



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>

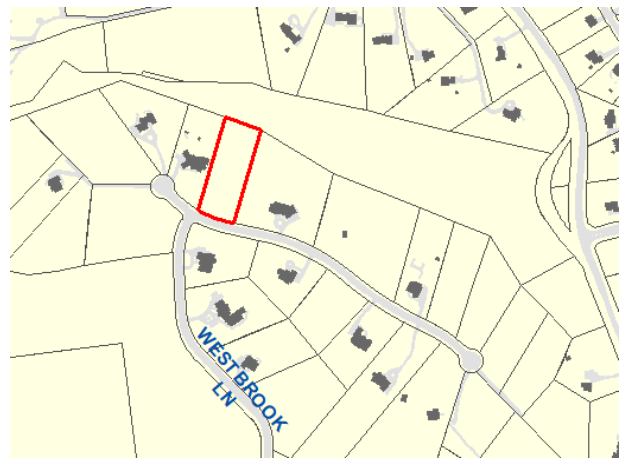
Detailed Site Plan

2914 Westbrook Lane Property

DSP-20046

REQUEST	STAFF RECOMMENDATION
Limited detailed site plan of a single-family detached residence within the APA-3M area.	APPROVAL with conditions

Location: On the north side of Westbrook Lane, approximately 0.5 miles east of western terminus of Westbrook Lane	
Gross Acreage:	2.20
Zone:	R-A
Dwelling Units:	1
Gross Floor Area:	7,373 sq. ft.
Planning Area:	74A
Council District:	06
Election District:	07
Municipality:	N/A
200-Scale Base Map:	204NE12
Applicant/Address: Chesapeake Custom Builders, LLC 14326 Old Marlboro Pike Upper Marlboro, MD 20772	
Staff Reviewer: Tierre Butler Phone Number: 301-952-2548 Email: Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	03/11/2021
Planning Board Action Limit:	03/15/2021
Staff Report Date:	02/24/2021
Date Accepted:	01/04/2021
Informational Mailing:	10/26/2020
Acceptance Mailing:	01/04/2021
Sign Posting Deadline:	02/09/2021

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20046
Type 2 Tree Conservation Plan TCP2-001-2021
Westbrook Lane Property

The Urban Design staff has reviewed the applications for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions of the detailed site plan, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan and departure were reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Residential-Agricultural (R-A) Zone, Aviation Policy Areas (APA) and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-83073;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan (DSP), the Urban Design staff recommends the following findings:

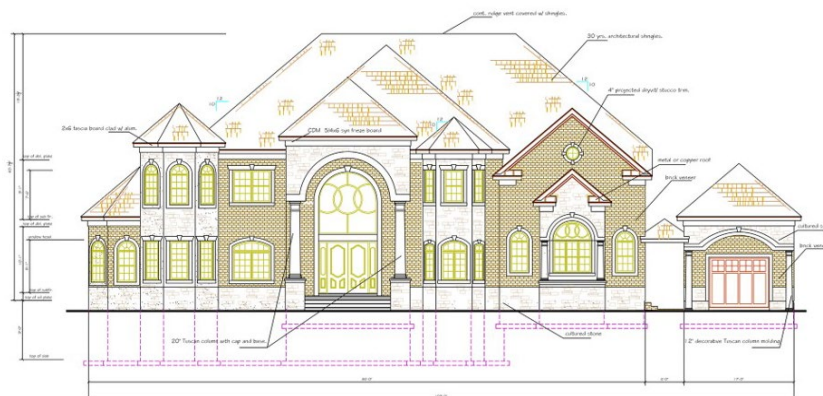
1. **Request:** The subject DSP requests approval for a single-family detached dwelling unit within the Aviation Policy Areas (APA) 3M area.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	R-A	R-A
Use(s)	Vacant	Single-family detached
Gross Acreage	2.20	2.20
Number of Lots	1	1
Total Gross Floor Area	0 sq. ft.	7,373 sq. ft.*

Note: *The DSP does not indicate the exact gross floor area for the house, which should be added as conditioned herein.

3. **Location:** The subject property, Lot 25, is located on the north side of Westbrook Lane, approximately 0.5 mile north of its intersection with Woodmore Road.
4. **Surrounding Uses:** The subject property is zoned Residential-Agricultural (R-A) and is surrounded by other R-A-zoned properties developed with single-family detached homes. The Freeway Airport and landing strip begin approximately one-half mile northwest of Lot 25.
5. **Previous Approvals:** The subject property, Lot 25, is part of Preliminary Plan of Subdivision (PPS) 4-83073, which was approved by the Prince George’s County Planning Board on July 28, 1983 (PGCPB Resolution No. 83-166). A final plat was also recorded in Plat Book NLP 120-67 on August 14, 1984. The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* retained the property in the R-A Zone. The subject property also has an approved Stormwater Management (SWM) Concept Plan 27345-2020-00, which is valid through October 26, 2023.
6. **Design Features:** The subject application proposes to construct a two-story, single-family detached home with a basement and access to Westbrook Lane on a previously recorded lot. The plan proposes an approximately 35-foot-high, 7,373-square-foot home, with multiple covered decks in the rear, a three-car side-load garage, a breezeway to an additional one-car garage, and a 12-foot-wide driveway, including a circular turnaround in front of the house. The architecture proposes a combination of brick veneer and cultured stone, multiple roof cross-gables, decorative windows, columns, turrets, and carriage-style garage doors, which are some of the features that result in a high-quality design.





Architectural Elevations

COMPLIANCE WITH EVALUATION CRITERIA

- 7. **Prince George’s County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements in the R-A Zone, APAs, 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), Table of Uses, of the Zoning Ordinance, which governs uses in residential zones. A single-family detached dwelling is permitted in the R-A Zone.
- b. The DSP shows a site layout that is consistent with Section 27-442, Regulations, of the Zoning Ordinance, including lot area and building setbacks. However, the proposal does not meet the required lot coverage and the applicant obtained approval of a variance, V-46-20, from the Prince George's County Board of Zoning Appeals on January 13, 2021.
- c. Per Section 27-548.37(a) of the Zoning Ordinance, this DSP for development of a single-family detached dwelling has been filed, due to its location under the air traffic pattern for a small general aviation airport, Freeway Airport, in Bowie. Lot 25 is subject to APA regulations in Section 27-548.38 through 27-548.43. Overall, the site plan for this property is consistent with APA regulations given the size, shape, and location of the lot, which was recorded prior to enactment of the APA regulations.

The property is located approximately one-half mile south of Freeway Airport in Bowie and is subject to APA regulations established in 2002 by Prince George's County Council Bill CB-51-2002 (DR-2). Freeway Airport is a small, general aviation airport that was established in 1941. It has a 2,425-foot by 30-foot paved runway, which runs north to south. This site is located in the APA-3M area, which is the Medium Airport Inner Turning Area that is the pie-shaped section exclusive of APA-1 and APA-2.

According to Section 27-548.38, development regulations for the APA-3M policy area are the same as the underlying zone, except as stated:

(b) Density

- (3) In APA-3S and APA-3M: 0.2 dwelling units per acre are permitted. If clustered in accordance with APA mitigation subdivision techniques, 0.5 dwelling units per acre are permitted. One unit may be located on each lot recorded before September 1, 2002. Where a plat recorded prior to March 1, 2001, includes a condition requiring disclosure of a nearby airport, permits may be issued without Detailed Site Plan review.**

Lot 25 is the subject of a record plat from 1984 and is therefore allowed one unit. The recorded plat does not include a condition requiring disclosure of a nearby airport; thus, this DSP is required prior to construction.

(c) Building Orientation and Massing

- (1) In APA-1 (where allowed), APA-2 (where allowed), APA-3S, APA-3M, and APA-5, all structures except those used for airport operations shall be located as far from the runway centerline as possible, after compliance with applicable yard and setback requirements.**

The subject property is a long, relatively narrow, rectangular lot that is somewhat parallel to the extended runway centerline, south of Freeway Airport. It is along the APA-3M policy area boundary between 2,000 and 2,500 feet from the south end of the airport runway, and between 450 and 600 feet southeast of the extended runway. The proposed house site is located at the far southern end of the lot and is adjacent to the eastern building restriction line, as far from the extended runway centerline and end of the runway, as reasonably possible within the building envelope for the recorded lot.

- (2) In APA-2, APA-3S, APA-3M, and APA-5, development on a lot shall not exceed a floor area ratio (FAR) of 0.25.**

The statement of justification (SOJ) indicates that the proposed gross floor area is 7,373 square feet, which equals a floor area ratio of approximately 0.077.

(d) Use Restrictions

- (3) In all APAs, uses of land should, to the greatest extent possible, not:**
- (A) Cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft;**
 - (B) Emit fly ash, dust, vapor, gases, or particulate matter that may conflict with operation of the airport;**
 - (C) Foster a substantial increase in bird population;**
 - (D) Make it difficult for pilots to distinguish between airport lights and other lights, or impair pilot or ground operator visibility in the vicinity of an airport; or**
 - (E) Otherwise endanger the landing, taking off, or maneuvering of aircraft.**

Single-family residential development typically does not result in the conditions that would be restricted under this section. There will be caution regarding activities that may attract large numbers of birds, and care will be taken to avoid use of ground-mounted spotlights or other similar lighting for the home, trees, shrubbery, or other features that could be confused with airport lighting.

Section 27-548.41(b) provides the following guidelines for minimum open area percentages, which should be retained in each APA:

(3) APA-3S, APA-3M, Inner Turning Area: twenty percent (20%) open area.

The site plan indicates that lot coverage will be about 12.13 percent of the total size of the lot. The remaining 87.87 percent of the site will be comprised of yard or retained existing woodland, some of which qualify as open area for APA-3M.

Section 27-548.42 states the following concerning height requirements:

(a) Except as necessary and incidental to airport operations, no building, structure, or natural feature shall be constructed, altered, maintained, or allowed to grow so as to project or otherwise penetrate the airspace surfaces defined by Federal Aviation Regulations Part 77 or the Code of Maryland, COMAR 11.03.05, Obstructions to Air Navigation.

The height of the proposed two-story dwelling will be approximately 35 feet at a site elevation of approximately 161 feet above sea level. Freeway Airport is at a similar elevation, approximately 168 feet. The building height will be lower than the height of most of the existing trees and therefore conforms with this section.

- d. The DSP shows a site layout that is consistent with Section 27-274 of the Zoning Ordinance regarding Site Design Guidelines, including those for parking, views, and green area.

8. Preliminary Plan of Subdivision 4-83073: PPS 4-83073 for Mount Oak Estates was originally approved by the Planning Board on July 28, 1983 (PGCPB Resolution No. 83-166). The resolution contains five conditions, of which the following are relevant to this review:

3. There is a 100-year floodplain within the property which should be restricted from development.

Floodplain is not present on the subject lot, and the DSP depicts the 25-foot-wide floodplain building restriction line in the northeast corner of the property as is shown on the record plat. The DSP does not propose any development within the setback area.

4. Sewer and water are not currently available to the property and development is contingent upon the approval of a private sewer and water system by the Health Department.

The DSP depicts the locations of the required well and septic systems for this development. The applicant has documented that the Prince George's County Health Department has issued a permit for installation of an individual sewage disposal system. A search for permits issued for this property also shows that an individual well permit has been issued.

9. 2010 Prince George's County Landscape Manual: Development proposed by this DSP is subject to Section 4.1, Residential Requirements and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Staff finds that the proposal conforms with the Landscape Manual, as shown on the plans. However, the landscape plan is not prepared in accordance with the provisions of Section 2 of the Landscape Manual, as required by Section 27-282(e)(16) of the Zoning Ordinance. Therefore, a condition is included herein recommending revision of the plan accordingly.

10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-001-2021, was submitted for review.

According to the worksheet, the overall site is 2.20 acres within the R-A Zone. A total of 2.07 acres of existing woodlands are on the net tract. The site has a woodland conservation threshold of 1.10 acres, or 50 percent of the net tract, as tabulated. The woodland conservation worksheet proposes the removal of 1.66 acres of woodland in the net tract area, for a woodland conservation requirement of 2.03 acres. The TCP2 shows this requirement will be met with 0.41 acre of on-site preservation and meet the remaining requirement of 1.62 acres with off-site woodland conservation requirements.

The TCP2 requires additional technical corrections to be in conformance with the WCO. These revisions are outlined in the conditions included herein.

11. Prince George's County Tree Canopy Coverage Ordinance: The subject application is exempt from the requirements of the Tree Canopy Coverage Ordinance because the property is in the R-A Zone.

12. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

a. **Community Planning**—In a memorandum dated February 3, 2021 (McCray to Butler), the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.

- b. **Subdivision**—In a memorandum dated February 8, 2021 (DiCristina to Butler), the Subdivision Section provided a discussion of the applicable PPS. The bearings, distances, and acreage shown on the DSP are in conformance with the approved PPS 4-83073 and the record plat.
- c. **Transportation Planning**—In a memorandum dated January 27, 2021 (Howerton to Butler), the Transportation Planning Section stated that the multimodal transportation site access and circulation of this plan are acceptable, consistent with the site design guidelines, pursuant to Sections 27-283 and 27-274 of the Zoning Ordinance. It also stated that the DSP meets parking and loading requirements, pursuant to Sections 27-568 and 27-582 of the Zoning Ordinance, and the findings required by Section 27-285(b) of the Zoning Ordinance, for a DSP for multimodal transportation purposes.
- d. **Environmental Planning**—In a memorandum dated February 2, 2021 (Rea to Butler), the Environmental Planning staff indicated that Natural Resources Inventory plan (NRI-109-2020) was submitted with the review package, which was approved on October 2, 2020. The NRI verifies that there are no regulated environmental features present and that one specimen tree is located on-site.

Specimen, Champion, or Historic Trees

Section 25-122(b)(1)(G) of the WCO 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 Environmental Technical Manual.”

The specimen tree table identifies three specimen trees, one is on-site and two are located off-site. Specimen Tree 3 (ST-3) is the tree on-site and is a 32-inch yellow poplar rated as being in good condition and the current design proposes to remove ST-3. A Subtitle 25 Variance Application and an SOJ dated July 24, 2020, in support of a variance to remove ST-3, was submitted. ST-3 is located in the northeastern portion of the site, in the area of the proposed SWM facilities.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The submitted SOJ seeks to address the required findings for the specimen tree, as follows:

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

The project has been approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) to have four infiltration berms near the rear of the property to treat the stormwater runoff. ST-3 is in the area for two of these berms. Other alternative measures were considered but found not feasible for this property. Yellow poplars have a low tolerance for construction disturbance. If SWM features were redesigned so that the tree did not need to be removed, the critical root zone (CRZ) would still be affected and likely result in a hazardous tree

post-construction. The retention of ST-3 would cause an unwarranted hardship and directly impact the development of this site to current standards.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Based on the location of the tree, retaining the tree and avoiding disturbance to the CRZ would have a considerable impact on the development potential of the property.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

As previously discussed in findings (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The nature of the variance request is not in response to actions taken or resulting by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen tree does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

The site is governed by SWM regulations that went into effect on May 5, 2010. The site contains no streams or wetlands. The removal of the one specimen tree will not adversely affect water quality or cause degradation in the water quality. In fact, the need for the removal is associated with SWM for the purpose of water quantity and water quality.

Based on the information submitted, the removal of ST-3 is supported.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Annapolis fine sandy loam and Shrewsbury loam. No unsafe soils containing Marlboro clay or Christiana complexes have been identified on this site. DPIE may

require a soils report to address on-site conditions, prior to issuance of a grading and/or building permits.

Stormwater Management

The site has an approved SWM Concept Letter (27345-2020) and associated plan submitted with the application for this site. The approval was issued on October 26, 2020 from DPIE. The approved plan proposes four infiltration berms. An SWM fee-in-lieu of \$250.00 is required for on-site attenuation/quality control measures.

- e. **Historic Preservation**—In a memorandum dated January 15, 2021 (Stabler to Butler), the Historic Preservation Section noted that the subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
13. As required by Section 27-285(b), the DSP, if revised as conditioned, 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. Section 27-285(b)(4) provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and primary management areas are located on-site. Therefore, this finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George’s County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20046 and Type 2 Tree Conservation Plan TCP2-001-2020, including a variance for the removal of one specimen tree, for Westbrook Lane Property, subject to the following condition:

- 1. Prior to certification, the detailed site plan shall be revised, as follows:
 - a. Revise the Vicinity Map to reflect the correct Tax Map and Grid numbers.
 - b. Remove the “MIOZ” label from General Note 21.
 - c. Note the gross floor area of the house on the plan.

d. Review the landscape plan to be in accordance with the provisions of Section 2 of the 2010 *Prince George's County Landscape Manual* regarding plan preparation.

e. Revise Type 2 tree conservation plan (TCP2), as follows:

(1) Add the following note to the plan under the specimen tree table:

“NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of one specimen tree (Section 25-122(b)(1)(G), T1, a 32-inch Yellow Poplar.”

(2) Submit documents for the required woodland conservation easements to the Environmental Planning Section, for review by the Prince George's County Office of Law, and submission to the Prince George's County 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.”

ITEM: 5

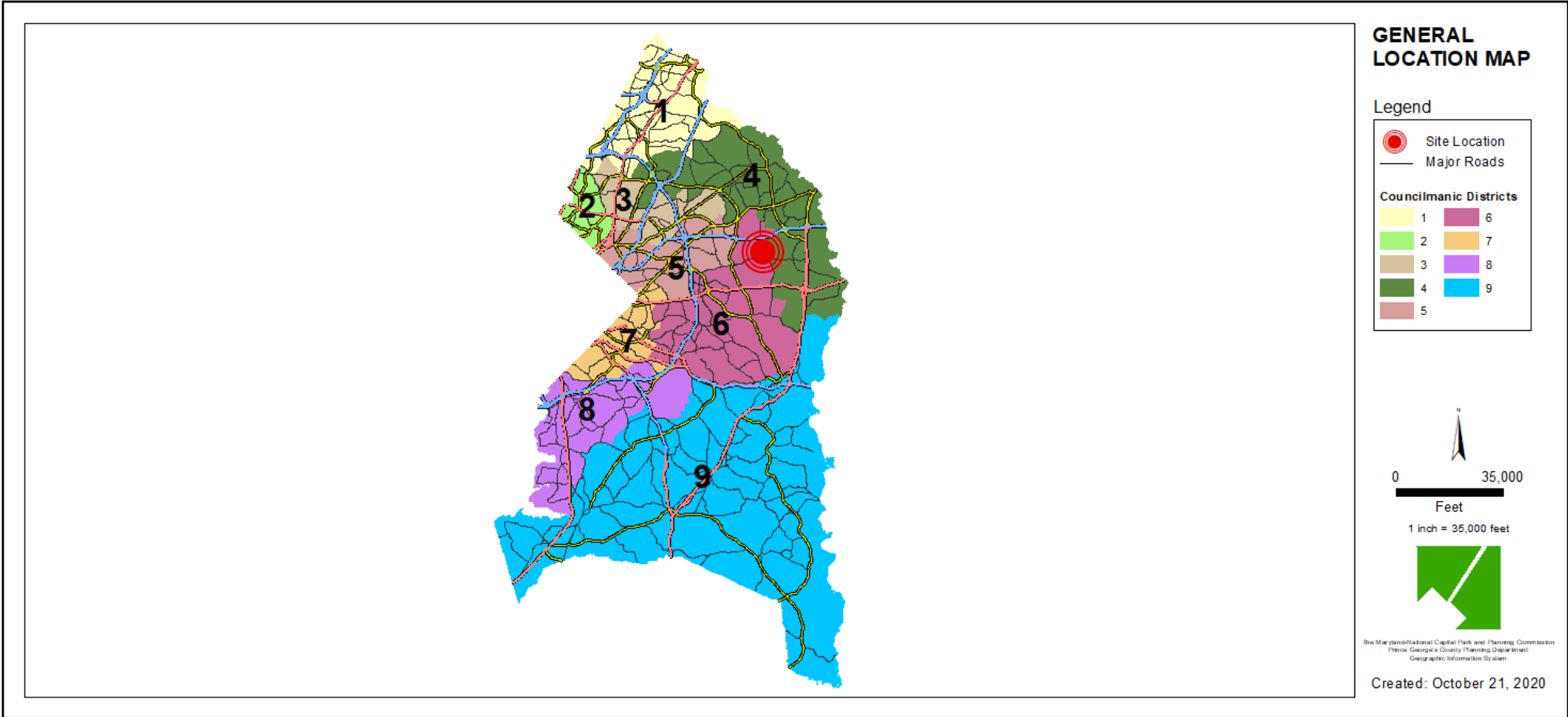
CASE: DSP-20046

2914 WESTBROOK LANE PROPERTY

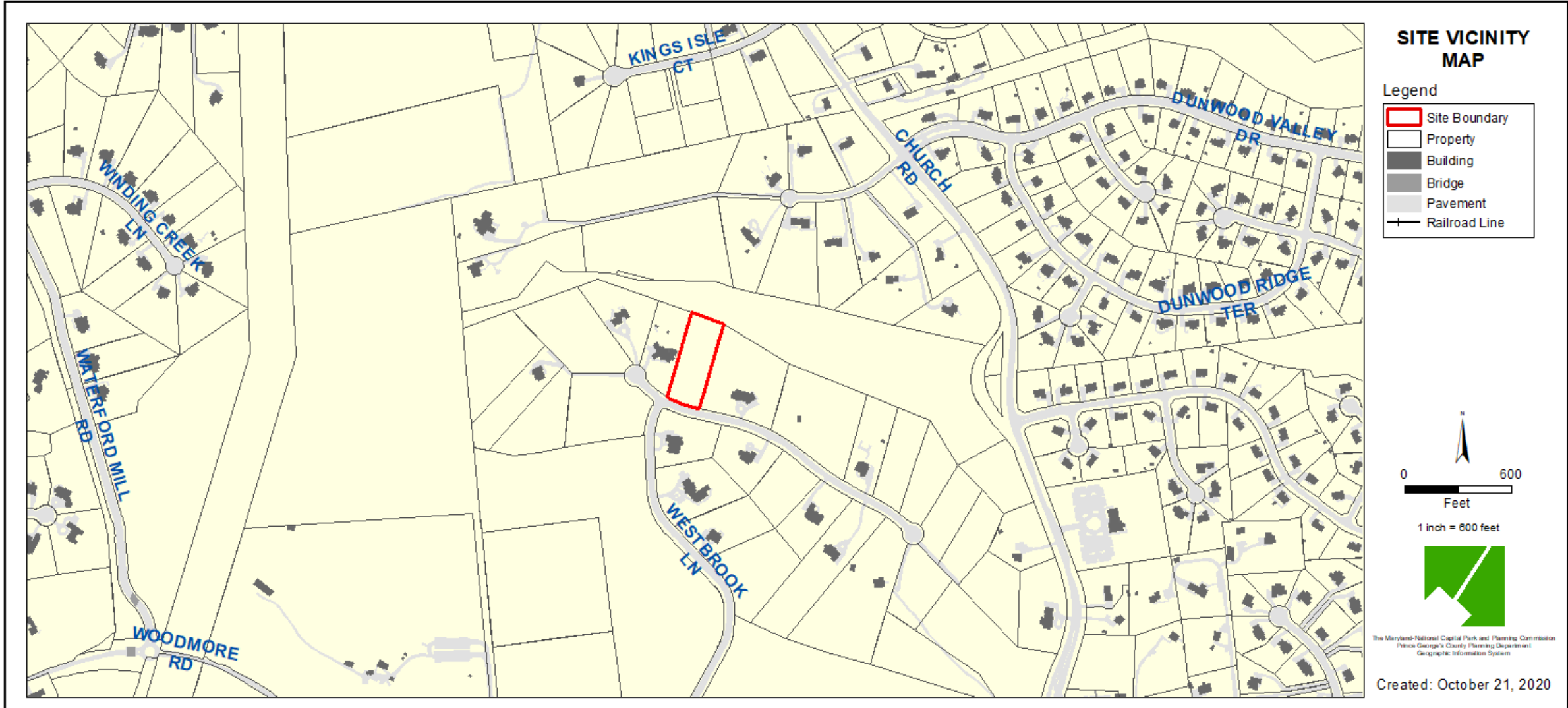
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



GENERAL LOCATION MAP

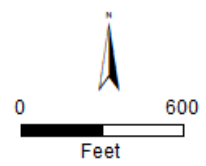


SITE VICINITY



SITE VICINITY MAP

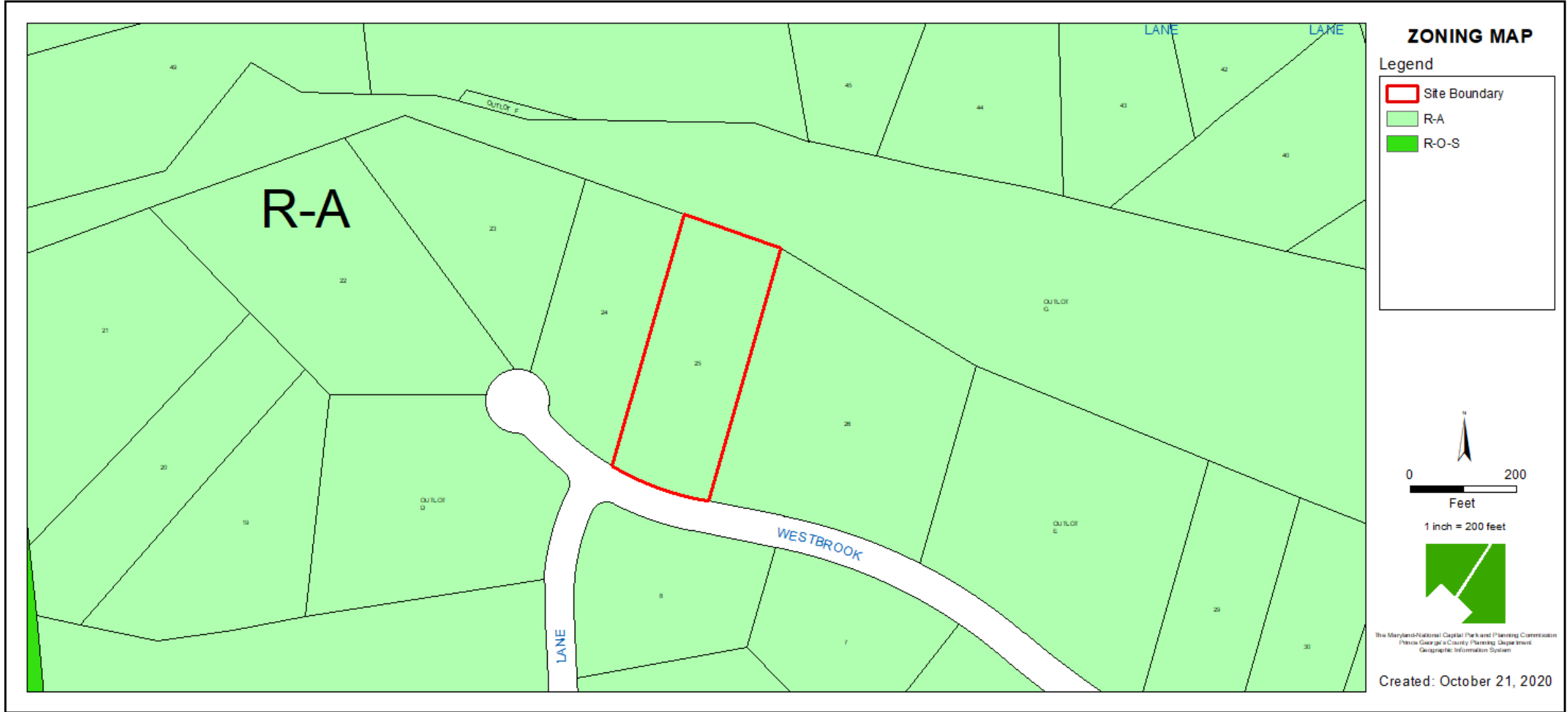
- Legend
- Site Boundary
 - Property
 - Building
 - Bridge
 - Pavement
 - Railroad Line



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: October 21, 2020

ZONING MAP



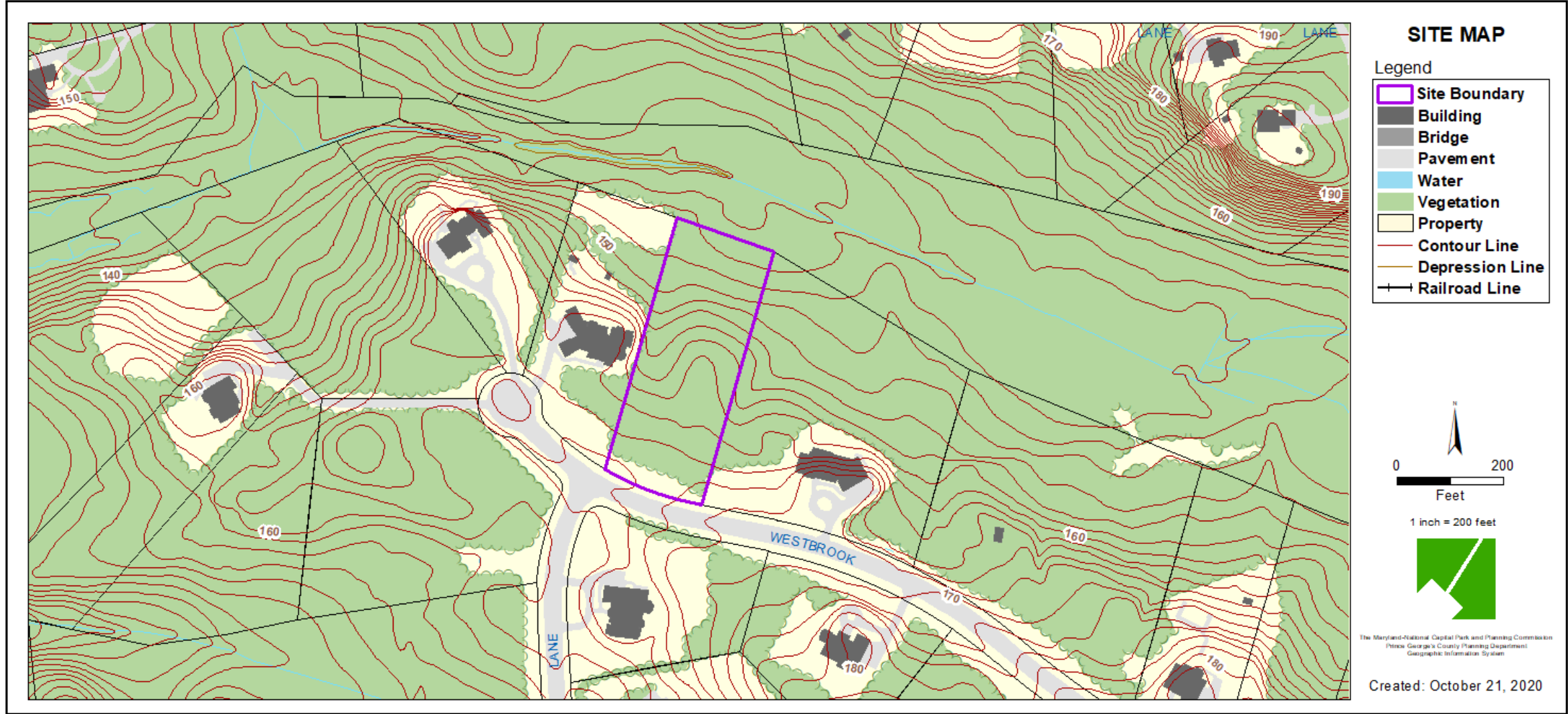
OVERLAY MAP



AERIAL MAP



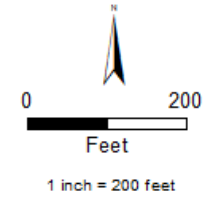
SITE MAP



SITE MAP

Legend

- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



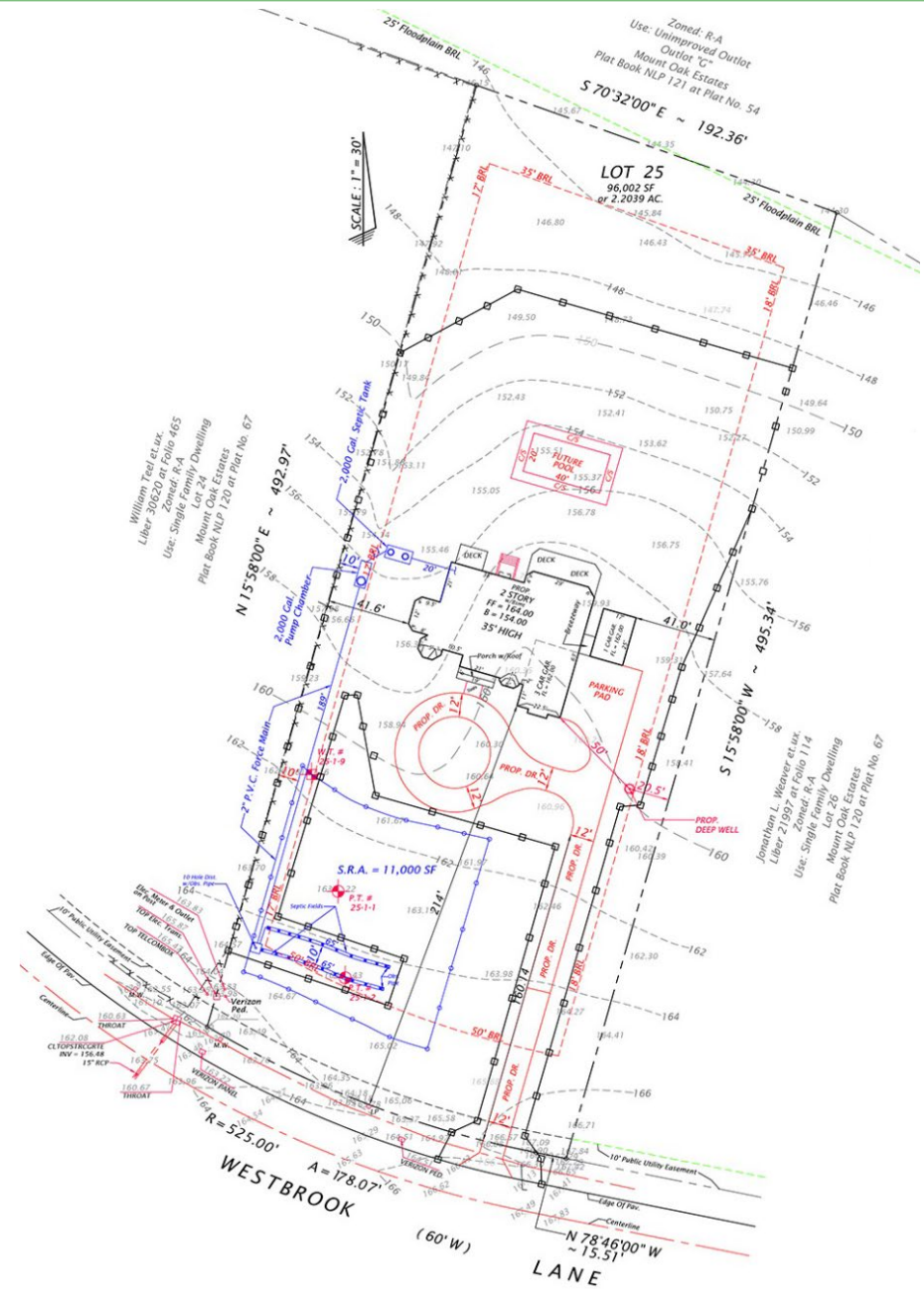
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
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Created: October 21, 2020

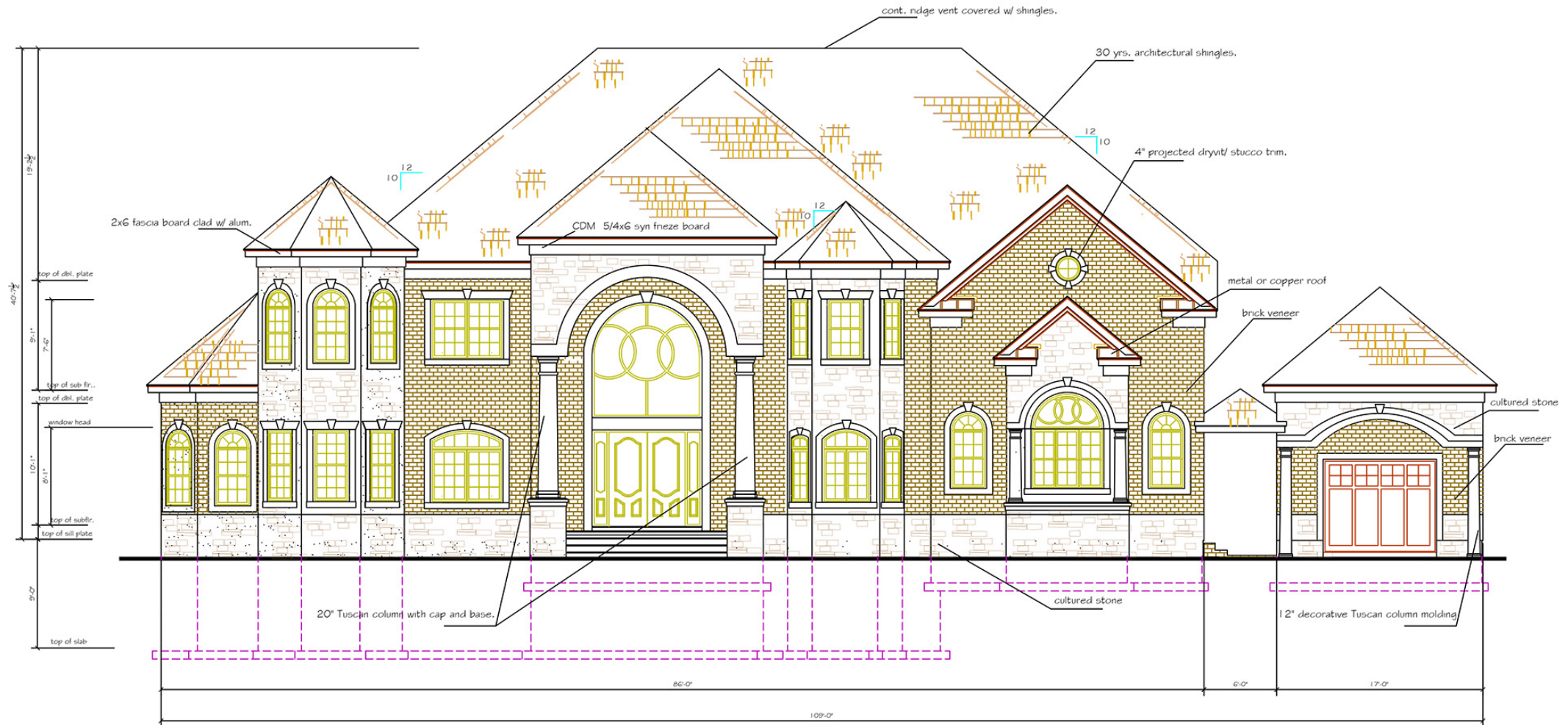
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



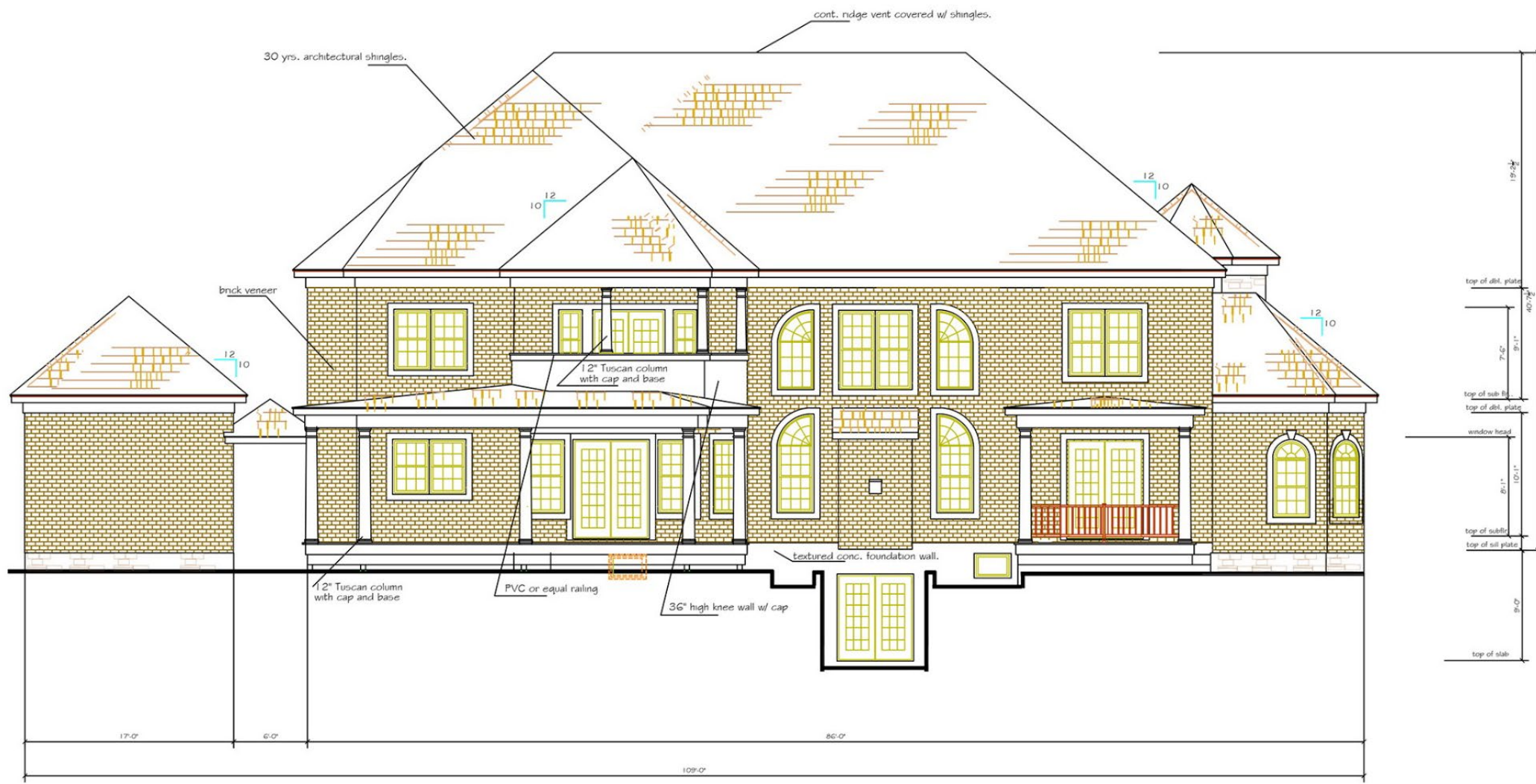
ELEVATIONS



FRONT ELEVATION

Scale: 1/8" = 1'-0" (1 x 17 sheet)
1/4" = 1'-0" (24 x 36 sheet)

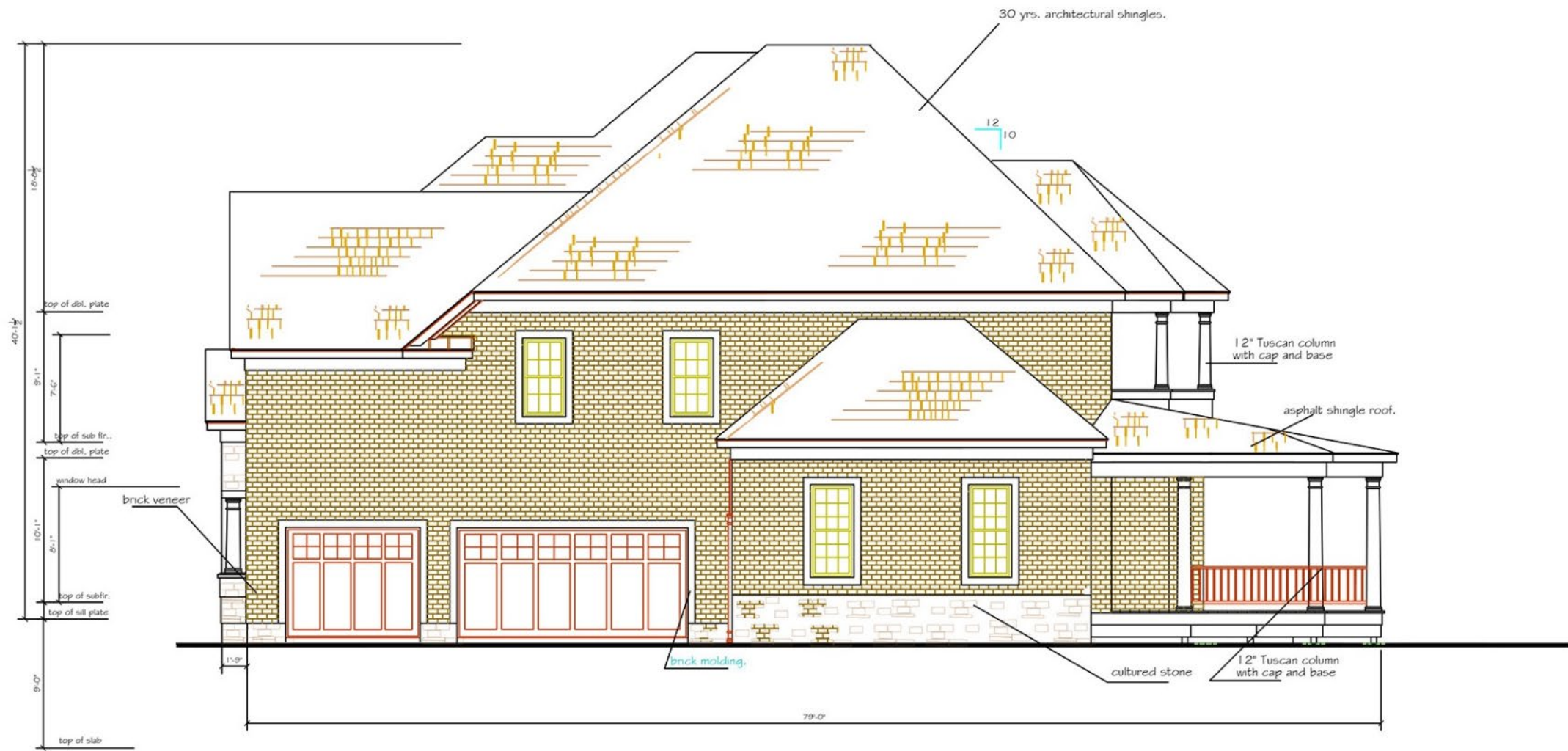
ELEVATIONS



REAR ELEVATION

scales: 1/8"=1'-0" (1 1/2 sheet)
1/4"=1'-0" (2 1/2 sheet)

ELEVATIONS



RIGHT ELEVATION

scale: 1/8" = 1'-0" (11x17 sheet)
 1/4" = 1'-0" (24x36 sheet)

ELEVATIONS



LEFT ELEVATION

scale: 1/8" = 1'-0" (11x17 sheet)
1/4" = 1'-0" (24x36 sheet)

STATEMENT OF JUSTIFICATION
DSP-20046 (Limited)
Mount Oak Estates, Lot 25 (Ridley)

OWNER/APPLICANT: Chesapeake Custom Builders, LLC c/o Mark D. and Sharon L. Ridley
14326 Old Marlboro Pike
Upper Marlboro, MD 20772

ATTORNEY/AGENT: Matthew C. Tedesco, Esq.
MCNAMEE, HOSEA, JERNIGAN, KIM, GREENAN & LYNCH,
P.A.
6411 Ivy Lane, Suite 200
Greenbelt, MD 20770
(301) 441-2420
mtedesco@mhlawyers.com

REQUEST: Detailed Site Plan (Limited) subject to Sections 27-548.32 through 27-548.48 of the Zoning Ordinance to build a single-family detached residence within the APA-3M area.

I. DESCRIPTION OF PROPERTY

- A. Address: 2914 Westbrook Lane, Bowie, Maryland 20721
- B. Election District: 7th
- C. Councilmanic District: 6th, Council Member Derrick L. Davis
- D. Lots: Lot 25
- E. Subdivision: Mount Oak Estates Plat 2
- F. Plat Book & Page: NLP 120, p. 67
- G. Total Area: 96,002 square feet or 2.2 acres
- H. Location: Located the north side of Westbrook Lane, 0.05 miles east of the western terminus of Westbrook Lane.
- I. Zoned: R-A
- J. WSSC Grid: 204NE12

K. Planning Area: 74A; 2006 Approved Master Plan and for Bowie and Vicinity

II. NATURE OF REQUEST

The subject property is part of the Mount Oak Estates Subdivision. Lot 25 of Mount Oak Estate is subject to a final Plat entitled “Mount Oak Estates, Plat 2” which is recorded among the Land Records for Prince George’s County in Plat Book NLP 120 at Plat 67. Mount Oak Estates is also the subject of a Preliminary Plan of Subdivision 4-83073. The Planning Board’s action of approval for Preliminary Plan 4-83073 was adopted by resolution PGCPB No. 83-166 on May 25, 1984.

The 2.2 acre property is currently undeveloped and is a narrow and deep wooded lot within the subdivision. In particular, Lot 25 is located .05 miles east of the western terminus of Westbrook Lane. Lot 24 is located to the west, Outlot G is located to the north, and Lot 26 is located to the east and Westbrook Lane and beyond Lot 8 to the south. The southern end of the runway for Freeway Airport ¹ is located approximately 2,575 feet north west of Lot 25, which is within Aviation Policy Area (APA) M3.

Lots 19 and 24, within the subdivision, are also located in the APA policy area and developed under an LDSP. DSP-16017 (Lot 19) was approved and adopted by the Prince George’s County Planning Board on January 26, 2017 (PGCPB Resolution No. 17-03). DSP-10002 (Lot 24) was approved and adopted April 1, 2010 (PGCPB Resolution No. 10-29).

It should also be noted, as provided in Footnote 1 below, that the Prince George’s County Planning Board approved Preliminary Plan of Subdivision 4-20006, Freeway Airport, on November 5, 2020 to redevelop the Freeway Airport into 509 lots and 62 parcels to accommodate 416 townhouse units and 93 single-family detached units.

The applicant, on behalf of its client, is proposing to construct a new single family home with a driveway, parking pad and other exterior improvements. Development in APA-3M area is subject to the regulations in Section 27-548.32 through 27-548.48 of the Zoning Ordinance and require a limited detailed site plan.

III. CRITERIA FOR APPROVAL

The applicant contends that the site plan is consistent with the APA regulations and meets the criteria enumerated in Section 27-548.32 through 27-548.48. According to **Section 27-548-38**, development regulations for the APA-3M policy area are the same as the underlying zone, except as stated:

¹ On November 5, 2020, the Prince George’s County Planning Board approved Preliminary Plan of Subdivision 4-20006, with conditions. Of note, one of those conditions require that applicant, prior to approval of its Detailed Site Plan, to provide official correspondence from the Maryland Aviation Administration guaranteeing that the airport will no longer be active and licensed for public use by the time the final plat of subdivision is approved. Consequently, although the subject property is required to file this Limited Detailed Site Plan for the purpose of evaluating the applicable Aviation Policy Area(s), said evaluation will be rendered moot in the near future since the Freeway Airport is proposed to close and be redeveloped with a mix of residential uses.

(b) Density

- (3) In APA-3S and APA-3M: 0.2 dwelling units per acre are permitted. If clustered in accordance with APA mitigation subdivision techniques, 0.5 dwelling units per acre are permitted. One unit may be located on each lot recorded before September 1, 2002. Where a plat recorded prior to March 1, 2001, includes a condition requiring disclosure of a nearby airport, permits may be issued without Detailed Site Plan review.**

COMMENT: Lot 25 of Mount Oak Estate is subject to a final Plat entitled "Mount Oak Estates, Plat 2" which is recorded among the Land Records for Prince George's County in Plat Book NLP 120 at Plat 67, recorded in 1984. Lot 25 was developed under conventional subdivision regulations in 1984 and exceed the 2-acre Lot size minimum required in the R-A Zone. It exceeds the permitted 0.2 dwelling units per acre minimum density in APA-3M, were not clustered in accordance with APA mitigation techniques, and the recorded plat does not include a condition requiring disclosure of a nearby airport; thus the limited detail site plan review is required prior to construction to determine compliance with APA regulations.

(c) Building Orientation and Massing

- (1) In APA-1 (where allowed), APA-2 (where allowed), APA-3S, APA-3M, and APA-5, all structures except those used for airport operations shall be located as far from the runway centerline as possible, after compliance with applicable yard and setback requirements.**

COMMENT: Lot 25 is a long, relatively narrow, rectangular lot that is somewhat parallel to the extended runway centerline, south of Freeway Airport. It is along the periphery of the APA-3M policy area boundary between 2,000 and 2,500 feet from the south end of the airport runway and between 450 and 600 feet south east of the extended runway. The proposed house site is located at the far south end of the lot and is adjacent to the eastern building restriction line, as far from the extended runway center line and end of the runway as reasonably possible within the building envelope for the recorded lot.

- (2) In APA-2, APA-3S, APA-3M, and APA-5, development on a lot shall not exceed a floor area ratio (FAR) of 0.25.**

COMMENT: The site plan indicates that the proposed gross floor area is 7,373 square feet, which equals a floor area ratio (FAR) of approximately 0.077.

(d) Use Restrictions

- (1) In APA-1, APA-2, APA-3S, APA-3M, and APA-5, assisted living and day care facilities, hospitals, nursing and care homes, and public and private schools are prohibited.**

COMMENT: Not applicable. The Lot will be used for a single-family detached residential use.

- (3) In all APAs, uses of land should, to the greatest extent possible, not:**
- (A) Cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft;**
 - (B) Emit fly ash, dust, vapor, gases, or particulate matter that may conflict with operation of the airport;**
 - (C) Foster a substantial increase in bird population;**
 - (D) Make it difficult for pilots to distinguish between airport lights and other lights, or impair pilot or ground operator visibility in the vicinity of an airport; or**
 - (E) Otherwise endanger the landing, taking off, or maneuvering of aircraft.**

COMMENT: Single-family residential development typically does not result in the conditions that would be restricted under this section. Caution will be exercised regarding activities that may attract large numbers of birds and care will be taken to avoid use of ground mounted spotlights or other similar lighting for the home, trees, shrubbery, or other features that could be confused with airport lighting.

Sec. 27-548.41. - Open area guidelines.

- (b) In each Aviation Policy Area, the following minimum open area percentages should be retained:**
- (3) APA-3S, APA-3M, Inner Turning Area: twenty percent (20%) open area.**

COMMENT: The site plan indicates that lot coverage will be about 12.13 percent of the total size of the lot size. The remaining 87.87 percent of the site will be comprised of yards or retained existing woodland, which should qualify as open area for APA-3M.

Sec. 27-548.42. - Height requirements.

- (a) Except as necessary and incidental to airport operations, no building, structure, or natural feature shall be constructed, altered, maintained, or allowed to grow so as to project or otherwise penetrate the airspace surfaces defined by Federal Aviation Regulations Part 77 or the Code of Maryland, COMAR 11.03.05, Obstructions to Air Navigation.**

COMMENT: The height of the proposed two-story home will be 35 feet at a construction site elevation of approximately 161 feet above sea level. Freeway Airport is at a similar elevation,

approximately 168 feet. The building height will be lower than the height of most of the existing trees.


IV. CONCLUSION

The applicant, Chesapeake Custom Builders, LLC (on behalf of Mark D. and Sharon L. Ridley), respectfully request the approval of a Limited Detailed Site Plan subject to Sections 27-548.32 through 27-548.48 of the Zoning Ordinance to build a single-family detached residence within the APA-3M area. The applicant contends that this request meets the standards set forth in **Section 27-548.32 through 27-548.48** and would, therefore, respectfully request that this application be approved.

Date: November 23, 2020

Respectfully submitted,

McNamee, Hosea, Jernigan, Kim,
Greenan & Lynch, P.A.

By: 


Matthew C. Tedesco, Esq.
Attorney for the Applicant

301-952-3972

February 3, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Andrew McCray, Senior Planner, Long-range Planning Section, Community Planning Division AM

SUBJECT: DSP-20046 Westbrook Lane

FINDINGS

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

BACKGROUND

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

Location: 2914 Westbrook Lane, Bowie, Maryland 20721

Size: 2.2 acres

Existing Uses: Vacant

Proposal: Limited detailed site plan for a single-family detached residence within the APA-3M area

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to medium density development (Pg. 20).

Master Plan: The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* recommends Residential, Low land uses on the subject property. This area is intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size and retirement or planned residential development.

DSP-20046 Westbrook Lane

Planning Area: 74A

Community: Mitchellville & Vicinity

Aviation/MIOZ: This application is located within an Aviation Policy Area. 3 M. The applicant must comply with Section 27-548.38. - Regulated uses in Aviation Policy Area 3 M.

SMA/Zoning: The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* retained the subject property into the R-A (Residential Agricultural) zone.

c: Long-range Agenda Notebook

Scott Rowe, AICP -CNU -A, Planning Supervisor, Long Range Section, Community Planning Division

February 8, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Kayla DiCristina, Senior Planner, Subdivision Section *KD*
SUBJECT: DSP-20064; 2914 Westbrook Lane Property

The subject property considered in this Detailed Site Plan (DSP) is located within Tax Map and Grids 54-C4, 54-D4, 62-C1, and 62-D1 and is known as Lot 25 of Mount Oak Estates recorded in Plat Book NLP 120 at page 67 among the Prince George's County Land Records on August 14, 1984.

The subject site is 2.20 acres, is zoned Residential-Agricultural (R-A) and is located in the Aviation Policy Area (APA) 3M of Freeway Airport. The subject site is currently undeveloped. The applicant has submitted this DSP to construct a single-family dwelling on the subject site in accordance with Section 27-548.37(a) of the Zoning Ordinance.

The property considered in this DSP is subject to an underlying Preliminary Plan of Subdivision (PPS) 4-83073, which was approved by the Planning Board on July 28, 1983. The PPS included a 245.60-acre tract which was approved for 50 lots for single-family detached dwellings. The PPS was approved subject to five Conditions (PGCPB Resolution No. 83-166), none of which are applicable to this DSP. However, there were five Findings in PGCPB Resolution No. 83-166, some of which are applicable to this DSP. The final plat of subdivision was recorded in accordance with PPS 4-83073. The bearings and distances and acreage shown on the DSP are in conformance with the approved PPS 4-83073 and the record plat.

A new PPS is not required with this DSP since the proposal is for a single-family detached dwelling and is in conformance with the underlying PPS 4-83073. Any nonresidential development of the subject property shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.

Of the five Findings of PPS 4-83073, the following are relevant to this application. The relevant Findings are shown below in bold text and staff comments are in plain text.

- 3. There is a 100-year floodplain within the property which should be restricted from development.**

Floodplain is not present on the subject lot and the DSP depicts the 25-foot-wide floodplain building restriction line (BRL) in the northeast corner of the property as is shown on the record plat. The DSP does not propose any development within the setback area. The Environmental Planning section should further review the application for conformance with this Finding.

4. Sewer and water are not currently available to the property and development is contingent upon the approval of a private sewer and water system by the Health Department.

The DSP depicts the locations of the required well and septic systems for this development. The applicant has documented that the Prince George's County Health Department has issued a permit for the installation of an individual sewage disposal system. A search for permits issued for this property also shows that an individual well permit has been issued. Conformance with Finding 4 has been demonstrated.

Plan Comments

1. The Vicinity Map shows incorrect Tax Map and Grid numbers.
2. General Note 21 includes a reference to M-I-O Zone, but the property is not located in the M-I-O Zone.

Recommended Conditions

1. Prior to signature approval of the detailed site plan, the following corrections shall be made:
 - a. Revise the Vicinity Map to reflect the correct Tax Map and Grid numbers.
 - b. Remove the "MIOZ" label from General Note 21.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. This DSP has been found to be in substantial conformance with the preliminary plan of subdivision and its findings. All bearings and distances must be clearly shown on this 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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
 Transportation Planning Section


301-952-3680

January 27, 2021

MEMORANDUM

TO: Terre Butler, Urban Design Section, Development Review Division

FROM: Judith Howerton, Transportation Planning Section, Countywide Planning Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

SUBJECT: **Detailed Site Plan Review for Multimodal Transportation, DSP-20046, 2914 Westbrook Lane Property**

The following detailed site plan (DSP) was reviewed for conformance with the appropriate sections of Subtitle 27, Part 3, Division 9; the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*; and the 2006 *Approved Masterplan for Bowie and Vicinity & SMA for Planning Areas 71A, 71B, 74A, & 74B* to provide the appropriate multimodal transportation recommendations.

Type of Master Plan Bikeway or Trail

Municipal R.O.W.	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
PG Co. R.O.W.	<input checked="" type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC - Parks	<input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking	<input type="checkbox"/>
Sidewalks	<input type="checkbox"/>	Trail Access	<input type="checkbox"/>
Additional Signage	<input type="checkbox"/>	Bicycle Signage	<input type="checkbox"/>

DEVELOPMENT APPLICATION BACKGROUND	
Building Square Footage (non-residential)	N/A
Number of Units (residential)	1 DU
Abutting Roadways	Westbrook Lane
Abutting or Nearby Master Plan Roadways	N/A
Abutting or Nearby Master Plan Trails	N/A
Proposed Use(s)	Residential
Zoning	R-A
Number of Parking Spaces Required	N/A
Number of Parking Spaces Provided	N/A
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	4-83073
Prior Approval Subject to 24-124.01	NO

Development Proposal

The subject application is for the construction of a single-family home with a driveway, parking pad, and exterior improvements.

The detailed site plan application is required due to location of the proposed project in an Aviation Policy Area zone.

Existing Conditions

The project is on a 2.2 acre-property is part of Mount Oak Estates Subdivision and is currently undeveloped. The subdivision is in an aviation policy area (APA), specifically APA-3M.

Prior Conditions of Approval

The plat for this property (5-84110) does not include any notes to meet conditions or findings related to the subdivision (4-83073).

Access and Circulation and conformance with Zoning Ordinance

The site is not impacted by a master plan roadway. It is located on the north side of Westbrook Lane, an existing two-way residential roadway with no pedestrian (sidewalks) or bicycle facilities. The roadway connects to a proposed 12-foot-wide driveway which turns around (360 degrees) in front of the proposed residential/dwelling structure. There are no proposed sidewalks. The submitted site plan also includes a parking pad.

Section 27-283 and 27-274 provide design guidelines for detailed site plan applications related to access and circulation. As a single-family home, on-site traffic will be very limited.

Comment: Staff find access, circulation, and the parking area within the subject site appropriate and consistent with the requirements of a detailed site plan. While the plans do not include a sidewalk along the frontage of Westbrook Lane, this sidewalk would be within the right-of-way and the Department of Permitting, Inspections, and Enforcement (DPIE) can require a sidewalk as appropriate.

Since the proposed development is in an APA policy area, it is subject to Part 10B of the zoning ordinance. However, none of these additional regulations are impacted by the proposed access and circulation of the subject application.

Master Plan Policies and Recommendations

This detailed site plan is subject to the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and 2006 *Approved Masterplan for Bowie and Vicinity & SMA for Planning Areas 71A, 71B, 74A, & 74B*.

Comment: The submitted plans are consistent with the master plan facility recommendations

Conclusion

Based on the findings presented above, staff conclude that the multimodal transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, parking and loading requirements pursuant to Sections 27-568 and 27-582 and meets the findings required by Section 27-285(b) for a detailed site plan for multimodal transportation purposes.



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Countywide Planning Division
Environmental Planning Section

301-952-3650

February 2, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD MKR

FROM: Mary Rea, Senior Planner, Environmental Planning Section, CWPD MAR

SUBJECT: 2914 Westbrook Lane Property; DSP-20046 and TCP2-001-2021

The Environmental Planning Section has reviewed Detail Site Plan DSP-20046, and Type 2 Tree Conservation Plan TCP2-001-2021, received on January 4, 2021. Comments were delivered to the applicant at the Subdivision, Development, Review Committee (SDRC) meeting on January 22, 2021. Revised plans were submitted in response to these comments by the applicant and logged in for review on January 28, 2021. The Environmental Planning Section recommends approval of DSP-20046 and TCP2-001-2021 subject to the conditions found at the end of this memorandum.

Background

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	NRI-109-2020	Staff	Approved	10/2/2020	
DSP-20046	TCP2-001-2021	Planning Board	Pending	Pending	Pending

Proposed Activity

The current application proposes to construct a single-family dwelling with a driveway, septic drainage field and stormwater management facilities on the subject property.

Grandfathering

The project is subject to the current regulations of Subtitle 24 and 25 that came into effect on September 1, 2010 and February 1, 2012 because there are no prior approvals for the site.

Site Description

The 2.20-acre site is lot 25 in the Mount Oak Estates Subdivision, located on the north side of Westbrook Lane, approximately 315 feet from the western terminus. According to available information there are no wetlands, 100-year floodplain or steep and severe slopes on highly erodible soils located on-site. According to the Prince George's County Soil Survey, the soils on-site are Annapolis fine sandy loam and Shrewsbury loam soils. Based on available information Marlboro clays are not associated with the site. Westbrook Lane is not identified as a designated scenic and historic roadway. The site is not within a Sensitive Species Project Review Area. According to the *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan (May 2017)* the site is in an Evaluation Area. The site drains to the north to an off-site stream system that drains into the Western Branch then to the Patuxent River. The site is located within the Established Communities Area of the Growth Policy Map, has a General Plan Generalized Future Land Use (2035) of Residential-Low and is in Environmental Strategy Area 2 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by Plan Prince George's 2035 Approved General Plan.

Environmental Review

Natural Resource Inventory/ Environmental Features

A recently approved Natural Resource Inventory plan (NRI-109-2020) was submitted with the review package, which was approved on October 2, 2020. The NRI verifies that there are no Regulated Environmental Features (REF) present and that one specimen tree is located on-site.

No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the 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 Type 2 Tree Conservation Plan (TCP2-001-2021) was submitted with the DSP application and a revised TCP2 was submitted on January 28, 2021.

According to the worksheet, the overall site is 2.20 acres within the R-A zone. A total of 2.07 acres of existing woodlands are on the net tract. The site has a Woodland Conservation Threshold (WCT) of 1.10 acres, or 50 percent of the net tract, as tabulated. The Woodland Conservation Worksheet proposes the removal of 1.66 acres of woodland in the net tract area, for a woodland conservation requirement of 2.03 acres. The TCP2 shows this requirement will be met with 0.41 acres of on-site preservation and meet the remaining requirement of 1.62 acres with off-site woodland conservation requirements.

The TCP2 plan requires additional technical corrections to be in conformance with the Woodland and Wildlife Habitat Conservation Ordinance (WCO). These revisions are specified in the recommended conditions below.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Annapolis fine sandy loam and Shrewsbury loam. No unsafe soils containing Marlboro clay or Christiana complexes have been identified on this site. DPIE may require a Soils report to address on-site conditions prior to the issuance of a grading and/or building permits. This information is provided for the applicant's benefit. No further action is needed as it relates to this application.

Specimen, Champion, or Historic 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 Environmental Technical Manual."

The specimen tree table identifies three specimen trees, one is on-site and two are located off-site. Specimen Tree #3 is the tree on-site and is a 32" yellow poplar rated as being in good condition. The current design proposes to remove Specimen Tree #3.

A Subtitle 25 Variance Application and a statement of justification dated July 24, 2020, in support of a variance to remove one specimen tree located on-site, was submitted.

Statement of Justification Request

A variance from Section 25-122(b)(1)(G) is requested for the clearing of one specimen tree on-site. Specimen tree #3 is in the northeastern portion of the site and in the area of the proposed stormwater management (SWM) facilities.

This variance is requested to the WCO, which requires under Section 25-122 of the Prince George's County Zoning Ordinance, that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The Subtitle 25 Variance Application form requires a Statement Of Justification (SOJ) of how the findings are being met.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The submitted SOJ seeks to address the required findings for the specimen tree. The text in BOLD, labeled A-F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

The project has been approved by The Department of Permits, Inspections, and Enforcement (DPIE) to have four infiltration berms near the rear of the property to treat the stormwater runoff. Specimen tree #3 is in the area for two of these berms. Other alternative measures were considered but found not feasible for this property. Yellow poplars have a low tolerance for construction disturbance. If the SWM features were redesigned so that the tree did not need to be removed, the critical root zone would still be affected and likely result in a hazardous tree post-construction. The retention of Specimen tree #3 would cause an unwarranted hardship and directly impact the development of this site to current standards.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Based on the location of the tree, retaining the tree, and avoiding disturbance to the Critical Root Zone (CRZ) would have a considerable impact on the development potential of the property.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The nature of the variance request is not in response to actions taken or resulting by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property

The request to remove the specimen tree does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

(F) Granting of the variance will not adversely affect water quality

The site is governed by the SWM regulations that went into effect on May 5, 2010. The site contains no streams or wetlands. The removal of the one specimen tree will not adversely affect water quality or cause degradation in the water quality. In fact, the need for impact is associated with SWM for the purpose of water quantity and water quality.

Summary

Based on the information submitted, the removal of specimen Tree #3 is supported.

Preservation of Regulated Environmental Features/Primary Management Area

There are no Regulated Environmental Features (REF), or Primary Management Area (PMA) located on this site, and no impacts to REF or PMA are proposed.

Stormwater Management

A Stormwater Management Concept Approval Letter (#27345-2020) and associated plan were submitted with the application for this site. The approval was issued on October 26, 2020 from the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). The approved plan proposes four infiltration berms. One specimen tree will be removed as part of these activities. A stormwater management fee-in-lieu of \$250.00 is required for on-site attenuation/quality control measures.

No further action regarding stormwater management is required with this Detail Site Plan review.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of DSP-20046 and TCP2-001-2021 subject to the following recommended findings and conditions.

Recommended Findings:

1. The required findings of Section 25-119(d) have been adequately addressed for the removal of one specimen tree (#3). This tree is recommended for removal.
2. The property does not contain any Regulated Environmental Features (REF).

Recommended Conditions:

The Environmental Planning Section recommends approval of Detail Site Plan DSP-20046 and TCP2-001-2021 subject to the following conditions:

1. Prior to the certification 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 Type 2 Tree Conservation Plan 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.”

2. Prior to signature approval of the Detailed Site Plan, the TCP2 shall be revised as follows:
Add the following note to the plan under the specimen tree table:
“NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE):
The removal of one specimen tree (Section 25-122(b)(1)(G), T1, a 32-inch Yellow Poplar.”

If you have any questions concerning these comments, please contact me at 301-952-3661 or by e-mail at mary.rea@ppd.mncppc.org.



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Countywide Planning Division
Historic Preservation Section

301-952-3680

January 15, 2021

MEMORANDUM

TO: Tierre Butler, Urban Design Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-20046 2914 Westbrook Lane Property

The subject property comprises 2.2-acres and is located on the north side of Westbrook Lane 0.5 miles east of the Western terminus of Westbrook Lane. The subject application proposes a limited Detailed Site Plan for a single-family detached residence within the APA-3M Area. The subject property is Zoned R-A.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff recommend approval of DSP-20046, 2914 Westbrook Lane Property, without conditions.