan prepared following the provisions of Part 3 Division 9 is submitted with this application. A Detailed Site Plan for Infrastructure is not required. Therefore, this standard does not apply.

(4) *The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).*

RESPONSE: A stream and wetland area are located along the northern and southern edges of the subject property. These environmental features and their buffers will be contained within a Primary Management Area conservation easement (per approved NRI-072-05), and are proposed to be fully preserved with the development of this DSP.

VIII. Preliminary Plan of Subdivision File No. 4-21017:

On May 19, 2022, the Planning Board approved 4-21017 (PGCPB No. 2022-51) subject to 15 conditions ***highlighted below in bold:***

1. **Prior to signature approval, the preliminary plan of subdivision (PPS) shall be revised, as follows:**
 - a. **Remove limit of disturbance, from the PPS.**

- b. **Show dimension from the centerline of Oxon Hill Road to the property's frontage.**

RESPONSE: The Preliminary Plan of Subdivision submitted on June 22, 2022 for certification complies with the conditions defined above.

2. **Development of the site shall be in conformance with the Stormwater Management Concept Plan, 3742-2021-00, and any subsequent revisions.**

RESPONSE: The Applicant understands and agrees to comply with this condition.

3. **Prior to approval, the final plat shall include dedication of a 10-foot-wide public utility easement along the public rights-of-way, and one side of private rights-of-way, as delineated on the approved Preliminary Plan of Subdivision.**

RESPONSE: The Final Plat designed per the Preliminary Plan of Subdivision submitted on June 22, 2022 for certification complies with the condition defined above.

4. **Total development within the subject property shall be limited to uses which generate no more than 45 AM peak-hour trips and 51 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new Preliminary Plan of Subdivision with a new determination of the adequacy of transportation facilities.**

RESPONSE: Detailed Site Plan DSP-22022 is in compliance with this condition.

5. **Prior to approval of any building permit within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**

- a. **Provide a third left-turn lane along the eastbound leg (Livingston Road) of the MD 210 (Indian Head Highway)/Livingston Road/Palmer Road intersection, unless modified by the Maryland State Highway Administration, with written correspondence.**
- b. **Mill and overlay to the centerline of northbound Oxon Hill Road, fronting the subject property beginning at Fort Foote Road, and stripe the existing travel lane adjacent to the existing curb as a shoulder, along with**

installing “share the road with bike” signs, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.

RESPONSE: The Applicant understands and agrees to comply with this condition.

- 6. Prior to signature approval of the Preliminary Plan of Subdivision, the Type 1 Tree Conservation Plan (TCP1) shall be revised, as follows:**
 - a. Revise the woodland conservation worksheet to correct the TCP1 number.**
 - b. Revise the specimen tree table to add a protection measure column and whether special preservation treatment is recommended.**
 - c. Have the revised plan signed and dated by the qualified professional who prepared it.**

RESPONSE: The Type 1 Tree Conservation Plan submitted on June 22, 2022 for certification complies with the conditions defined above.

- 7. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:**

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

RESPONSE: The Applicant understands and agrees to comply with this condition.

- 8. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-020-2021). The following note shall be placed on the final plat of subdivision:**

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-020-2021), or as modified by the Type 2 Tree Conservation Plan and

precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

RESPONSE: The Applicant understands and agrees to comply with this condition.

9. **Prior to issuance of permits for this subdivision, a Type 2 Tree Conservation Plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

RESPONSE: The Applicant understands and agrees to comply with this condition.

10. **In accordance with Section 24-135(b) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide adequate on-site recreational facilities.**

RESPONSE: The Applicant understands and agrees to comply with this condition.

11. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Prince George's County Park and Recreation Facilities Guidelines, with the review of the Detailed Site Plan (DSP). Triggers for construction shall also be determined at the time of DSP.**

RESPONSE: The Applicant understands and agrees to comply with this condition.

12. **Prior to submission of the final plat of subdivision, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed Recreational Facilities Agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA**

shall be recorded among the Prince George's County Land Records and the Liber and Folio of the RFA shall be noted on the final plat, prior to plat recordation.

RESPONSE: The Applicant understands and agrees to comply with this condition.

13. **Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.**

RESPONSE: The Applicant understands and agrees to comply with this condition.

14. **Prior to approval of a final plat, the applicant and the applicant's heir, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section to ensure that the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber/Folio of the declaration of covenants shall be noted on the final plat, prior to recordation.**

RESPONSE: The Applicant understands and agrees to comply with this condition.

15. **Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association land, as identified on the approved Preliminary Plan of Subdivision. Land to be conveyed shall be subject to the following:**
 - a. **A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division.**
 - b. **All waste matter of any kind shall be removed from the property, 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 conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.**
 - d. **Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall**

include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

- e. **Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.**
- f. **The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.**

RESPONSE: The Applicant understands and agrees to comply with this condition.

IX. Conclusion:

The Applicant submits that this Detailed Site Plan DSP-22022 application request for the development of the proposed 64-unit townhouse development are submitted in compliance with the pending certified Preliminary Plan of Subdivision (4-21017). This request complies with the required findings for Detailed Site Plans, the General Plan 2035, the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, and the applicable County plans and policies.

In light of the above, we request this Detailed Site Plan be approved. Please contact me if additional information is required.

Respectfully,

Thomas S. Zyla
Project Manager / Licensed Landscape Architect

cc: Sevag Balian

301-952-3972

February 21, 2023

MEMORANDUM

TO: Thomas Burke, Acting Planner IV, Urban Design Review Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division *LDG*

FROM: Michael D. Calomese, Planner III, Master Plans and Studies Section, Community Planning Division *MDC*

SUBJECT: DSP-22022 Hillside at Fort Washington

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property located outside of an overlay zone.

Location: East of Fort Foote & Oxon Hill Roads intersection

Size: 14.11 acres

Existing Use: Wooded

Proposal: Construction of 64 single-family attached townhouse lots | 16 parcels

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: Per the 2014 *Plan Prince George's 2035 Approved General Plan (Plan 2035)*, this application is in the Established Communities Growth Policy Area. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. (p. 20) Per *Plan 2035*, the vision for the subject property is Residential Low.

Master Plan: The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* recommends Residential, Low-Density land uses on the subject property.

In addition, the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* also recommends the following strategies for the subject property:

- Create gateways for the Rural Tier and the historic district at the intersections of Oxon Hill Road and Livingston Road, Livingston Road and Fort Washington Road, Oxon Hill Road and Henson Creek Stream Valley Park, and at trail access points into the Rural Tier. (p. 20)
- Maintain and improve collectors by current and future development. The following facilities are recommended to be maintained at their current width – either two lanes or four lanes – with frontage and safety improvements as deemed necessary. C-708, Oxon Hill Road between National Harbor South Access and Livingston Road (pp. 67-68. See also Table 1: Recommended Road Facilities, (p. 69)
- Provide continuous sidewalks along major roads such as Livingston Road, Tucker Road, Bock Road, Brinkley Road, Temple Hill Road, Fort Foote Road, and Oxon Hill Road. This will improve pedestrian access to schools, the Tucker Road Community Center, the Tucker Road Ice Rink, Fort Foote National Park, the Henson Creek Trail, and between residential areas. (p. 76)

Planning Area: 80

Community: South Potomac

Aviation/MIOZ: This application is not located within the Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* retained the subject property under the R-R (Rural Residential) Zone.

On September 4, 2018, the District Council approved CB-28-2018, for the purpose of amending the residential table of uses in the Prior Zoning Ordinance to permit certain residential townhouse dwelling unit uses within the R-R (Rural Residential) Zones of Prince George's County, subject to specified circumstances. The applicant has chosen to develop the subject property under the Prior Zoning Ordinance.

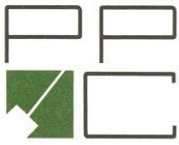
On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”), which reclassified the subject property from R-R (Rural Residential) to RR (Residential, Rural), effective April 1, 2022.

ADDITIONAL INFORMATION

None

cc: Long-Range Agenda Notebook
Kierre McCune, Planning Supervisor, Master Plans and Studies Section
Community Planning Division

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Countywide Planning Division
Transportation Planning Section


14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3680

March 3, 2023

MEMORANDUM

TO: Thomas Burke, Urban Design Review Section, Development Review Division

FROM:  Benjamin Ryan, Transportation Planning Section, Countywide Planning Division

VIA:  William Capers III, PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-22022: Hillside at Fort Washington

Proposal:

The subject Detailed Site Plan (DSP) application proposes the construction of 64 single-family attached dwelling units. The subject site is located at the northeast quadrant of the intersection of Oxon Hill Road and Fort Foote Road. The Transportation Planning review of this DSP application was evaluated using the standards of Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval:

The site is subject to Preliminary Plan of Subdivision (PPS) 4-21017. The relevant transportation conditions of approval related to the subject application are listed below:

4. Total development within the subject property shall be limited to uses that generate no more than 45 AM peak-hour trips and 51 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: The DSP submission includes a Trip Generation Memorandum as part of the DSP application which demonstrates conformance to the approved trip cap. The subject application considers 64 single-family attached dwelling units, which results in 45 AM peak-hour trips and 51 PM peak-hour trips. Staff finds that the subject DSP is within the trip cap established with 4-21017.

5. Prior to approval of any building permit within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

- b. Provide a third left-turn lane along the eastbound leg (Livingston Road) of the MD 210 (Indian Head Highway)/Livingston Road/Palmer Road intersection, unless modified by the Maryland State Highway Administration, with written correspondence.

- b. Mill and overlay to the centerline of northbound Oxon Hill Road, fronting the subject property beginning at Fort Foote Road, and stripe the existing travel lane adjacent to the existing curb as a shoulder, along with installing “share the road with bike” signs, unless modified by the Prince George’s County Department of Permitting, Inspections, and Enforcement, with written correspondence.

Comment: The above- referenced condition of approval remains and will be addressed at the time of building the permit.

Master Plan Compliance

This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Henson Creek – South Potomac Planning Area Master Plan and Sectional Map Amendment*.

Master Plan Roads

The subject property has frontage on Oxon Hill Road (C-708) along the western bounds of the site. Per the *MPOT* and the 2006 *Henson Creek – South Potomac Planning Area Master Plan and Sectional Map Amendment*, the portion of Oxon Hill Road that fronts the subject property is designated as a collector roadway with an ultimate right-of-way width of 80 feet. The latest DSP submission accurately displays this information which is consistent with Master Plan recommendations. Additionally, the plans depict 40feet of right-of-way from the Oxon Hill Road center line to the property boundary, which contains the entirety of the sidewalk and bicycle lane which front the subject property.

Master Plan Pedestrian and Bike Facilities

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends the following facilities:

Planned Bicycle Lane: Oxon Hill Road
Existing Hard Surface Trail: Henson Creek Trail

The MPOT also provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

Additionally, the 2006 *Henson Creek – South Potomac Planning Area Master Plan and Sectional Map Amendment* has established a set of policies to further bicycle and pedestrian facilities.

Policy 1: Incorporate appropriate pedestrian, bicycle, and transit-oriented design and transit-supporting design features in all new development within centers and corridor nodes.

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers.

Policy 6: Provide trail connections within residential communities and the trail network.

Comment: The master plan recommended bicycle lane along the site's frontage of Oxon Hill Road is accurately displayed on the DSP submission. A continuous sidewalk facility is also shown along the site's frontage of Oxon Hill Road. Additionally, the sidewalk network along Oxon Hill Road connects to the existing Henson Creek Trail located directly south of the subject site. Staff finds these facilities adequately serve the goals and policies as stated in the MPOT and Sector Plan and further bicycle and pedestrian movement within the site and its immediate surroundings.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-283 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(ix) Pedestrian and vehicular routes should generally be separate 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

(xi) Barrier-free pathways to accommodate the handicapped should be provided

Comment: The applicant proposes a single point of vehicle access along Oxon Hill Road which will allow for full turning movements to/from the site. Upon initial receipt of the subject application, staff requested that the applicant display that the stacking from Lot 1 to Oxon Hill Road was sufficient and would not result in any congestion at the site entrance or other safety issues. The applicant's plan submission shows that 90-foot length from Oxon Hill Road to the proposed driveway for Lot 1. Additionally, the applicant submitted a queuing analysis that considered the intersection of the site access point and Oxon Hill Road using the 95th percentile queuing as a metric to measure the vehicular calculated queue length at this location. The applicant's queuing analysis

demonstrates an AM 95th percentile queue of 8 feet and a PM 95th percentile queue of 7 feet, both of which equate to less than one standard vehicle. Staff finds this explanation to be suitable and agrees with the methodology used for this determination.

In regard to site circulation, the internal layout provides a continuous road network that allows vehicles to easily enter and exit the site, and provide adequate circulation to the proposed dwellings. The latest DSP submission displays a sidewalk along the site's frontage along Oxon Hill Road as well as an internal sidewalk network providing pedestrian movement throughout the development. A series of crosswalks are also shown on the DSP, which provide pedestrian connections where sidewalk facilities are interrupted. Bicycle parking has been provided at the community/playground area. As a condition of approval prior to certification of the DSP, staff requests the applicant update plans to change the wave-style bicycle rack to an Inverted-U style rack or a similar model that provides two points of contact for a parked bicycle. Overall, the staff finds that the site access and circulation are sufficient and meet the required findings of the Ordinance for a detailed site plan.

Conclusion:

Overall, from the standpoint of The Transportation Planning Section it is determined that this plan is acceptable if the following conditions are met:

1. Prior to the certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assigns shall:
 - a. Revise the DSP detail sheets to change the bicycle rack from a wave style to an Inverted-U style or similar model that provides two points of contact for a parked bicycle.

February 24, 2023

MEMORANDUM

TO: Thomas Burke, Acting Planner IV, Urban Design Section
VIA: Mridula Gupta, Planner III, Subdivision Section MG
FROM: Eddie Diaz-Campbell, Planner II, Subdivision Section EDC
SUBJECT: DSP-22022; Hillside at Fort Washington

The subject site considered in this Detailed Site Plan DSP-22022 is 14.11 acres. This DSP proposes development of 64 single-family attached dwellings on 64 lots and 16 parcels. The DSP was reviewed under the prior Zoning Ordinance and Subdivision Regulations. Under the prior zoning, the site was in the Rural Residential (R-R) Zone.

The site is subject to Preliminary Plan of Subdivision (PPS) 4-21017 (PGCPB Resolution No. 2022-51), approved on April 28, 2022. This PPS covers 14.11 acres and approved 64 lots and 16 parcels for the development of 64 single-family attached dwelling units. This PPS supersedes a prior PPS 4-05067 for the property.

The development proposed with this DSP is consistent with the number of units and site layout approved under 4-21017, therefore, a new PPS is not required at this time.

There are 15 conditions of approval for PPS 4-21017, of which the conditions relevant to the review of this proposed DSP are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

2. Development of the site shall be in conformance with the Stormwater Management Concept Plan, 3742-2021-00, and any subsequent revisions.

The applicant submitted an approved Stormwater Management (SWM) Concept Plan (37420-2021-0) and approval letter with the subject DSP. The approved SWM Concept Plan and the DSP should be further reviewed by the Environmental Planning Section for conformance to this condition.

3. Prior to approval, the final plat shall include dedication of a 10-foot-wide public utility easement along the public rights-of-way, and one side of private rights-of-way, as delineated on the approved preliminary plan of subdivision.

The DSP shows 10-foot-wide public utility easements (PUE) along Oxon Hill Road and along one side of Private Road A, consistent with the requirements of the Subdivision Regulations and this condition.

4. **Total development within the subject property shall be limited to uses which generate no more than 45 AM peak-hour trips and 51 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The development shown with DSP-22022 is consistent with PPS 4-21017. The proposed development should be further reviewed by the Transportation Planning Section for conformance with this condition.

7. **At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:**

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

The DSP delineates the primary management area (PMA) on site. At the time of the PPS approval, no impacts to the PMA were proposed or approved. The DSP does not appear to propose any impacts. Conformance to this condition should be further evaluated by the Environmental Planning Section.

8. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-020-2021). The following note shall be placed on the final plat of subdivision:**

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-020-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

The Environmental Planning Section should review the DSP to ensure it conforms with TCP1-020-2021.

9. **Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

The applicant submitted TCPII-134-06-01 with the subject application. The Environmental Planning Section should review the TCPII for conformance to the relevant environmental regulations.

10. **In accordance with Section 24-135(b) of the Prince George’s County Subdivision Regulations, the applicant and the applicant’s heirs, successors, and/or assignees shall provide adequate on-site recreational facilities.**
11. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George’s County Planning Department, for adequacy and proper siting, in accordance with the Prince George’s County Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DSP). Triggers for construction shall also be determined at the time of DSP.**

The applicant proposes a multi-age playground to meet Section 24-135(b) requirements. The Urban Design Section should review the adequacy, proper siting, and triggers for construction proposed in this DSP.

Additional Plan Comments

1. The property currently consists of Lots 1-19, Parcel A, Parcel B, and two public streets (Trattoria Drive and Lerna Lane), as part of the subdivision of Fort Washington Ridge, recorded in Plat Book PM 218 pages 55-56. The property was platted pursuant to prior PPS 4-05067. A new final plat will be required following approval of this DSP in order to plat the property in accordance with 4-21017, before permits can be approved. Prior to approval of a final plat for the current PPS, a vacation petition to vacate the rights-of-way for public streets Trattoria Drive and Lerna Lane will be required.

Recommended Conditions

None.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found to be in conformance with the preliminary plan of subdivision. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Good morning Tom, The following comments are provided about DSP-22022 Hillside at Fort Washington:

DPR staff has reviewed and evaluated DSP-22022 for conformance with the requirements considered in our recommendations of PPS-21017; as they pertain to public parks and recreation. This approximately 14.11-acre parcel, Residential, Rural (RR), is located on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Jocelyn Court in Planning Area 80. This application is for the development of 64 townhomes. Preliminary Plan of Subdivision (PPS) 4-21017 was approved by the Prince George's County Planning Board on May 19, 2022. Conditions 10-14 of PGCPB Resolution No. 2022-95 require onsite private recreational facilities to be reviewed by the Urban Design Section of the Development Review Division (DRD). DPR has no additional comments.

Ivy R. Thompson, AICP

Development Review Coordinator | Land Acquisition/Management & Development Review Section

Park Planning & Development Division

M-NCPPC, Prince George's County, Department of Parks and Recreation

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Countywide Planning Division
Environmental Planning Section

301-952-3650

March 2, 2023

MEMORANDUM

TO: Thomas Burke, Planner IV, Urban Design Section, DRD

VIA: Maria Martin, Acting Supervisor, Environmental Planning Section, CWPD *MM*

FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD *CS*

SUBJECT: **Hillside at Fort Washington; DSP-22022 and TCP2-005-2023
Formerly Fort Washington Ridge**

The Environmental Planning Section (EPS) has reviewed the above referenced Detailed Site Plan (DSP-22022) and Type 2 Tree Conservation Plan (TCP2-005-2023) received by the EPS on January 10, 2023. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on February 3, 2023. Revised information was submitted on February 23, 2023. The EPS recommends approval of DSP-22022 and TCP2-005-2023, subject to the findings and conditions listed at the end of this memorandum.

BACKGROUND

The EPS previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-072-05	N/A	Staff	Approved	11/1/2005	N/A
4-05067	TCP1-053-05	Planning Board	Approved	3/9/2006	06-66
DSP-06035	TCP2-134-06	Planning Director	Approved	10/5/2006	N/A
NRI-072-05-01	N/A	Staff	Approved	2/20/2020	N/A
4-21017	TCP1-020-2021	Planning Board	Approved	4/28/2022	2022-51
DSP-22022	TCP2-005-2023	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

This DSP proposes the development of 64 single-family attached dwellings. The current zoning for this site is Residential, Rural (RR); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Rural Residential (R-R) Zone.

GRANDFATHERING

This project is subject to the current regulations of Subtitle 25 and prior Subtitles 24 and 27 because the application was subject to Preliminary Plan 4-21017.

SITE DESCRIPTION

This 14.11-acre site is located on the east side of Oxon Hill Road in Fort Washington. A review of the available information indicates that the site contains regulated environmental features (REF), such as streams and stream buffers. No non-tidal wetlands or 100-year floodplain are located on-site. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no rare, threatened, or endangered (RTE) species found to occur on or near this property. The site has a high spot near Oxon Hill Road and then drains to the north, east, and south from the high point. This site is located within two watersheds (Henson Creek and Broad Creek), both of which flow into the Potomac River. The site has frontage on Oxon Hill Road, which is identified as a Master Plan Collector Roadway. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by *Plan Prince George's 2035 Approved General Plan*.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

The Planning Board approved the PPS 4-05067 on March 9, 2006. The conditions are invalid because 4-05067 has expired, and 4-21017 application supersedes this previously approved PPS.

The Planning Board approved PPS 4-21017 on April 28, 2022. The conditions of approval can be found in PGCPB No. 2022-51.

- 6. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:**
 - a. Revise the woodland conservation worksheet to correct the TCP1 number.**
 - b. Revise the specimen tree table to add a protection measure column and whether special preservation treatment is recommended.**
 - c. Have the revised plan signed and dated by the qualified professional who prepared it.**

This condition was met prior to the signature approval of the TCP1.

- 7. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:**

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

8. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-020-2021). The following note shall be placed on the final plat of subdivision:**

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-020-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

9. **Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

These conditions will be met at the time of final plat.

ENVIRONMENTAL REVIEW

Natural Resources Inventory

An approved Natural Resource Inventory Plan (NRI-072-05-01) was submitted with the review package, which was approved on February 20, 2020. The TCP2 and the DSP show the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A TCP2 (TCP2-005-2023) was submitted with the DSP application.

Based on the revised TCP2, the overall site contains a total of 12.30 acres of net tract woodlands. The plan shows a proposal to clear 7.18 acres of on-site woodlands and 0.04 acres of off-site woodlands for a woodland conservation requirement of 4.66 acres. Currently, the plan view and woodland conservation worksheet show 4.66 acres of on-site preservation to meet the woodland requirement.

Specimen Trees

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of

the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual.”

The site contains 49 specimen trees with the ratings of good (27 specimen trees), fair (17 specimen trees), and poor (5 specimen trees). With the recently approved PPS (4-21017), the Planning Board approved 15 on-site specimen trees identified as 9, 10, 17a, 18a, 23a, 50a, 59a, 64a, 75a, 77a, 78a, 88a, 100a, 101a, and 102a for removal. This DSP showed no new specimen tree impacts.

Preservation of Regulated Environmental Features/Primary Management Area (PMA)

The site contains REF/PMAs. According to the TCP2, no impacts are proposed to the on-site PMA/REF areas.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), Web Soil Survey, are Beltsville silt loam, Beltsville-Urban land complex, Sassafras-Croom soils, and Sassafras – Urban land complex soils. Marlboro clay and Christiana complexes are not found on or near this property.

Stormwater Management (SWM)

A Stormwater Management (SWM) Concept Approval Letter (# 3742-2021-00) and associated plan were submitted with the application for this site. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on January 19, 2022. The plan proposes to use eight micro-bioretenion ponds. No SWM fee is required for providing on-site attenuation and quality control measures.

There is a larger pond proposed in the northeast corner of the site, and this pond will provide a proposed outfall structure on the adjacent M-NCPPC property. This proposed off-site outfall was approved in 2006 with DSP-06035, and with a DPW&T permit No. 3568-2007-00.

No further action regarding SWM is required with this DSP review.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS recommend approval of DSP-22022 and TCP2-005-2023, subject to the following recommended findings and conditions:

Recommended Findings

1. As part of the recently approved PPS 4-21017, the required findings of Section 25-119(d) have been adequately addressed for the removal of 15 specimen trees identified as 9, 10, 17a, 18a, 23a, 50a, 59a, 64a, 75a, 77a, 78a, 88a, 100a, 101a, and 102a. No additional specimen trees were requested for removal with DSP-22022.
2. Based on the level of design information currently available, the limits of disturbance shown on the TCP2, the regulated environmental features (REF) on the subject property were preserved and/or restored to the fullest extent possible. No on-site REF are proposed to be impacted as part of this application.

Recommended Conditions:

1. Prior to the signature of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ folio ____.
Revisions to this TCP2 may require a revision to the recorded easement.”



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

March 7, 2023

TO: Thomas Burke Subdivision and Zoning Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

Re: DSP-22022 Hillside at Fort Washington
(64 Single-Family Attached Townhouse Lots & 16 Parcels).

This is in response to the Detailed Site Plan 22022 referral. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The site is located at the northeastern quadrant of Fort Foote Road and Oxon Hill Road intersection. The property is zoned R-R, is 14.15 acres in size and consists of nineteen (19) existing platted single-family detached lots.
- Detailed Site Plan (DSP)-22022 is to remove the existing lots and approve a detailed site Plan of subdivision for sixty-four (64) townhouse lots and associated stormwater management, landscaping, and open spaces areas.
- The site fronts Oxon Hill Road which is a County-maintained 80ft collector roadway. The existing road has 2 northbound travel lanes. The applicant shall mill and overlay to the centerline and install 5 feet wide sidewalk behind the curb. The applicant shall stripe the existing travel lane adjacent to the existing curb as a shoulder and install "share the road with bike" signs. The applicant shall upgrade/install crosswalks and pedestrian signals as required at the Oxon Hill Road/Fort Foote Road intersection.
- This DSP is consistent with the intent of the approved Site Development Concept plan 37420-2021-00 layout with an expiration date of January 19, 2025.
- DPIE has no objection to DSP-22022.

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a) Final site layout, exact impervious area locations are not shown on plans.
- b) Exact acreage of impervious areas has not been provided.
- c) Proposed grading is not shown on plans.
- d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with site development fine grading permit submission.
- e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in the submittal.
- f) A narrative in accordance with the code has not been provided.
- g) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

MG:AM/NF:ag

cc: De Guzman, Reynaldo P.E, Chief Engineer, S/RPRD, DPIE
Rene Lord-Attivor, Chief Traffic Engineering, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
BGH Fort Washington 6110 Executive Avenue Suite 310 Rockville MD 20852
GLW P.A 309 National Drive Suite 250 Burtonsville MD 20866

Good Evening Tom,

The Office of the Fire Marshal has reviewed the referral for DSP-22022 Hillside at Fort Washington (PB). We have no comments. While we have no compliance comments, we would note that due to the 22' private roads and alleys, no on street parking will be allowed other than the spaces where width for on street parking has been provided in addition to the required 22' of fire access width. Fire lane markings will be required prior to occupancy. Regards. Jim

James V. Reilly

Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department
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Division of Environmental Health/Disease Control

Date: January 24, 2023

To: Thomas Burke, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-22022 HILLSIDE AT FORT WASHINGTON (PB)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for Hillside at Fort Washington located at 9304 Oxon Hill Road and has the following comments / recommendations:

1. Health Department permit records indicate there are approx. 5 existing carry-out/convenience store food facilities and one market/grocery stores within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.
2. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
3. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



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