



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 Skyline Subdivision

DSP-19059

REQUEST		STAFF RECOMMENDATION	
Development of a subdivision with six single-family detached dwelling units.		APPROVAL with conditions	
<p>Location: At the southwest quadrant of the intersection of Suitland Road and Randolph Road.</p>			
Gross Acreage:	2.48		
Zone:	R-80/D-D-O/ M-I-O		
Dwelling Units:	6		
Gross Floor Area:	N/A		
Planning Area:	76A		
Council District:	07		
Election District:	06		
Municipality:	Morningside		
200-Scale Base Map:	206SE06		
<p>Applicant/Address: DMD Holdings 7077 Mink Hollow Road Highland, MD 20777</p>		Planning Board Date:	07/15/2021
<p>Staff Reviewer: Tierre Butler Phone Number: 301-780-2458 Email: Tierre.Butler@ppd.mncppc.org</p>		Planning Board Action Limit:	07/27/2021
		Staff Report Date:	06/29/2021
		Date Accepted:	05/18/2021
		Informational Mailing:	10/01/2019
		Acceptance Mailing:	05/12/2021
		Sign Posting Deadline:	06/14/2021

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-19059
Type 2 Tree Conservation TCP2-016-2021
Skyline Subdivision

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

EVALUATION CRITERIA

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance for the One-Family Detached Residential (R-80), Military Installation Overlay (M-I-O), and Development District Overlay (D-D-O) Zones;
- c. The requirements of Preliminary Plan of Subdivision 4-14008;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) requests the development of a subdivision with six single-family detached dwelling units within a Development District Overlay (D-D-O) Zone.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-80/D-D-O	R-80/D-D-O
Use(s)	Vacant	Residential
Acreage	2.48	2.48
Lots	6	6

Parking Requirements

Section 27-567(a) of the Prince George’s County Zoning Ordinance requires a minimum of two parking spaces be provided for one-family detached dwellings. Each dwelling includes a two-car attached garage satisfying the requirement.

- 3. Location:** The subject site is located at the southwest quadrant of the intersection of Suitland Road and Randolph Road, in Planning Area 76A and Council District 07. The site is zoned One-Family Detached Residential (R-80), within the Military Installation Overlay (M-I-O) Zone for height and the D-D-O Zone, established by the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Sector Plan and SMA).
- 4. Surrounding Uses:** The abutting properties to the north across Randolph Road are zoned Commercial Shopping Center and are developed with commercial land uses. The properties to the east across Suitland Road are zoned One-Family Detached Residential (R-55) and are developed with single-family detached dwellings. The property to the south is zoned R-80 and is developed with the Veterans of Foreign Wars of the United States Post No. 9619. The properties to the west are zoned R-80 and are developed with single-family detached dwellings.
- 5. Previous Approvals:** The subject property is known as Parcel B, Block A, shown on Tax Map 89 in Grid C-3, recorded among the Prince George’s County Land Records in Plat Book NLP 129 page 93, dated November 7, 1986, pursuant to the approval of Preliminary Plan of Subdivision (PPS) 4-85067 (PGCPB Resolution No. 96-386(a)). On October 29, 2015, the Prince George’ County Planning Board approved PPS 4-14008 (PGCPB Resolution No. 15-111), which superseded PPS 4-85067. On January 14, 2021, the Planning Board approved a reconsideration to revise findings and conditions to increase the number of access points to three shared driveways (PGCPB Resolution No. 15-111(A)). The development has an approved Stormwater Management (SWM) Concept Plan, 10786-2010-02, which is valid until November 8, 2022.
- 6. Design Features:** The subject 2.48-acre parcel is a trapezoidal shape fronting on Suitland Road. The subject DSP is proposing six single-family detached residential units served by three shared driveways, with shared access easements, from Suitland Road. Each lot contains a 1,866-square-foot house with a two-car, front-loaded garage, and a 12-foot-wide driveway with a turnaround. The Sebring model, by Arundel Station Homes, will be used for each of the houses, with four different front elevations that offer a variety of features and rooflines. The elevation options include asphalt shingles, stone, brick and/or siding, shutters, enhanced window trim, side lights, and a covered front porch. Each elevation includes quality building material that staff considers acceptable. However, the side

elevations need more features, as has been conditioned herein. No signage or lighting is proposed or required.

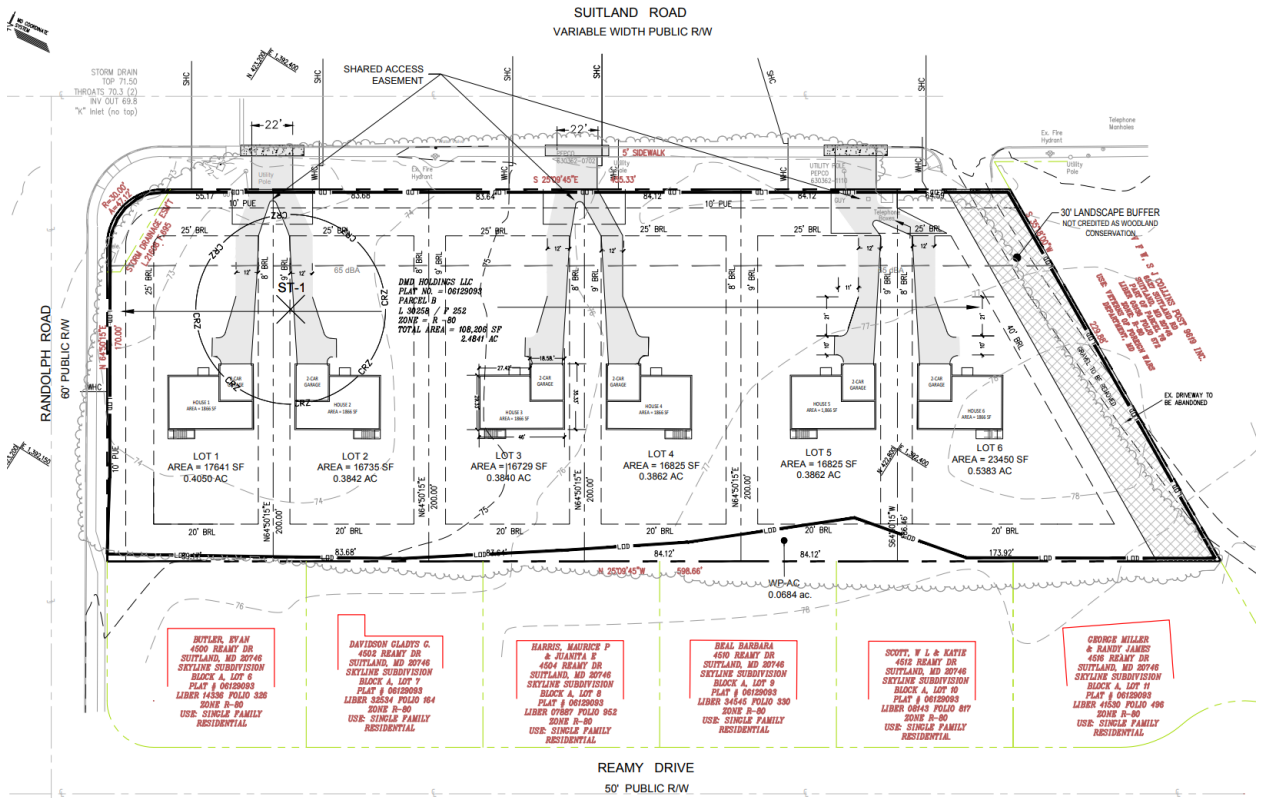


Figure 1: Site Plan



Figure 2: Architectural Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment: The subject site is located within the D-D-O Zone of the Southern Green Line Station Sector Plan and SMA. DSP review is required for all projects proposed within the D-D-O Zone; however, the applicability of the D-D-O Zone development standards is limited to areas within proximity to Metro stations. The subject site is located approximately 3 miles east of the Branch Avenue Metro Station. The subject DSP has been submitted in accordance with the requirements of the sector plan, and no D-D-O Zone standards apply to the proposed project.

8. Prince George’s County Zoning Ordinance: The DSP application has been reviewed for compliance with the requirements of the R-80 Zone of the Zoning Ordinance:

- a. In accordance with Section 27-441(b) of the Zoning Ordinance, the Table of Uses for Residential Zones, the proposed one-family detached dwelling units (in general) are a permitted use in the R-80 Zone.
- b. The DSP conforms with Section 27-442 of the Zoning Ordinance, Regulations for Development in Residential Zones, for the R-80 Zone, as follows:

	Required	Provided
(b) Net Lot Area (minimum in sq. ft.)	9,500 sq. ft.	16,729 sq. ft.
(c) Lot Coverage (maximum percent of net lot area)	30 percent	Not provided*
(d) Lot/Width Frontage (minimum in ft.)		
At front building line	75 ft.	83.64 ft.
At front street line	50 ft.	55.17 ft.
(e) Yards (minimum depth/width in feet)		
Front	25 ft.	> 25 ft.*
Side (total of both yards/ minimum of either yard)	17 ft. /8 ft.	>17 ft. />8 ft.*
Rear	20 ft.	> 20 ft.*
(f) Building height (maximum in ft.)	40 ft.	Not provided*

Note: *The identified information has not been specifically provided on the plan, and conditions are included herein requiring it to be added.

- c. The subject application is in the M-I-O Zone for height, associated with Joint Base Andrews, and is subject to Section 27-548.54, Requirements for Height, of the Zoning Ordinance. The proposed single-family dwelling has an approximate maximum height of approximately 31 feet. This is estimated to be well below the

applicable requirement for height for the site. However, a condition has been included in the Recommendation section for the applicant to submit calculations for certification, per Section 27-548.54(e)(2)(B).

- d. Section 27-548.25(b) requires that the Planning Board find that the site plan meets the applicable development district standards to approve a DSP. As discussed in Finding 7, there are no specific development district standards that apply to this DSP.

9. Preliminary Plan of Subdivision 4-14008: The Planning Board approved PPS 4-14008 on October 29, 2015, for seven lots for development of single-family detached dwellings (PGCPB Resolution No. 15-111(A)). A reconsideration of PPS 4-14008 was approved by the Planning Board on January 14, 2021, to allow direct access to an arterial road through three shared driveways. The relevant conditions are discussed, as follows:

- 5. Development of this site shall be in conformance with Stormwater Management Concept Plan 6244-2008-01 and any subsequent revisions. The approved concept plan shall be revised to match the final preliminary plan of subdivision. The concept should not depict any structures within the building setbacks or landscape yards of the 2010 Prince George's County Landscape Manual.**

The applicant submitted an approved SWM Concept Plan, 10786-2010-02, which includes drywells, a bioswale, and a fee-in-lieu of \$3,500.00 for on-site attenuation/quality control measures. The concept does not depict structures within the building setbacks or landscape yards, but this information needs to be shown on the DSP, as conditioned herein.

8. At the time of detailed site plan review, the following shall be addressed:

- a. Provide a ten-foot-wide landscape strip along the front of Lots 1 through 7 with appropriate plant units and materials, outside the ten-foot-wide public utility easement.**

The DSP does not clearly indicate a 10-foot-wide landscape strip along the front of Lots 1 through 6 with appropriate plant units and materials, outside the 10-foot-wide public utility easement. A condition is included herein requiring this to be provided and labeled on the plans.

- b. The Stormwater Management Concept Plan, 6244-2008-01, shall be revised to reflect the preliminary plan of subdivision layout.**

The SWM Concept Plan, 10786-2010-02, reflects the PPS layout modified from one driveway serving seven lots to three driveways serving six lots.

- c. Label the abandonment of the driveway serving Parcel 78.**

The DSP reflects and labels the abandonment of the existing driveway serving Parcel 78.

- *9. The final plat shall reflect denial of access to Suitland Road and Randolph Road, except for the ~~*[one]~~ three shared driveway access *points to Suitland Road as described by the Transportation Planning Section (M-NCPPC) and the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).**

The DSP reflects three shared access points to Suitland Road. However, the plans should also reflect denial of access to Suitland Road and Randolph Road, except for the three allowed access points, as conditioned herein.

- 10. Total development shall be limited to uses that would generate no more than 5 AM and ~~*[6]~~ 5 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The DSP is proposing the same development approved with the PPS and is in conformance with this condition.

- 13. At the time of detailed site plan, Lot 7 shall be deleted and the land area incorporated into Lot 6, unless the applicant is able to demonstrate:**
- a. The abandonment of the driveway crossing Lot 7 serving Parcel 78 (VFW), and**
 - b. Alternative compliance shall be obtained by the applicant for the required bufferyard (Section 4.7) abutting Parcel 78 on Lot 7, to provide for a buildable area outside of the buffer by:**
 - (1) Reducing the building setback by a minimum of ten feet, or**
 - (2) Shifting the entire bufferyard ten feet to the south onto Parcel 78, by placing that portion of the buffer on Parcel 78 in an easement.**

Lot 7 has been deleted in the DSP. This condition has been satisfied.

- *15. Prior to approval of the detailed site plan, the Preliminary Plan of Subdivision (4-14008) and Type 1 Tree Conservation Plan (TCP1-002-15-01), which were revised to reflect six lots and three shared access driveways to Suitland Road in accordance with the reconsideration approved by the Prince George's County Planning Board on January 14, 2021, shall be signature-approved with revisions to the TCP1, as follows:**
- a. Revise the approval block on the "00" approval line to add "C. Schneider" to the approved by column.**
 - b. Revise the approval block on the "01" approval line to add "4-14008 Reconsideration" to the "DRD #" column.**

- c. **Have the revised plan signed and dated by the qualified professional who prepared the plan.**

The PPS and Type 1 tree conservation plan (TCP1) have been revised and signature-approved, in accordance with the reconsideration approved by the Planning Board on January 14, 2021.

- *16. **At the time of detailed site plan, the driveway to each lot shall include a turnaround to avoid the need for cars accessing each lot to back onto Suitland Road.**

The DSP proposes a turnaround in the driveway to each lot.

- 10. **2010 Prince George’s County Landscape Manual:** The proposed project is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Residential Developments from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements of the Landscape Manual. Staff found that the DSP provides the required plantings, in conformance with these requirements.
- 11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. The site contains a total of 2.48 acres of woodlands and has a woodland conservation threshold of 0.50 acre with a total requirement of 1.44 acres, based on the clearing of 2.27 acres. The TCP2 proposes to meet the requirement with off-site woodland conservation (1.44 acres). The woodland conservation worksheet requires a minor change, and a condition requiring this has been included herein.
- 12. **Prince George’s County Tree Canopy Coverage Ordinance:** The proposed project is subject to the requirements of Section 25-128, Tree Canopy Coverage Requirements of the Prince George’s County Code. The subject site is in the R-80 Zone, which requires 15 percent tree canopy coverage (TCC). The site is 2.48 acres and provides the required 0.37 of TCC, in conformance with the requirement.
- 13. **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. **Subdivision**—In a memorandum dated June 15, 2021 (Vatandoost to Butler), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS, as discussed in Finding 9 above.
 - b. **Transportation**—In a memorandum dated June 7, 2021 (Smith to Butler), it was noted that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283 of the Zoning Ordinance, and meets the findings required by Section 27-285(b) of the Zoning Ordinance, for a DSP for pedestrian and bicycle transportation purposes.

- c. **Environmental Planning**—In a memorandum dated June 15, 2021 (Schneider to Butler), the Environmental Planning Section noted that an approved Natural Resources Inventory, NRI-045-06-01, was submitted with the application. It was also mentioned that the site contains no regulated environmental features and is entirely wooded with one specimen tree, which was approved for removal with PPS 4-14008.
 - d. **Historic**—In a memorandum dated June 7, 2021 (Stabler to Butler), it was noted that the subject property does not contain and is not adjacent to any Prince George’s County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - e. **Permits**—In a memorandum dated June 21, 2021 (Chaney to Butler), the Permits staff had additional comments that have been conditioned herein, as appropriate.
 - f. **Prince George’s County Department of Parks and Recreation**—In a memorandum dated June 23, 2021 (Burke to Butler), DPR staff stated the PPS condition required a fee-in-lieu payment for the mandatory dedication of parkland requirement. A payment of \$3,290 for the six residential units will be required, prior to approval of the final plat of subdivision, which should be noted on the DSP, as conditioned herein.
 - g. **Prince George’s County Department of Health**—In a memorandum dated June 3, 2021 (Adepoju to Bossi), the Health Department commented regarding providing water conservation measures, noise and dust control measures during construction, and about there being no markets/grocery stores within a half-mile of this location. These have been forwarded to the applicant.
14. 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.
15. Per Section 27-285(b)(4), 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.**

No regulated environmental features are located on the subject site; thus, preservation or restoration on-site is not applicable.

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-19059

and Type 2 Conservation Plan TCP2-016-2021 for Skyline Subdivision, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise the plans to provide the Military Installation Overlay Zone height calculations to demonstrate conformance with Section 27-548.54(e)(2)(B) of the Prince George's County Zoning Ordinance.
 - b. Provide a 10-foot-wide landscape strip along the front of Lots 1 through 6 with appropriate plant units and materials, outside the 10-foot-wide public utility easement.
 - c. Show and label denial of access to Suitland Road and Randolph Road, except for the three shared driveway access points to Suitland Road.
 - d. Provide the dimensions of the front porch/stoop, indicate if it is covered, and provide the dimensions of the optional extension and optional chimney.
 - e. Provide a minimum of two standard features on each side elevation, with three features to be provided on the side elevation facing Randolph Road.
 - f. Provide the actual setbacks from the house to each property line on the site plan for all lots.
 - g. Demonstrate the lot coverage and height of the houses on the site plan.
 - h. Show the proposed grading and stormwater management features on the DSP.
 - i. Provide the amount of the fee-in-lieu of the mandatory dedication of parkland in the General Notes of the DSP.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Remove the 0.65 acre from the woodland floodplain column on the woodland conservation worksheet.
 - b. Remove the Tree Canopy Coverage Chart from Sheet 2 of the TCP2.
 - c. Revise General Note to read "6" proposed lots instead of "7" lots.
 - d. Have the revised plan signed and dated by the qualified professional who prepared it.

ITEM: 5

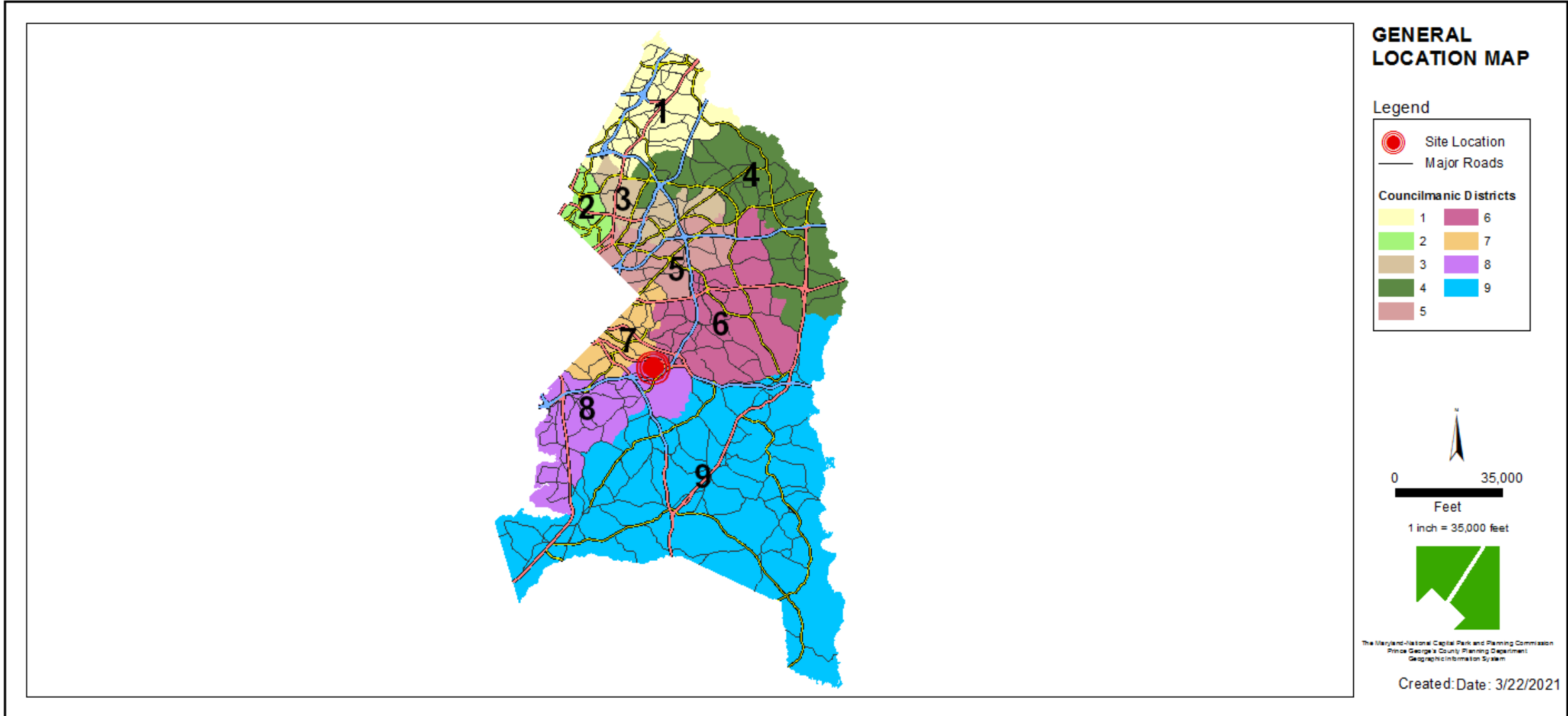
CASE: DSP-19059

SKYLINE SUBDIVISION

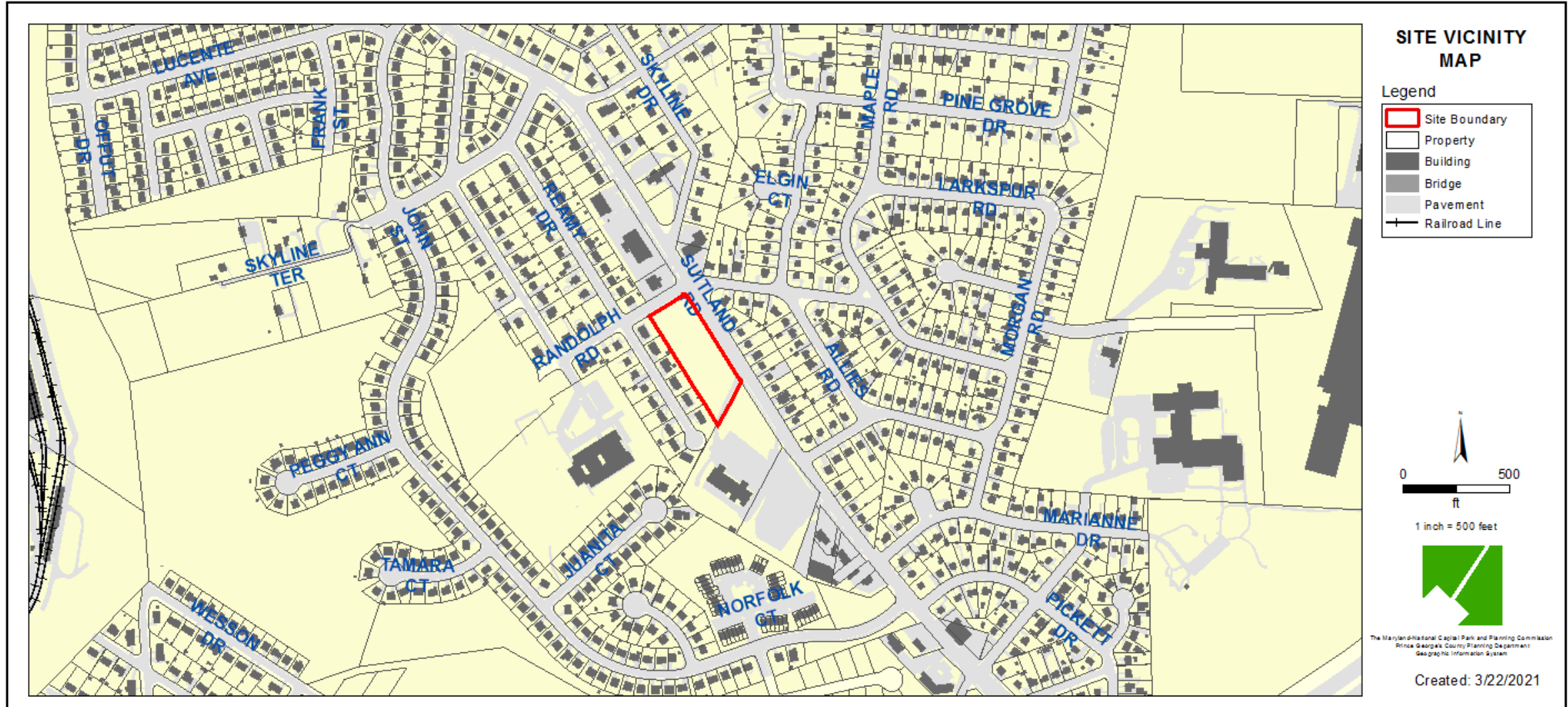
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



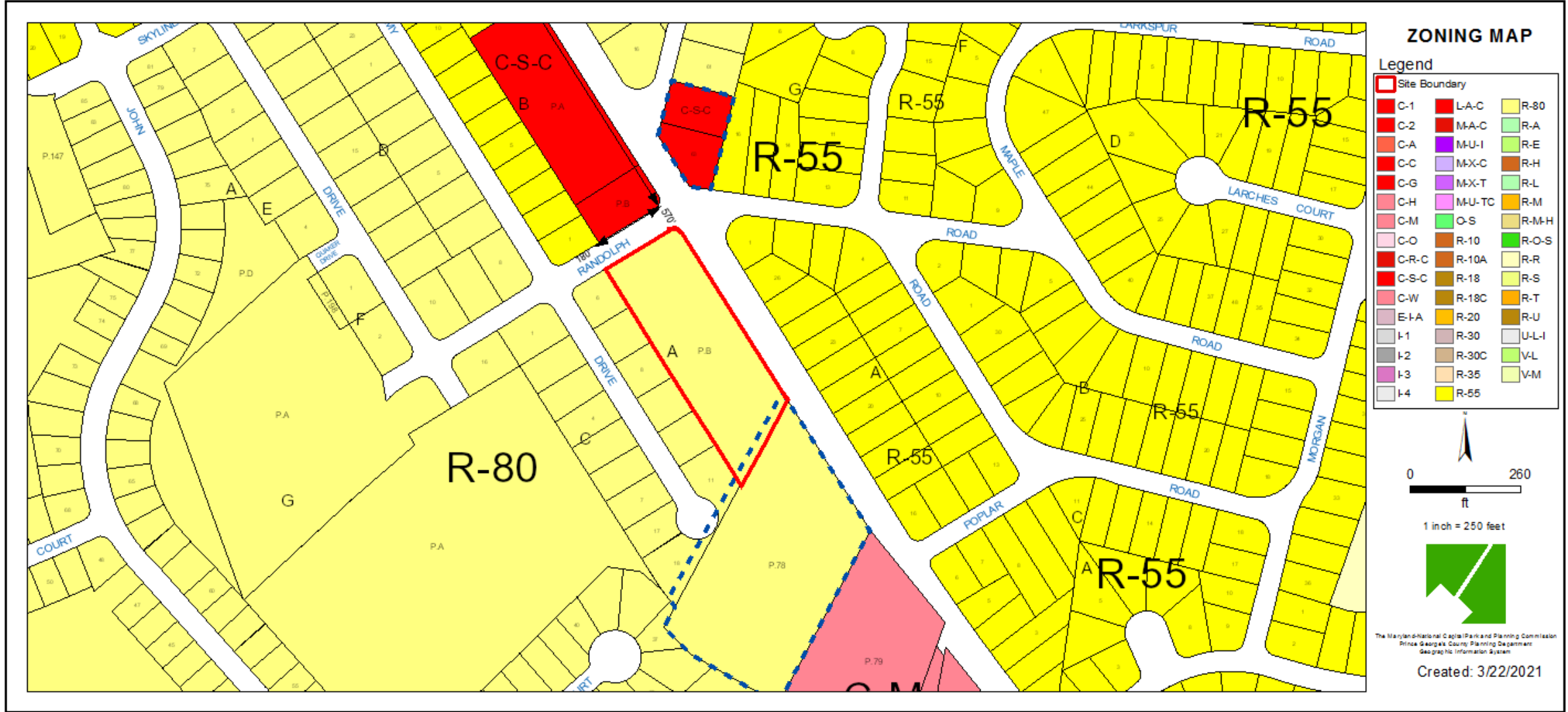
GENERAL LOCATION MAP



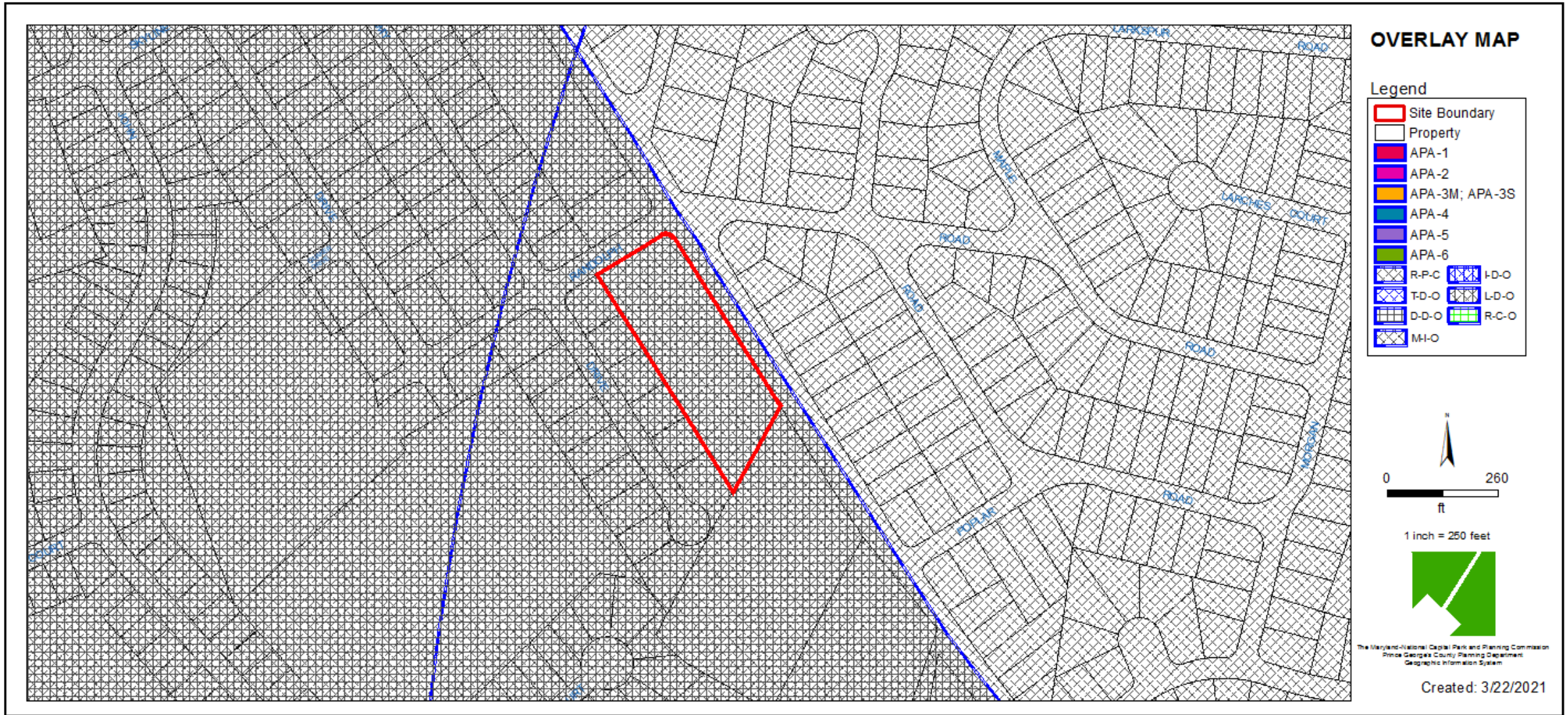
SITE VICINITY



ZONING MAP



OVERLAY MAP



AERIAL MAP



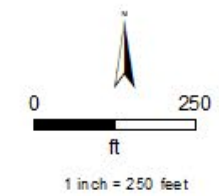
AERIAL MAP

Legend

Site Boundary

Property

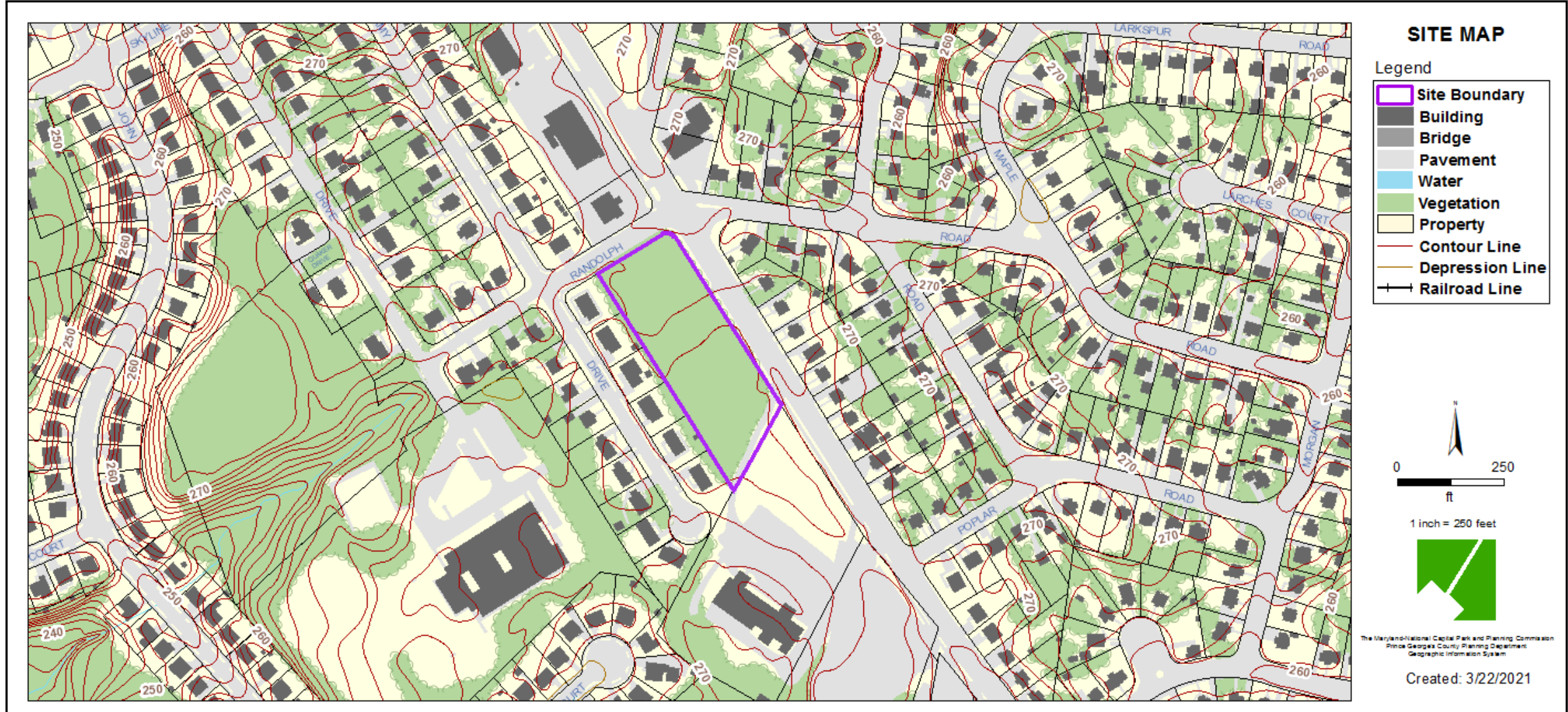
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EARLY 2020



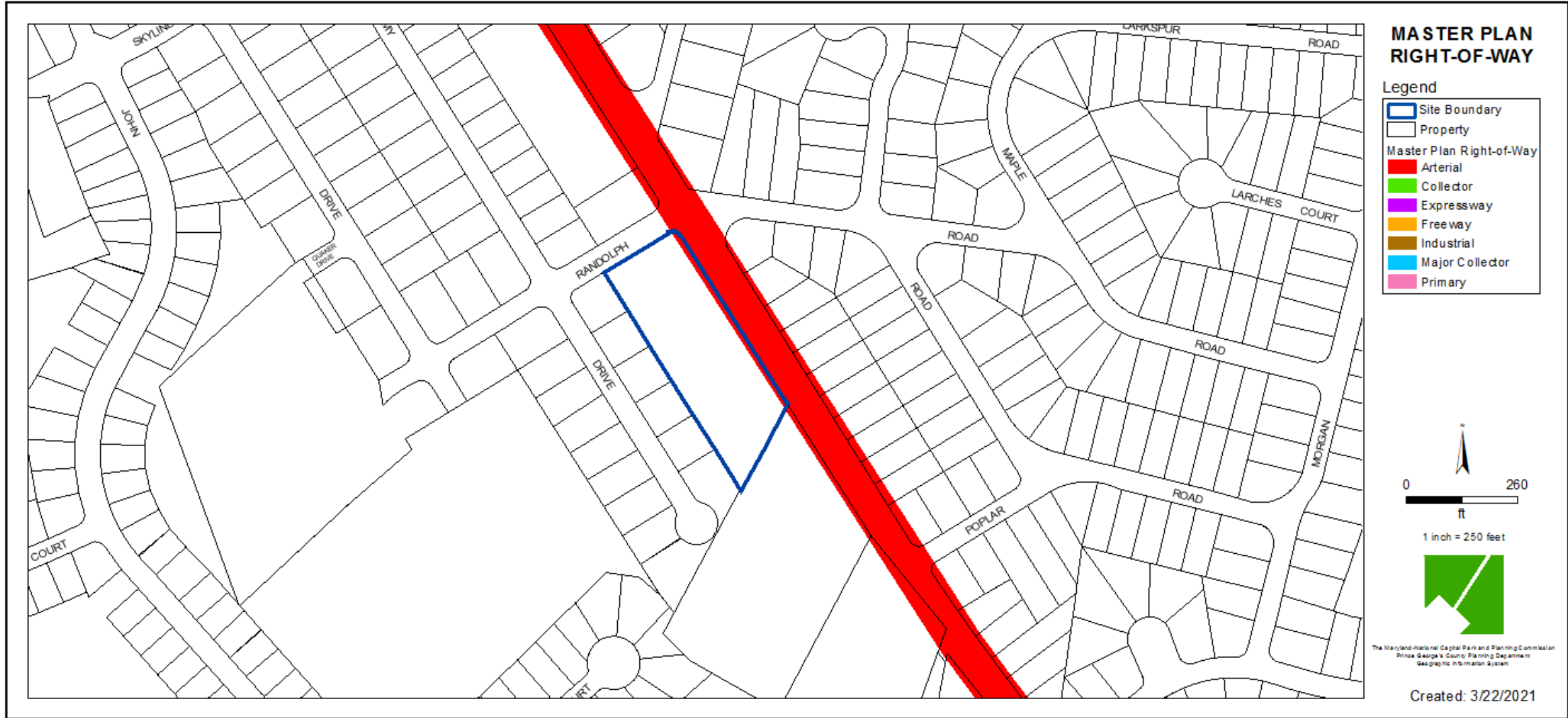
The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Geographic Information System

Created: 3/22/2021

SITE MAP



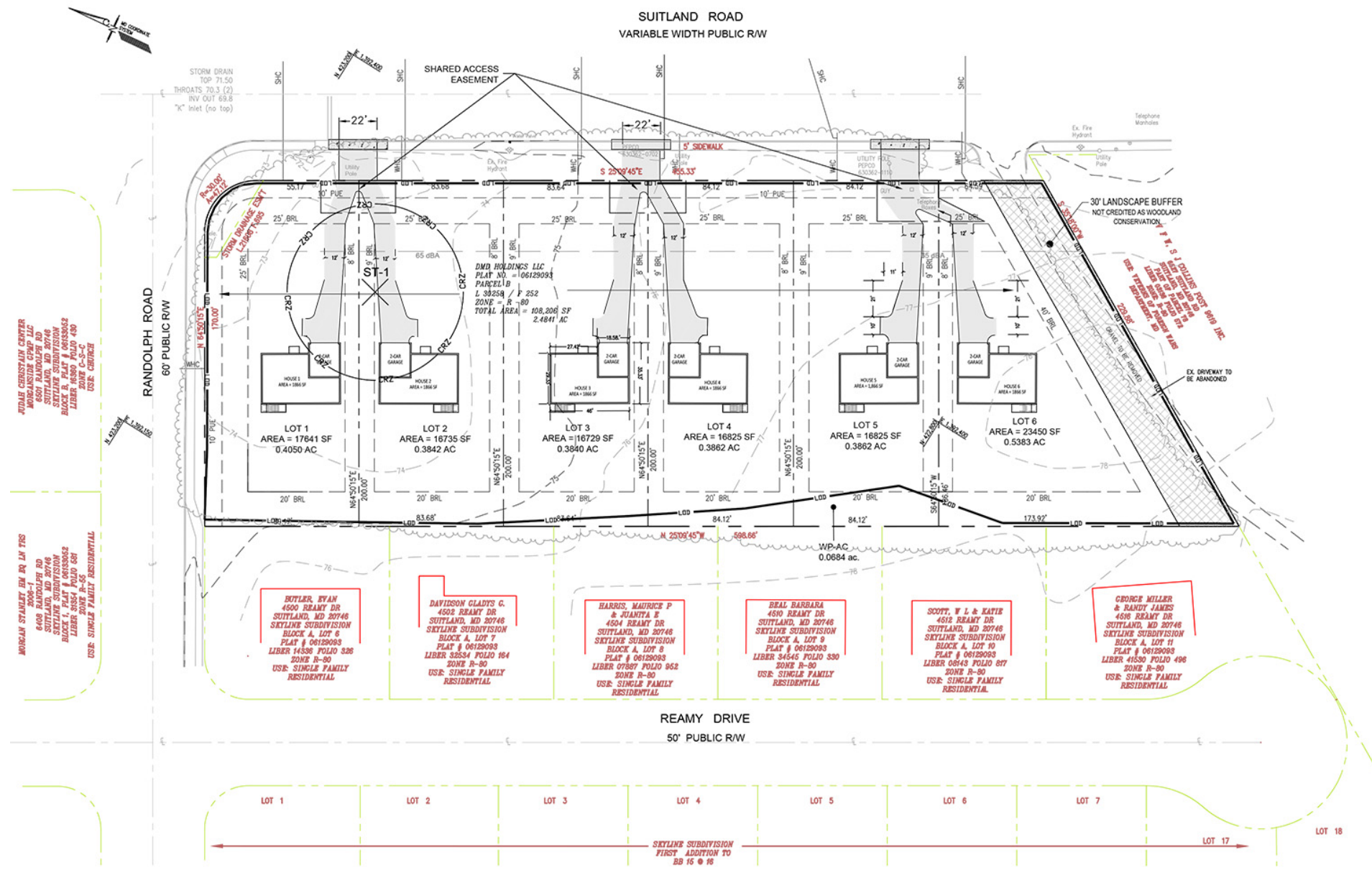
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



JUDAH CHRISTIAN CENTER
MORGANSIDE CTRP LLC
6501 RANDOLPH RD
SUITLAND, MD 20746
LIBER 4530 FOLIO 430
BLOCK B, PLAT # 06133063
LIBER 16380 FOLIO 430
ZONE C-S-C
USE: CHURCH

MORGAN STATE UNIVERSITY
6501 RANDOLPH RD
SUITLAND, MD 20746
LIBER 16380 FOLIO 430
BLOCK B, PLAT # 06133063
LIBER 4530 FOLIO 430
ZONE C-S-C
USE: SINGLE FAMILY RESIDENTIAL

SOYLER, EVAN
4504 REAMY DR
SUITLAND, MD 20746
SKYLINE SUBDIVISION
BLOCK A, LOT 6
PLAT # 06129093
LIBER 1455 FOLIO 326
ZONE R-80
USE: SINGLE FAMILY
RESIDENTIAL

DAVIDSON CLADYS G.
4502 REAMY DR
SUITLAND, MD 20746
SKYLINE SUBDIVISION
BLOCK A, LOT 7
PLAT # 06129093
LIBER 32534 FOLIO 164
ZONE R-80
USE: SINGLE FAMILY
RESIDENTIAL

HARRIS, MAURICE P
& JUANITA A
4504 REAMY DR
SUITLAND, MD 20746
SKYLINE SUBDIVISION
BLOCK A, LOT 8
PLAT # 06129093
LIBER 07827 FOLIO 952
ZONE R-80
USE: SINGLE FAMILY
RESIDENTIAL

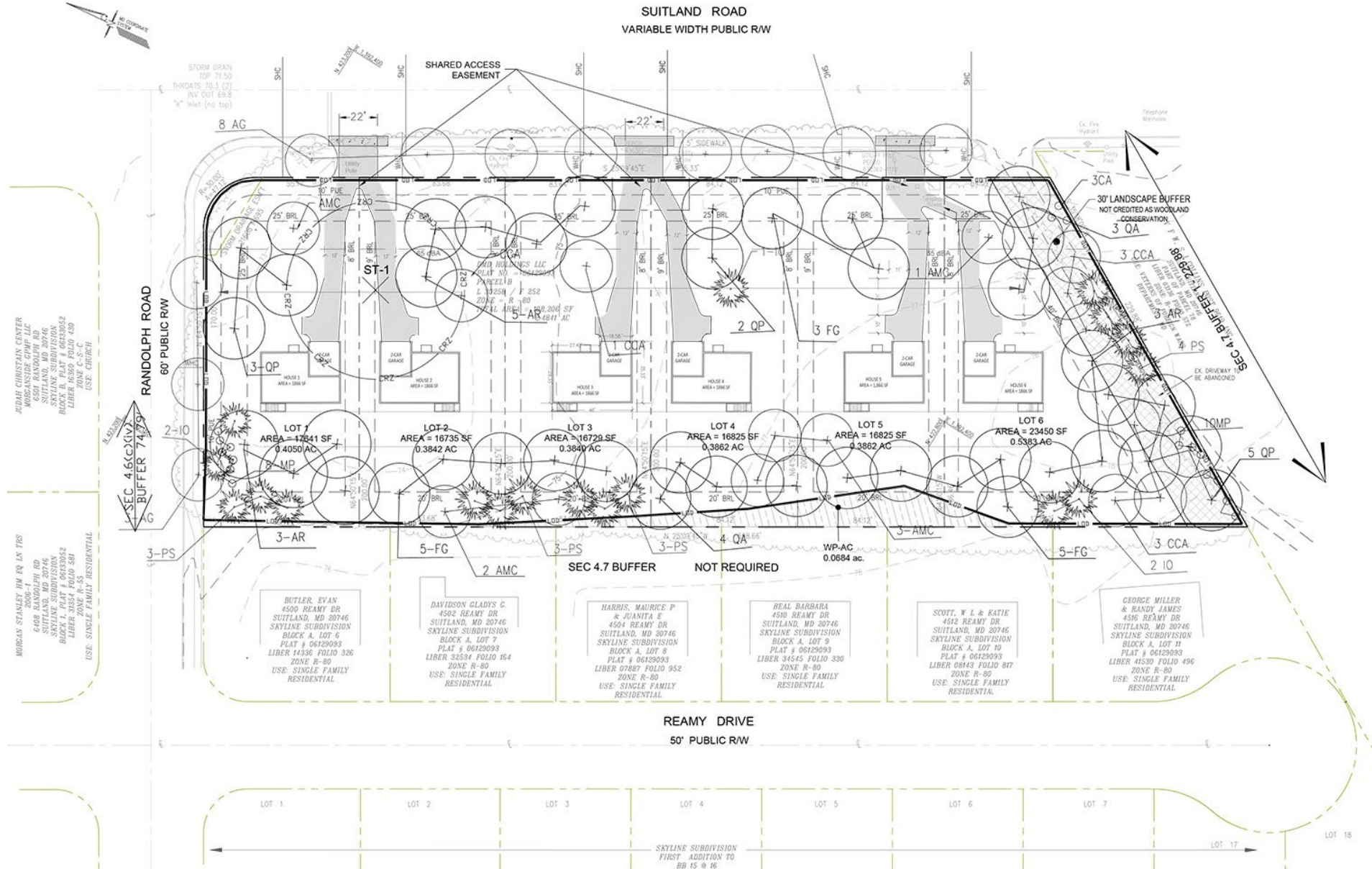
REAL BARRARA
4504 REAMY DR
SUITLAND, MD 20746
SKYLINE SUBDIVISION
BLOCK A, LOT 9
PLAT # 06129093
LIBER 34545 FOLIO 330
ZONE R-80
USE: SINGLE FAMILY
RESIDENTIAL

SCOTT, W L & KATIE
4512 REAMY DR
SUITLAND, MD 20746
SKYLINE SUBDIVISION
BLOCK A, LOT 10
PLAT # 06129093
LIBER 0643 FOLIO 817
ZONE R-80
USE: SINGLE FAMILY
RESIDENTIAL

GEORGE MILLER
& RANDY JAMES
4512 REAMY DR
SUITLAND, MD 20746
SKYLINE SUBDIVISION
BLOCK A, LOT 11
PLAT # 06129093
LIBER 41530 FOLIO 496
ZONE R-80
USE: SINGLE FAMILY
RESIDENTIAL



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN

GENERAL NOTES:

- TOPOGRAPHIC SURVEY PREPARED BY SURVEY, INC.
- ZONING: R-80
- ELECTION DISTRICT: 6
- WSDC GRID: 206860
- PG COUNTY STREET MAP: PG NO. 5650, GRID G-4, H-8
- THERE IS NO FLOODPLAIN ON THE SITE
- THERE IS NO WETLAND ON THE SITE
- PROPOSED USE: SINGLE FAMILY DETACHED
- PROPOSED NUMBER OF LOTS: 7

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I: Establishing Site Information (Enter acres for each zone)

Zone	2.31		
Floodplain	0.00		
Wetland/Undeveloped Land	0.00		
Net Total (N/T/L)	2.31	0.00	0.00

SECTION II: Determining Requirements (Enter acres for each corresponding column)

1) Existing Woodland	2.31		
2) Woodland Conservation Threshold (WCT) =	20.00%		
3) Woodland above WCT	0.46		
4) Woodland cleared above WCT (smaller of 16 or 17)	0.46		
5) Woodland cleared below WCT	0.00		
6) Wetland above WCT (21) replacement requirement	0.00		
7) Wetland cleared above WCT	0.00		
8) Wetland cleared below WCT	0.00		
9) Wetland replacement requirement	0.00		
10) Absorption Required	13.00%		
11) Tree VCA being provided on this property	1.42		
12) Tree VCA being provided on this property	1.42		

PROPERTY OWNERS' AWARENESS CERTIFICATION

We, Donna Danner, hereby acknowledge that we are aware of this Type II Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Donna Danner, Owner or Owners Representative, Date: 3/10/21

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: Silvia D. Silverman, Date: 5/11/2021

Silvia D. Silverman, C.V., Inc.
1395 Piccard Drive, Rockville, MD 20850
Phone: 301-637-2510
E-mail: silvsilverman@cvinc.com

NETURAL RESOURCES INVENTORY STATISTICS TABLE

Site Statistics	Total
Gross tract area	2.48
Existing Woodland Floodplain	0.00
Net Total Area	2.48
Existing Woodland in Floodplain	0.00
Existing Woodland not in floodplain	2.37
Existing Woodland Total	2.37

OWNER/DEVELOPER: DVD HOLDING, LLC, 7077 MIKE HOLLOW ROAD, HIGHLAND, MARYLAND 20777

CONTACT: MR. DENNIS DANNER, PHONE: (301) 854-3326

OWNER/DEVELOPER: Rev. No., Revision, Rev. Date

CV, INC.
1395 PICCARD DRIVE, SUITE 370, ROCKVILLE, MARYLAND 20850, PHONE: (301) 437-2510, WWW.CVINCC.COM

PROJECT: SKYLINE SUBDIVISION, TYPE II - TREE CONSERVATION PLAN, TCP2-016-2021, SUITLAND, PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED BY: [Signatures], Date, DIED, Reason for Revision

PROJ. NO.: 2019020, SCALE: 1"=30', DATE: 07/09/2021, DRAWN BY: [Name], CHECKED BY: [Name], TYPED BY: [Name], DATE: 05/20/21, TPC 2, SHEET NO. 1 OF 1



STATEMENT OF JUSTIFICATION
DSP-19059
SKYLINE
February 12, 2021

OWNER/APPLICANT: DMD Holdings, LLC
7077 Mink Hollow Rd.
Highland, MD 20777
301-854-3326

ATTORNEY/AGENT: Law Offices of Norman D. Rivera, Esq. LLC
17251 Melford Blvd., Suite 200
Bowie, MD 20715
301-352-4973

CIVIL ENGINEER: CV, INC
1395 Piccard Drive, Suite #370
Rockville, MD 20850
301-637-2510

REQUEST: Detailed Site Plan for six single-family detached homes

I. Description of Property:

1. Location —The site is located is located in the southwestern quadrant of the intersection of and Suitland Road and Randolph Road. The property is located in Planning Area 76A within the development district overlay zone of the February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* and within the Joint Base Andrews Imaginary Runway Surface Height Zone D.
2. Use—The subject detailed site plan (DSP) application is for six (6) single family detached units.
3. Incorporated Area —Morningside
4. Council District — 7
5. Lot —Proposed lots 1-6, Skyline Subdivision
6. Total Area — 2.484 acres

7. Tax Map/Grid — 89/C3
8. Zoned: R-80/DDO
9. WSSC Grid — 206SE06

II. Applicant's Proposal

The application proposes the construction of six single-family detached residential units on seven individual lots, served by three shared driveways.

III. Community

The site is bounded on the east by Suitland Road and on the north by Randolph Road. Abutting properties to the north across Randolph Road are zoned C-S-C (Commercial Shopping Center) and are developed with commercial land uses. The properties to the east across Suitland Road are zoned R-55 (One-family detached residential) and are developed with single-family detached dwellings. The property to the south is zoned R-80 (One-family detached residential) and is developed with the Veterans of Foreign Wars of the United States Post No. 9619. The properties to the west are zoned R-80 (One-family detached residential) and are developed with single-family detached dwellings. The property is located within the *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* area.

IV. Previous Approvals

The February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* retained the underlying R-80 zoning and superimposed a development district overlay zone over the subject property.

On October 29, 2015, the Planning Board approved Preliminary Plan of Subdivision 4-14008 (PGCPB Resolution No. 15-111). On February 4, 2021, the Planning Board approved a reconsideration to revise findings and conditions to increase the number of access points to three (PGCPB Resolution No. 15-111(A)).

The subject site also has an approved Stormwater Management Concept Plan 10786-2010-02.

V. Criteria for Approval of a Detailed Site Plan and Design Guidelines

Section 27-285. Planning board procedures.
(b) Required Findings

(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.

COMMENT: Based on the points and reasons provided herein, in addition to the evidence filed in conjunction with this application, the applicant contends that the DSP represents the most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses.

(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).

COMMENT: Not applicable.

(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.

COMMENT: Not applicable. This is not a Detailed Site Plan for infrastructure only.

(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).

COMMENT: As documented on the approved NRI (NRI-045-06-01), there are no regulated environmental features present on-site.

Design Guidelines

Sec. 27-283. Site design guidelines.

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

COMMENT: Section 27-274 includes design guidelines relating to parking, loading, and circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture. As guidelines including the word “should”, none of the design guidelines are mandatory, but rather guidelines used to promote the purposes of the zone. The applicant and consultant team carefully considered each guideline in the preparation of the submitted plans as follows:

(1) General.

(A) The Plan should promote the purposes of the [Detailed] Site Plan.

COMMENT: The purposes of the Detailed Site Plan are found in Sections 27-281(b) and (c).

Section. 27-281. Purpose of Detailed Site Plans.

(b) General purposes.

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

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

(B) To help fulfill the purposes of the zone in which the land is located;

(C) To provide for development in accordance with the site design guidelines established in this division; and

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

(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, tree preservation, 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

(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.

COMMENT: This Detailed Site Plan will promote the purposes found in Section 27-281. Specifically, this plan helps to fulfill the purposes of the R-80 Zone in which the subject property is located. Single-family detached residential units are permitted in the R-80 Zone. The site plan gives an illustration as to the location and delineation of all proposed buildings, parking, streets, green areas, and other similar physical features and land uses proposed for the site.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(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:

COMMENT: While the Detailed Site Plan does not include any proposed parking “lots,” careful consideration has been given to the design of individual driveways for parking for the proposed residential units.

(3) Lighting.

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

COMMENT: Not applicable. There are no nighttime activities proposed.

(4) Views.

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

COMMENT: Buildings are oriented to maximize views.

(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.

COMMENT: Green areas are provided in the form of yards associated with individual units and a landscape bufferyard provided in accordance with 4.7 of the Landscape Manual. The bufferyard conforms to the requirements of the Landscape Manual and is appropriate in size, shape, location and design to fulfill its intended use.

(B) The application 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).

COMMENT: As noted previously, regulated environmental features have been preserved/restored in a natural state to the fullest extent possible.

(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.

COMMENT: As this is a small-scale subdivision, no site and streetscape amenities have been provided. Streets have been designed to required standards.

(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 impacts.

COMMENT: Proposed grading will minimize disruption to existing topography and environmental impacts.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive.

COMMENT: Not applicable. No service areas are proposed within this development.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development.

COMMENT: Not applicable. Public spaces are not required nor proposed with the subject application.

(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 a 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.

COMMENT: The proposed building model includes several optional elevations that will achieve a variety of building forms with varied rooflines, projections, and complementary fenestration patterns. Quality building materials are combined to provide enduring quality and visual interest. This will result in a unified and harmonious aesthetic.

VI. Conformance to Regulations and Permitted Uses of the R-80 Zone

The DSP is in conformance with all applicable regulations of the R-80 Zone and the proposed single-family detached units are permitted uses within this zone.

VII. Conformance to the Requirements of 4-14008

The subject application is in conformance with the applicable conditions of 4-14008 as follows:

8. *At the time of detailed site plan review, the following shall be addressed:*

- a. *Provide a ten-foot-wide landscape strip along the front of Lots 1 through 7 with appropriate plant units and materials, outside the ten-foot-wide public utility easement.*
- b. *The Stormwater Management Concept Plan, 6244-2008-01, shall be revised to reflect the preliminary plan of subdivision layout.*
- c. *Label the abandonment of the driveway serving Parcel 78.*

COMMENT: A ten-foot-wide landscape strip has been provided along the front of Lots 1-6 outside of the PUE. The stormwater management concept plan has been revised to reflect the proposed layout and the DSP indicates that the driveway serving Parcel 78 is to be abandoned.

- 13. *At the time of detailed site plan, Lot 7 shall be deleted and the land area incorporated into Lot 6, unless the applicant is able to demonstrate:*
 - a. *The abandonment of the driveway crossing Lot 7 serving Parcel 78 (VFW), and*
 - b. *Alternative compliance shall be obtained by the applicant for the required bufferyard (Section 4.7) abutting Parcel 78 on Lot 7, to provide for a buildable area outside of the buffer by:*
 - (1) *Reducing the building setback by a minimum of ten feet, or*
 - (2) *Shifting the entire bufferyard ten feet to the south onto Parcel 78, by placing that portion of the buffer on Parcel 78 in an easement.*

COMMENT: The proposed detailed site plan demonstrates the abandonment of the driveway serving Parcel 78 and the deletion of Lot 7 to provide the full required bufferyard per Section 4.7 of the Landscape Manual along the southern property line of Lot 6. Therefore, Alternative Compliance is no longer necessary.

- *14. *Prior to approval of the final plat of subdivision, *[a] draft vehicular access (Section 24-128(b)(9)) *[and landscape] easements located on Lots 1 through *[7] 6, if required, shall be submitted for approval to the Subdivision Review Section (M-NCPPC) and then shall be fully executed. The easement documents shall set forth the rights, responsibilities, and liabilities of the parties and include the rights of M-NCPPC. Prior to recordation of the final plat, the easement *, if required, shall be recorded in Prince George's County Land Records and the liber/folio of the easement shall be noted on the final plat, and the limit of the easement reflected on the final plat consistent with the approved preliminary plan*

*of subdivision. *The requirement for vehicular access easements will be further reviewed at the time of detailed site plan.*

COMMENT: The applicant looks forward to working with staff through this detailed site plan process to determine if access easements are appropriate.

*16. *At the time of detailed site plan, the driveway to each lot shall include a turnaround to avoid the need for cars accessing each lot to back onto Suitland Road.*

COMMENT: The plans incorporate a turnaround area for each driveway to address this requirement.

VIII: Conformance to the requirements of the *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment and Development District Overlay Zone*

The Southern Green Line Station Area Sector Plan recommends low-density residential development on the property. A detailed site plan is required for the subject project because the property is within the DDOZ, and single-family detached units are not exempt from this requirement. Although there are no specific recommendations for the subject property in the Southern Green Line sector plan, the property's location within the area covered by the development district overlay zone subjects the development to detailed site plan review. The Development District Overlay Zone has no impact on the development application for this property.

IX: Conformance to the Prince George's County Landscape Manual & Tree Canopy Coverage Manual

The site is subject to Section 4.1 Residential Requirements, 4.7 Buffering Incompatible Uses, 4.9 Sustainable Landscaping Requirements and Section 4.10 Street Trees Along Private Streets of the 2010 Landscape Manual. The plans demonstrate conformance to all requirements. Several conditions of approval relating to the southern 4.7 bufferyards were imposed by the Planning Board through the approval of 4-14008 and are discussed above. The plans have been redesigned to be in conformance with all Landscape Manual requirements and Alternative Compliance is not required.

The landscape plans include a schedule indicating conformance to the 15 percent tree canopy coverage requirement.

X. Conclusion

Based on the foregoing analysis, as well as the plans and supporting documentation filed in conjunction with this application, the applicant respectfully requests the approval of DSP-19059.



Norman D. Rivera, Esq.

February 10, 2021

DMD Holding Company, LLC
7077 Mink Hollow Road
Highland, MD 20777


Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-14008
Sky Subdivision

Dear Applicant:

This is to advise you that, on **February 4, 2021**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Article 28, Section 7-116(g), of the Maryland Annotated Code, an appeal of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: 
Reviewer

Attachment: PGCPB Resolution No. **15-111(A)**

cc: Persons of Record

A M E N D E D R E S O L U T I O N

WHEREAS, DMD Holding Company, LLC is the owner of a 2.48-acre parcel of land known as Tax Map 89 Grid C-3 and is known as Parcel B, Block A, said property being in the 6th Election District of Prince George's County, Maryland, and being zoned One-Family Detached Residential (R-80) and Development District Overlay (D-D-O); and

WHEREAS, on April 29, 2015, Danner Development filed an application for approval of a Preliminary Plan of Subdivision for seven lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-14008 for Skyline Subdivision was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on October 8, 2015, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on October 8, 2015, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

*WHEREAS, by letter dated September 21, 2020, the applicant requested a waiver and reconsideration of Condition 9 relating to denial of access; and

*WHEREAS, on October 15, 2020, the Planning Board approved the request for reconsideration based on other good cause in furtherance of substantial public interest; and

*WHEREAS, on January 14, 2021, the Planning Board heard testimony regarding the reconsideration.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-002-15, and APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-14008, including a Variation from Section 24-121(a)(3) for seven lots with the following conditions:

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[Brackets] and ~~strikethrough~~ indicate deleted language

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised to make the following technical corrections:
 - a. Revise General Note 6 to read “Purpose of the subdivision: 7 lots for single-family residential use.”
 - b. Revise General Note 13 to read “Existing Zone: R-80/D-D-O, Vacant.”
 - c. Combine General Notes 24 and 25 and correct to read “Water and Sewer Category 3.”
 - d. Add to a note to general notes stating “*The property is within the Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment (February 2014).*”
 - e. Add to the plan along the southern property line, depict the minimum building setback of 40 feet as well as the minimum landscaped yard as required by the 2010 *Prince George’s County Landscape Manual*, 4.7 Buffering Incompatible Uses.
 - f. Relocate the access to Suitland Road 420 feet south from the centerline of Randolph Road.
 - g. Label the existing driveway serving Parcel 78 as to be abandoned.
2. 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 approval block to read “TCP1-002-15.”
 - b. Add a note to the label for the 30-foot-wide landscape buffer located at the southern boundary of the property on Lot 7 which states: “Not credited as woodland conservation).”
 - c. Have the revised plan signed and dated by the qualified professional who prepared it.
 - d. Reflect the relocation of the entrance driveway on Suitland Road 420 feet south of the centerline of Randolph Road.
3. Prior to approval of the first building permit, the applicant and the applicant’s heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Prince George’s County Department of Public Works and Transportation for the placement of one “Share the Road with a Bike” sign along Suitland Road.
4. A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.

5. Development of this site shall be in conformance with Stormwater Management Concept Plan 6244-2008-01 and any subsequent revisions. The approved concept plan shall be revised to match the final preliminary plan of subdivision. The concept should not depict any structures within the building setbacks or landscape yards of the 2010 *Prince George's County Landscape Manual*.
6. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a ten-foot-wide public utility easement along the public rights-of-way, as reflected on the approved preliminary plan of subdivision.
7. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee-in-lieu of parkland dedication for the proposed residential development.
8. At the time of detailed site plan review, the following shall be addressed:
 - a. Provide a ten-foot-wide landscape strip along the front of Lots 1 through 7 with appropriate plant units and materials, outside the ten-foot-wide public utility easement.
 - b. The Stormwater Management Concept Plan, 6244-2008-01, shall be revised to reflect the preliminary plan of subdivision layout.
 - c. Label the abandonment of the driveway serving Parcel 78.
- *9. The final plat shall reflect denial of access to Suitland Road and Randolph Road, except for the ~~*[one]~~ three shared driveway access *points to Suitland Road as described by the Transportation Planning Section (M-NCPPC) and the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).
10. Total development shall be limited to uses that would generate no more than 5 AM and ~~*[6]~~ 5 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
11. Prior to preliminary plan of subdivision approval, the following note shall be placed on the Type 1 tree conservation plan which reflects this approval, directly under the woodland conservation worksheet:

“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), ST-1, a 34-inch DBH white oak.”

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12. Prior to certification of the preliminary plan of subdivision (PPS), revise the PPS and Type 1 tree conservation plan to show the 65 dBA Ldn noise contour located at a distance of 91 linear feet from the centerline of Suitland Road.
13. At the time of detailed site plan, Lot 7 shall be deleted and the land area incorporated into Lot 6, unless the applicant is able to demonstrate:
 - a. The abandonment of the driveway crossing Lot 7 serving Parcel 78 (VFW), and
 - b. Alternative compliance shall be obtained by the applicant for the required bufferyard (Section 4.7) abutting Parcel 78 on Lot 7, to provide for a buildable area outside of the buffer by:
 - (1) Reducing the building setback by a minimum of ten feet, or
 - (2) Shifting the entire bufferyard ten feet to the south onto Parcel 78, by placing that portion of the buffer on Parcel 78 in an easement.
- *14. Prior to approval of the final plat of subdivision, *[a] draft vehicular access (Section 24-128(b)(9)) *~~and landscape~~ easements located on Lots 1 through *[7] 6, if required, shall be submitted for approval to the Subdivision Review Section (M-NCPPC) and then shall be fully executed. The easement documents shall set forth the rights, responsibilities, and liabilities of the parties and include the rights of M-NCPPC. Prior to recordation of the final plat, the easement *, if required, shall be recorded in Prince George’s County Land Records and the liber/folio of the easement shall be noted on the final plat, and the limit of the easement reflected on the final plat consistent with the approved preliminary plan of subdivision. *The requirement for vehicular access easements will be further reviewed at the time of detailed site plan.
- *15. Prior to approval of the detailed site plan, the Preliminary Plan of Subdivision (4-14008) and Type 1 Tree Conservation Plan (TCP1-002-15-01), which were revised to reflect six lots and three shared access driveways to Suitland Road in accordance with the reconsideration approved by the Prince George’s County Planning Board on January 14, 2021, shall be signature-approved with revisions to the TCP1, as follows:
 - a. Revise the approval block on the “00” approval line to add “C. Schneider” to the approved by column.
 - b. Revise the approval block on the “01” approval line to add “4-14008 Reconsideration” to the “DRD #” column.

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c. Have the revised plan signed and dated by the qualified professional who prepared the plan.

*16. At the time of detailed site plan, the driveway to each lot shall include a turnaround to avoid the need for cars accessing each lot to back onto Suitland Road.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located on Tax Map 89 Grid C-3 and is known as Parcel B, Block A, which is located in the southwestern quadrant of the intersection of and Suitland Road and Randolph Road as recorded in the Prince George's County Land Records in Plat Book NLP 129-93 on November 7, 1986, pursuant to the approval of Preliminary Plan of Subdivision 4-85067 (PGCPB Resolution No. 96-386(A)). That PPS approval was for the development of 66.28 acres of land which included 7 lots and 1 parcel, Parcel B, the subject site.

This approval is based on the revised plans received September 25, 2015. This preliminary plan of subdivision (PPS) proposes seven lots for the development of single-family detached dwellings. The lots range in size from 14,806 square feet to 19,066 square feet, which is above the minimum lot size of 9,500 square feet for the development of single-family dwellings in the R-80 Zone. Lots 1–7 meet or exceed the minimum lot width requirements at the front street line of 50 feet and the front building line of 75 feet. The lots are stacked from north to south, all fronting the western side of Suitland Road. Lots 1–6 are arranged and configured in a standard lotting pattern, and are supported. While Lot 7 technically meets the minimum standards for the R-80 Zone, it has an unusual configuration when compared to the other lots within the subdivision and lots on surrounding properties.

The configuration of Lot 7 is the result of the eastern property line of Parcel B, which extends in a south easterly direction from Suitland Road, resulting in a triangular shaped lot. Lot 7 lot width along the western edge of the access driveway, outside the building setback (landscape manual), is 40 feet and then widens to 125 feet wide along the rear lot line. All of the other six lots in the subdivision are 75 feet wide on the western edge of the access driveway and extend straight back to the rear lot lines in a uniform manner. The triangular configuration of Lot 7, with the additional constraints of the landscape manual building setback, reduce the developable area of the lot below the minimum lot size of 9,500 square feet to 9,064 square feet, as discussed further in the

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Urban Design Finding and discussed at length with the applicant beginning at the Subdivision and Development Review Committee (SDRC) meeting on July 17, 2015.

Also discussed was the fact that the PPS reflects an existing driveway over Lot 7 to Suitland Road which serves as a secondary access for the abutting VFW (Parcel 78) to the south. The applicant has provided evidence from the VFW that they intend to abandon any rights to this driveway which will result in Lot 7 being free and clear of this encumbrance. The Veterans of Foreign Wars Facility is considered a medium intensity as a “private club” in the Landscape Manual. A Type “C” buffer is required, between the “private club” and Lot 7 which consists of a 40-foot-wide minimum building setback, and a 30-foot-wide minimum landscaped yard, with 120 plant units per 100 linear feet. If the entirety of this 4.7 bufferyard is required to be placed on Lot 7, it reduces the developable area of the lot below the minimum lot size as discussed further in the Urban Design Section. The applicant stated to staff that they are in negotiations with the VFW, and have a tentative agreement to place (10) ten feet of the required bufferyard on Parcel 78 (VFW) along with a privacy fence. By relocating ten feet of the 4.7 Buffer onto the VFW property, it would result in a developable area on Lot 7, with 10,823 square feet free and clear of both the (Section 24-128(b)(9)) access easement and the resulting 4.7 bufferyard. At the time of DSP for the project, staff recommends that the area of Lot 7 be incorporated into Lot 6 resulting in a six-lot subdivision if alternative compliance is not granted for either of the two scenarios outlined above, which are conditions of this approval.

Suitland Road is classified in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) as an arterial roadway. Section 24-121(a)(4) of the Subdivision Regulations require that residential lots adjacent to existing roadways of arterial classification be platted with a minimum lot depth of 150 feet. The lots proposed in this PPS exceed this minimum requirement, with a lot depth of 200 feet. Section 24-121(a)(3) requires that subdivisions be designed to avoid direct access to an arterial or higher classification roadway. This PPS proposes ~~*[one] three~~ direct vehicular ~~*[access]~~ shared driveways onto Suitland Road, an arterial facility. ~~*[via a single shared driveway pursuant to Section 24-128(b)(9) to consolidate access for all seven lots. The vehicular access easement is intended to provide a consolidation to the benefit of the residents and promote the safety of the residents and the citizens traveling on Suitland Road. The easement should extend from the western edge of the ten foot PUE and include a ten foot wide landscaped strip parallel to Suitland Road and the 22 foot wide driveway. The individual driveways for each lot will connect to the 22 foot wide shared access driveway. The access and landscape easement shall be to the benefit of the lot owners to be maintained in common. The landscape strip, which will be parallel to Suitland Road, should be located on the eastern side of the 22 foot wide access driveway. At the time of detailed site plan, the ten foot wide buffer will be evaluated for the appropriate number of plant units and plant materials, which may include a low fencing to create a lane affect. As indicated, the applicant filed a variation request from the requirement of Section 24-121(a)(3) of the Subdivision Regulations which is recommended for approval based on the provision of the shared driveway within a (Section 24-128(b)(9)) access easement. The location~~

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of the connection to Suitland Road was evaluated by DPIE who recommended that the access location onto Suitland Road be relocated in front of Lot 6, approximately 420 feet south of the centerline of Randolph Road.]

The Planning Board **APPROVES** the PPS with the conditions set forth in this resolution.

3. **Setting**—The subject property is located in the southwest quadrant of the intersection of Suitland Road and Randolph Road. The property is zoned R-80 (One-family detached residential) within a development district overlay for the February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Sector Plan SMA). The site is bounded on the east by Suitland Road and on the north by Randolph Road. Abutting properties to the north across Randolph Road are zoned C-S-C (Commercial Shopping Center) and are developed with commercial land uses. The properties to the east across Suitland Road are zoned R-55 (One-family detached residential) and are developed with single-family detached dwellings. The property to the south is zoned R-80 (One-family detached residential) and is developed with the Veterans of Foreign Wars of the United States Post No. 9619. The properties to the west are zoned R-80 (One-family detached residential) and are developed with single-family detached dwellings.
4. **Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	APPROVED
Zone	R-80/D-D-O	R-80/D-D-O
Use(s)	Vacant	Single-Family Detached
Acreage	2.48	2.48
Lots	0	*[7] <u>6</u>
Outlots	0	0
Parcels	1	0
Dwelling Units:		
Single Family Detached	0	*[7] 6
Public Safety Mitigation Fee	No	No
Variance	No	Yes
		25-122(b)(G)
Variation	No	Yes
		24-121(a)(3)

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on May 22, 2015. The requested variation to Section 24-121(a)(3) of the Subdivision Regulations was accepted on

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September 3, 2015 and was heard at the SDRC meeting on September 25, 2015 as required by Section 24-113(b) of the Subdivision Regulations.

5. **Community Planning**—The subject property is located in the Established Communities area of the Prince George’s County Growth Policy Map in the *Plan Prince George’s 2035 Approved General Plan*. The vision for Established Communities in Prince George’s County is to have context-sensitive infill and low- to medium-density development. The application is consistent with the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035).

The February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* recommends low-density residential development on the property. The sector plan’s associated Development District Overlay Zone has no impact on the development application for this property. Underlying zoning regulations and the 2010 *Prince George’s County Landscape Manual* apply. The application is consistent with the February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*. However, a detailed site plan is required prior to final plat.

The property is included within the Joint Base Andrews Imaginary Runway Surface Height Zone D. In this zone, the maximum height requirement is 150 feet, plus the difference between the site elevation and 280 feet. Since the site elevation is roughly 275 feet, ILUC regulations impose a 155-foot height requirement on the property. The Interim Land Use Controls expired June 30, 2015. If the controls are not extended, the provisions of Subtitle 27 dealing with development projects in the Joint Base Andrews Interim Land Use Control Areas will no longer apply.

6. **Stormwater Management**—The plans provided are not inconsistent with the approved Stormwater Management Concept Plan No. 10786-2010-01, dated September 25, 2014. The plan reflects the original plan with seven (7) lots and three (3) shared driveways from Suitland Road with one (1) lot accessing Randolph Road. The approved concept plan will be revised to meet the final preliminary plan layout, and shall be submitted with the DSP. The applicant proposes a total of 28 dry wells (four around each dwelling unit) to handle stormwater management for the entire project, to ensure that development of this site does not result in on-site or downstream flooding. Development must be in conformance with the approved SWM plan and any subsequent revisions.

*In accordance with the reconsideration request dated September 21, 2020, the applicant provided a revised SWM Concept Plan (10786-2010-03), approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) dated July 22, 2020, which shows six lots with three shared driveways directly accessing Suitland Road.

* Denotes 2021 Amendment

Underlining indicates new language

[Brackets] and ~~strikethrough~~ indicate deleted language

7. **Parks and Recreation**—This PPS is too small to provide on-site recreation facilities. The payment of a fee-in-lieu of dedication is recommended for this PPS because the land available for dedication is unsuitable in size and location.
8. **Trails**—The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends continuous sidewalks and designated bike lanes along the entire length of Suitland Road. DPW&T has just completed a Capital Improvement Project for a segment of Suitland Road, including the frontage of the property. Both frontages of Suitland Road and Randolph Road include standard sidewalks. DPIE indicated that the Suitland Road is currently at full build out configuration and did not recommend any frontage improvements or modifications. However, the provisions of one “Share the Road with a Bike” sign is recommended to designate the master plan bikeway, and included as a condition of approval.

The PPS is outside of the designated Branch Avenue Center, as defined in the Adequate Public Pedestrian and Bikeway Facility Areas Map of the Plan Prince George’s 2035. Therefore, the application is exempt from the requirements of Section 24-124.01 of the Subdivision Regulations and the “Transportation Review Guidelines, Part 2, 2013.”

9. **Transportation**—The subject property is located within Transportation Service Area – TSA 1, as defined in the *Plan Prince George’s 2035 Approved General Plan*. A traffic count was required pursuant to provisions in the “Transportation Review Guidelines, Part 1, 2012 (Guidelines).” A count was required for the intersection of Suitland Road and Suitland Parkway ramps (both eastbound and westbound) for the purpose of making an adequacy finding. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level of Service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the Transportation “Guidelines.”

The findings and recommendations outlined below are based upon a review of materials and analyses conducted by the staff of the Transportation Planning Section consistent with the “Guidelines.” Using a trip generation rates from the “Guidelines,” it is determined that the proposed development would generate 5AM (1 inbound and 4 outbound) and *~~[6PM]~~ 5PM (~~[4]~~ 3 inbound and 2 outbound) weekday peak-hour vehicle trips.

The following critical intersection when analyzed with existing traffic using a count taken in June 2015 by the applicant and existing lane configurations, operates as follows:

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EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV), (AM & PM)		Level of Service (LOS), AM & PM)	
	Suitland Road and Suitland Parkway Ramps	878	1,386	A

The critical intersection identified above is not programmed for improvements with 100 percent construction funding within the next six years in the current Maryland Department of Transportation “Consolidated Transportation Program (CTP)” or the Prince George’s County “Capital Improvement Program (CIP).” There were no background developments in the vicinity of the site. Regional traffic growth was estimated at 1.0 percent per year for two years and added to through traffic movements. The following critical intersections identified above, when analyzed with background traffic and existing lane configurations, operate as follows:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV), (AM & PM)		Level of Service (LOS), AM & PM)	
	Suitland Road and Suitland Parkway Ramps	891	1,402	A

The intersections under study, when analyzed with any programmed improvements and total future traffic operate as follows:

* EXISTING TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV), (AM & PM)		Level of Service (LOS), AM & PM)	
	Suitland Road and Suitland Parkway Ramps	893	1,404	A

It was found that the critical intersection operates acceptably under total traffic in both peak hours as currently constructed.

Site Access Evaluation

A revised site plan shows the proposed ~~[seven]~~ six lots utilizing ~~*[a parallel “service road”]~~ three shared driveways to Suitland Road ~~*[with one point of consolidated access]~~ each driveway serving two lots. Any access to Suitland Road, which is an arterial road, must be reviewed by staff and approved by the Planning Board via a variation request based on the requirements of *Section 24-121(a)(3). ~~*[of the Subdivision Regulations through an access easement 24-128(b)(9). An access point recommended by the Department of Permitting, Inspections and Enforcement (DPIE) and Department of Public Works & Transportation (DPW&T) is located 420 feet south of the centerline of Randolph Road, on Lot 6. This will improve traffic safety by~~

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~~moving the access point further away from Randolph Road. DPW&T would be the permitting agency for the shared access point, and should be reflected on the PPS and DSP prior to approval.]~~

Staff recommends approval of the ~~*[variation request and the proposed access point recommended by DPIE and DPW&T.]~~ variation request for three shared driveways. The site plan minimizes the number of access points on Suitland Road to ~~*[one]~~ three, which is ~~*[preferred by]~~ an acceptable configuration, in accordance with Section 24-121(a)(3). ~~*[of the Subdivision Regulations.]~~ Motorists are used to encountering driveways on Suitland Road. *Given the higher speeds and greater traffic volumes on an arterial, and because each driveway connects directly to Suitland Road, each lot shall include a turnaround to avoid the need for cars accessing each lot to back onto Suitland Road.

~~*[A turnaround should be included at the end of the shared driveway near Randolph Road so that trucks or delivery vehicles will not have to back up more than 150 feet. A distance of 150 feet is a standard guideline used to determine whether or not to require a turnaround. The proposed access point by DPIE and DPW&T is 420 feet from the centerline of Randolph Road.]~~

Master Plan Roads

Suitland Road is listed in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) as an arterial master plan roadway (A-41) with a variable width right-of-way of 89 to 120 feet. Further examination has indicated that a 100-foot right-of-way is being maintained between Allentown Road and the Suitland Parkway. Plat NLP 129-93 recorded November 7, 1986 for the Skyline Subdivision shows 50 feet of public right-of-way dedication from the centerline of Suitland Road and 30 feet of public right-of-way dedication from centerline of Randolph Road. Therefore, the centerlines of both Suitland Road and Randolph Road must be labeled on the plan, depicting that the dedication of 50 feet from centerline for Suitland Road and 30 feet from the centerline for Randolph Road has previously occurred, and that additional road dedication is therefore not required.

10. **Schools**—This PPS has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and County Council Resolution CR-23-2003 and concluded the following:

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**Impact on Affected Public School Clusters
Single Family Detached Units**

Affected School Clusters #	Elementary School 3 Cluster	Middle School 3 Cluster	High School 3 Cluster
Dwelling Units	7 DU	7 DU	7 DU
Pupil Yield Factor	.177	.095	.137
Subdivision Enrollment	1	1	1
Actual Enrollment	11,626	4,454	8,008
Total Enrollment	11,627	4,455	8,009
State Rated Capacity	14,216	5,518	9,389
Percent Capacity	82%	81%	85%

County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of: \$7,000 per dwelling if a building is located between Interstate I-495/95 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority (WMATA); or \$12,000 per dwelling for all other buildings. County Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$9,035 and \$ 15,489 to be paid at the time of issuance of each building permit.

In 2013, Maryland House Bill 1433 reduced the school facilities surcharge by 50 percent for multifamily housing constructed within an approved transit district overlay zone; or where there is no approved transit district overlay zone within a one-quarter mile of a Metro station; or within the Bowie State MARC Station Community Center Designation Area, as defined in the 2010 *Approved Bowie State Marc Station Sector Plan and Sectional Map Amendment*. The bill also established an exemption for studio or efficiency apartments that are located within the County Urban Centers and Corridors as defined in §27A-106 of the County Code; within an Approved Transit District Overlay Zone; or where there is no approved transit district overlay zone then within a one-quarter mile of a Metro station. This act is in effect from October 1, 2013 through September 30, 2018.

The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

11. **Fire and Rescue**—The Special Projects Section has reviewed this preliminary plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(C) and (E) of the Subdivision Regulations.

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

The proposed project is served by Morningside Fire/Emergency Medical Services Company 27, a first due response station (a maximum of seven (7) minutes travel time), is located at 6200 Suitland Road, Camp Springs, Maryland.

12. **Police Facilities**—The subject property is located in Police District IV, Oxon Hill. The response time standard is ten minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The PPS was accepted for processing by the M-NCPPC Planning Department on April 29, 2015.

Reporting Cycle	Previous 12 Month Cycle	Emergency Calls	Nonemergency Calls
Acceptance Date 4/29/2015	3/2015-4/2014	7 minutes	17 minutes
Cycle 1			
Cycle 2			
Cycle 3			

Based upon police response time standards, the response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls were met on May 5, 2015.

13. **Water and Sewer Categories**—The 2008 *Water and Sewer Plan* designates Parcel B in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Policy Area, and within Tier 1 under the Sustainable Growth Act and will therefore be served by public systems. Water and Sewer lines in Suitland Road about Parcel B. Proposed Lots 1 through 7 will each abut the existing water and sewer lines in Suitland Road.
14. **Health Department**—On July 15, 2015, the Environmental Engineering/Policy Program performed a site inspection where it was noted that trash and debris is present on the site, and should be removed.
15. **Use Conversion**—This preliminary plan of subdivision was analyzed based on the proposal for residential development. The analysis includes access, mandatory dedication, public facilities, and density specifically related to the land use and layout proposed with this application. While the subject application is not proposing any nonresidential development, if such a land use were proposed, a new preliminary plan of subdivision shall be required.
16. **Public Utility Easement (PUE)**—In accordance with Sections 24-122(a) of the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the owner’s dedication on the final plat:

“Utility easements are granted pursuant to the terms and provisions recorded among the Land Records of Prince George’s County in Liber 3703 at Folio 748.”

The preliminary plan of subdivision delineates a ten-foot-wide public utility easement (PUE) along Suitland Road and Randolph Road. The PUE is to be shown on the DSP and will be required on the final plat prior to approval.

17. **Historic**—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. This proposal will not impact any historic sites, historic resources, historic districts or known archeological sites.
18. **Environmental**—The Environmental Planning Section approved a Natural Resource Inventory, NRI-045-06-01, for this project area on November 9, 2012. No other environmental reviews or tree conservation plan approvals have occurred on this site.

Grandfathering

The project is subject to the environmental regulations of Subtitle 24, 25 and 27 that came into effect on September 1, 2010 and February 1, 2012, because the application is a new preliminary plan.

Site Description

This 2.48-acre site in the R-80 Zone is located at the southwest corner of Suitland Road and Randolph Road. According to mapping research and as documented on the approved NRI (NRI-045-06-01), there are no regulated environmental features present on-site. The site is entirely wooded and contains one specimen tree, a 34-inch diameter at breast height (DBH) white oak. This site slopes towards Suitland Road and drains to the Henson Creek subwatershed. The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Beltsville-Urban land complex and Sassafras-Urban land complex. According to available information, Marlboro clay and Christiana complex are not identified on the property. According to the Sensitive Species Project Review Area (SSPRA) layer prepared by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. The site has frontage on Randolph Road, which is not classified, and Suitland Road, which is a designated master planned arterial road. Roads classified as arterial or higher are generally evaluated for traffic-generated noise impacts when adjacent residential uses are proposed. There are no designated scenic or historic roads adjacent to the site. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site contains no Regulated, Evaluation or Network Gap Areas within the designated network of the plan.

Plan Prince George’s 2035 Approved General Plan

The site is located within the Established Communities Area of the Growth Policy Map and Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment

The project area is located just within the boundary limits of the within the February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*. In the approved sector plan, there are no Environmental Infrastructure recommendations or guidelines. The woodland conservation, regulated environmental features and noise are discussed in the Environmental Review Section.

Countywide Green Infrastructure Plan Conformance

According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site contains no Regulated, Evaluation or Network Gap Areas within the designated network of the plan.

Conformance with the Water Resources Functional Master Plan

The 2010 *Approved Water Resources Functional Master Plan* contains policies and strategies related to the sustainability, protection and preservation of drinking water, stormwater, and wastewater systems within the county, on a county-wide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various countywide and area master plans, county ordinances for stormwater management, 100-year floodplain and woodland conservation, and programs implemented by the Prince George's County Department of Permitting, Inspections & Enforcement (DPIE), Prince George's County Department of Health, Prince George's County Department of the Environment (DoE), Prince George's Soil Conservation District, Maryland-National Park and Planning Commission (M-NCPPC) and Washington Suburban Sanitary Commission (WSSC) are also deemed to be consistent with this master plan.

Environmental Review

As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

Woodland Conservation

The site 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 contains more than 10,000 square feet of existing woodland.

The site contains a total of 2.48 acres of woodlands. The site has a woodland conservation threshold of 0.50 acres and a total requirement of 1.44 acres, based on clearing of 2.27 acres. The Type 1 tree conservation plan (TCP1) proposes to meet this requirement with off-site woodland conservation (1.44 acres).

Several technical revisions are required to the plan. Revise the M-NCPPC approval block on the plan to read "TCP1-002-15." A note should be added to the label for the 30-foot-wide 4.7

landscape buffer located at the southern boundary of the property on Lot 7 which states: “Not credited as woodland conservation.”

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.”

Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted County Code effective on September 1, 2010.

The site contains one specimen tree. The specimen tree table on the TCP1 shows the removal of a 34-inch White Oak (ST-1). The limits of disturbance on the plan also show that this tree is to be removed. A Subtitle 25 Variance Application, a statement of justification in support of a variance, and a tree removal plan were submitted by the applicant and stamped as received by the Environmental Planning Section on April 29, 2015.

Section 25-119(d) of the WCO contains six required findings [**text in bold**] to be made before a variance can be granted. The Letter of Justification submitted addresses the required findings for removal of one specimen tree (ST-1).

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

The condition comments for this specimen tree are listed as trunk damage, cavities, top damage, die back, and needs pruning. The tree proposed for removal is located within an existing woodland edge and if left on-site subsequent to development may pose a hazard.

The condition and location of the specimen tree proposed for removal is a special condition peculiar to the property. All of these factors occurred beyond the owner’s control and have created an unwarranted hardship for this site.

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

If other properties include a tree in similar location and in similar condition on a site, the same considerations would be provided during the review of the required variance application.

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

Staff generally supports the removal of specimen trees in the most developable areas if the tree could become a hazard or if the tree is in poor condition and cannot be saved from further decline. If other properties include a tree in similar location and in similar condition on a site, the same considerations would be provided during the review of the required variance application.

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

The site is undeveloped. The applicant has taken no action to date on the subject property.

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

The requested variance does not arise from a condition relating to the land or building use, either permitted or nonconforming on a neighboring property. There are no existing conditions on the neighboring properties that have any impact on the location or size of the trees, nor are there conditions that are affecting the layout and development of the site with respect to the specimen trees to be removed.

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

Granting the variance to remove ST-1 will not directly affect water quality because the reduction in tree cover caused by specimen tree removal is minimal, as clearing of the entire site is proposed for development. Specific requirements regarding stormwater management for the site will be further reviewed by the Department of Permitting, Inspections and Enforcement.

The required findings of Section 25-119(d) have been adequately addressed by the applicant for the removal of one specimen tree (ST-1) and the Planning Board **APPROVES** the variance.

Regulated Environmental Features

This site is undeveloped and does not contain any regulated environmental features that are required to be protected under Section 24-130(b)(5) of the Subdivision Regulations. No further information concerning the regulated environmental features is needed at this time.

Noise

The site has frontage on Suitland Road which is classified as an arterial road. The following design requirements are specified in Section 24-121(a)(4):

- “(4) Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.”

The preliminary plan and TCP1 indicate that the proposed lots have lots depths ranging from 186 feet to 200 feet from the edge of the right-of-way, which exceeds the 150-foot minimum lot depth requirement.

The project proposes lots for the development of seven single-family dwelling units on Suitland Road, an arterial roadway. This site is located in a dense residential area with limited commercial land uses along Suitland Road. Using the EPS Noise Model and applying an average daily traffic (ADT) count at build-out of 21,085 vehicles, as indicated on the Maryland State Highway traffic volume map, and a posted traffic speed of 30 mph, the unmitigated 65 dBA Ldn noise contour is located approximately 91 feet from the center line of Suitland Road. The unmitigated 65 dBA Ldn noise contour was not shown on the revised preliminary plan or TCP1, and a noise study was not submitted with this application. Therefore, the PPS and TCP1 must reflect the EPS 65 dBA Ldn noise line prior to signature approval.

The proposed residential structures will be located outside of the 65 dBA Ldn noise contour of 91 feet from the centerline of Suitland Road. Because standard building shell construction will reduce interior noise levels by at least 20 decibels, interior noise levels of no more than 45 dBA Ldn will be met. Exterior noise levels for active rear yards behind the houses will be less than 65 dBA Ldn, and the proposed structures will provide additional noise shielding. No additional noise information is required with the DSP.

Watershed Management Plan

Section 24-130(b)(4) of the County Code requires that “Where a property is partially or totally within an area covered by an adopted Watershed Plan, the plat shall conform to such plan.”

The approved stormwater concept plan is required to be designed in conformance with any approved Watershed Management Plan, pursuant to Subtitle 32 Water Resources and Protection, Division 3 Stormwater Management, Section 172 Watershed Management Planning. As such, the requirements of Section 24-130(b)(4), which requires that a subdivision be in conformance with any watershed management plan have been addressed with the approval of the stormwater concept plan by the Department of Permitting, Inspections and Enforcement.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Beltsville-Urban land complex and Sassafras-Urban land. According to available information,

Marlboro clay and Christiana complex are not identified on the property. This information is provided for the applicant's benefit.

***Summary of Reconsideration Request**

A request was made for the reconsideration of Preliminary Plan 4-14008 to modify the approved PPS from having one driveway serving seven lots, with access to Suitland Road; to three driveways serving six lots, with access to Suitland Road. The reconsideration plan proposed two residential lots per driveway.

The limit of disturbance changed slightly with a smaller area of woodland preserved-assumed cleared being shown in the rear yard areas. The TCP1 was revised and submitted with this application to account for the lot reduction and driveway access to Suitland Road. The woodland conservation worksheet has not changed because the site limit of disturbance is in general conformance with the previous approval, and the woodland conservation requirement of 1.44 acres will still be met with the off-site woodland credits.

No changes to any of the previously approved environmental conditions are necessary for this reconsideration request; however, a new condition to address technical corrections for the associated revised TCP1 is included.

19. **Urban Design**—A detailed site plan is required for the subject project because the property is within the D-D-O, and single-family detached units are not exempt from this requirement. Although there are no specific recommendations for the subject property in the Southern Green Line sector plan, the property's location within the area covered by the development district overlay zone subjects the development to detailed site plan review.

The requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), apply to the project. More particularly, the following sections of the Landscape Manual are applicable to the subject review: Section 4.1, Residential Requirements, Section 4.6, Buffering Developments from Streets, Section 4.7, Buffering Incompatible Uses and Section 4.9, Sustainable Landscaping Requirements.

- **Section 4.1 Residential Requirements:** Section 4.1 (c)(1)(C) of the Landscape Manual requires that each single-family detached unit on a lot that measures 9,500 to 20,000 square feet be planted as follows:
 - (i) **Plant a minimum of three major shade trees and two ornamental or evergreen trees per lot.**
 - (ii) **At least one of the major shade trees shall be planted on the south and/or west side and within thirty feet, where feasible, of the residential structure.**

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- (iii) **At least one of the required major shade, ornamental, or evergreen trees shall be located in the front yard or, in the case of a corner lot, in the front or side yard facing the street. This shade tree may also count toward fulfillment of the landscaping for energy conservation requirement found in Section 4.1(c)(1)(C)(ii), if located in accordance with such requirement.**

The DSP should demonstrate conformance to the requirements of Section 4.1 of the Landscape Manual.

- **Section 4.6 Buffering Development from Streets:** Section 4.6 (c)(1)(A)(i) of the Landscape Manual is intended to buffer the rear yard and the lowest story of the rear exterior walls of dwelling units from streets. The lotting pattern and dwelling orientation on Lot 1 is clearly visible from Randolph Road. A 20-foot-wide buffer between the rear yard and the right-of-way will be required on Lot 1 at the time of DSP.
- **Section 4.7 Buffering Incompatible Uses:** The subject site is bordered on the east by a Veteran of Foreign Wars facility (Parcel 78). The Veterans of Foreign Wars Facility is considered a medium intensity as a “private club” in the Landscape Manual. A Type “C” buffer is required, between the “private club” and Lot 7 which consists of a 40-foot-wide minimum building setback, and a 30-foot-wide minimum landscaped yard, with 120 plant units per 100 linear feet. If the entirety of this 4.7 bufferyard is required to be placed on Lot 7, it reduces the developable area of the lot below the minimum lot size. The proposed area for Lot 7 (19,066 square feet), minus the (Section 24-128(b)(9)) access easement (2,966 square feet), and the area of the (40) forty-foot Landscape Manual building setback, would result in a building envelope of approximately 9,064 square feet, which is less than the minimum lot area of 9,500 square feet expected in this zone. In addition to the reduced developable lot area, the lot has a triangular shape which make house siting problematic to meet the setback of the dwellings on the abutting lots (Lots 1-6). The applicant stated to staff that they are in negotiations with the VFW, and have a tentative agreement to place (10) ten feet of the required bufferyard on Parcel 78 (VFW) along with a privacy fence. By relocating ten feet of the 4.7 Buffer onto the VFW property, it would result in a reasonable developable area on Lot 7, with 10,823 square feet free and clear of both the (Section 24-128(b)(9)) access easement and the resulting 4.7 bufferyard. At the time of DSP for the project, staff recommends that the area of Lot 7 be incorporated into Lot 6 resulting in a six lot subdivision if alternative compliance is not granted for one of the two scenarios outlined above, which is recommended as a condition of this approval.
- **Section 4.9 Sustainable Landscaping Requirements:** Section 4.9 of the Landscape Manual requires that a percentage of plants within each plant type shall be a native species. Generally fifty percent of shade and ornamental trees and 30 percent of evergreen trees and shrubs are required to be native species. At the time of DSP, the landscape plan should demonstrate conformance to the requirements.

At the time of DSP, the project will be subject to the requirements of the Tree Canopy Coverage Ordinance. The applicant should include the required schedule demonstrating conformance on the landscape plan.

- *20. **Variation 24-121(a)(3)**—The subject property has frontage on and proposes direct access onto Suitland Road which is classified as an arterial road in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The Subdivision Regulations restricts direct vehicular access to an arterial facility, and requires that the subdivision be designed with alternatives (Section 24-121(a)(3)). The subdivision proposes to restrict the access by consolidating the access points ~~*[to a single location]~~ into three shared driveways. A variation request for direct access onto Suitland Road utilizing ~~*[a shared driveway]~~ three shared driveways, each serving two lots, was submitted for review. Section 24-121(a)(3) requires the following:

When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road.

The proposed subdivision is designed to have access to ~~*[a shared driveway that is covered by an easement as allowed for in 24-128(b)(9) of the Subdivision Regulations to serve Lots 1-7]~~ three shared driveways, with each serving two lots. ~~[With the slight alteration on where the access point will be relocated, to the front of Lot 6, the shared driveway]~~ This configuration of three shared driveways is supported by DPIE and the Transportation Planning Section (M-NCPPC).

Section 24-113(a) sets forth the required findings for approval of variation request as follows:

- (a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:**
- (1) **The granting of the variation will not be detrimental to the public safety, health, welfare, or injurious to other property;**

The PPS layout is consistent with the intent of 24-121(a)(3), which is to limit the access points onto an arterial and *to consider design

* Denotes 2021 Amendment

Underlining indicates new language

[Brackets] and ~~strikethrough~~ indicate deleted language

alternatives. *During the development of the DSP for the subject property, DPIE expressed preference for three access points serving a total of six lots, instead of the single access serving seven lots as shown on the approved PPS 4-14008. DPIE has approved a concept plan showing the location and design of each of the three separate shared driveways onto Suitland Road. The applicant intends to work with the County to ensure that the proposal will not be detrimental to the public safety, health, or welfare or injurious to other property.

- (2) **The conditions on which the ~~*[variations-are]~~ variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

This request is not applicable to other properties because ~~*[it is a consolidated access point, which functions as an interior street, even though in this particular case, it is defined as a driveway (Section 27-107.01 (225)).]~~ all other lots in this area have direct access to a frontage road or a lower classification street. The site is a small piece of infill along Suitland Road. The only other possible access would be onto Randolph Road, and access at that location would conflict with access to the existing church and commercial strip.

- (3) **The ~~*[variance]~~ variation does not constitute a violation of any other applicable law, ordinance or regulation.**

The request does not constitute a violation of any law, Ordinance or Regulation. ~~* [Although the subdivision still proposes a single access onto an arterial, through the utilization of a 24-128(b)(9) easement, it's a reduction from seven driveways to one, which is the intent of 24-121(a)(3).]~~

- (4) **Because of the peculiar physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

The uniqueness of the property is imposed by the fact that the property has limited space to develop in and is completely surrounded by existing development. The property is bounded on the north and west by existing rights-of-way, immediately to the south is the existing VFW, and to the

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east are lots with existing single-family detached homes. The shape of the parcel is unusual compared to other abutting properties because the site has limited frontage on Randolph Road and is oblong, resulting in twice the amount of frontage on Suitland Road, an arterial classification.

Based on the proceeding findings, the Planning Board **APPROVES** the variation from Section 24-121(a)(3) for ~~*[one]~~ three direct access locations onto Suitland Road for ~~*[a]~~ three shared driveways. ~~* [and the authorization to utilize a Section 24-128(b)(9) access easement to serve Lots 1-7.]~~

21. **Town of Morningside**—The PPS was referred to the Town of Morningside. As of the writing of this report, staff has not received comments from the Town of Morningside.
22. At the public hearing on October 8, 2015, the Planning Board accepted Citizen Exhibit 1 into the record. The letter is in support of the PPS.
- *23. **Reconsideration**—By letter dated September 21, 2020, Norman D. Rivera, Esquire, representing DMD Holding Company LLC, requested a waiver of the Prince George’s County Planning Board’s Rules of Procedure (Section 12(a)), which require that a reconsideration request be submitted no less than 14 calendar days after the date of notice of the final decision (Section 10(a)). In this case, the resolution of approval (PGCPB Resolution No. 15-111) was adopted by the Planning Board on October 29, 2015 and mailed out on November 3, 2015. On October 15, 2020, the Planning Board granted a waiver of the Planning Board’s Rules of Procedure to admit a reconsideration request submitted more than 14 days after the adoption of the resolution. The Planning Board also granted the applicant’s request for a reconsideration, in accordance with Section 10(e) of the Rules of Procedure. The Planning Board granted the request for reconsideration based on other good cause, in furtherance of substantial public interest. The applicant’s specific request was for reconsideration of Condition 9 of the resolution, which pertains to denial of access. The applicant provided, in support of the reconsideration request, an updated PPS showing six lots with three shared access easements, a revised TCP1, and a revised statement of justification to request a Variation to Section 24-121(a)(3) for three access driveways to an arterial road. The applicant also submitted a copy of the revised SWM concept plan (10786-2010-3) approved by DPIE and letters of support from the Mayor of the Town of Morningside and adjoining property owners. Prior to approval of the DSP or issuance of any permit for this property, the applicant shall have the revised TCP1 and the updated PPS 4-14004 filed with the reconsideration signature approved and provided in the PPS case file as the approved plans. This requirement has been conditioned with the reconsideration approval.

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BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *


This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Shoaff, with Commissioners Washington, Shoaff, Bailey, Geraldo, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, October 8, 2015, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of October 2015.

*This is to certify that the foregoing is a true and correct copy of the reconsideration action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, January 14, 2021, in Upper Marlboro, Maryland. The adoption of this amended resolution based on the reconsideration action taken does not extend the validity period.

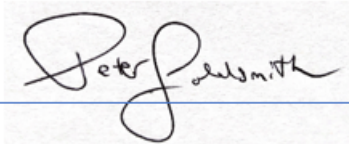
*Adopted by the Prince George's County Planning Board this 4th day of February 2021.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:MG:nz

APPROVED AS TO LEGAL SUFFICIENCY

A handwritten signature in black ink, reading "Peter J. Smith", is written over a light blue horizontal line. The signature is contained within a light gray rectangular box.

M-NCPPC Legal Department
Date: January 20, 2021

* Denotes 2021 Amendment

Underlining indicates new language

[Brackets] and ~~strikethrough~~ indicate deleted language

June 15, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Mahsa Vatandoost, Senior Planner, Subdivision Section *MV*
SUBJECT: DSP-19059; Skyline Subdivision, Subdivision Referral Memo

The subject property considered in this detailed site plan (DSP) is known as Parcel B, Block A located on Tax Map 89 in Grid C-3. Parcel B is recorded among the Land Records of Prince George's County in Plat Book NLP 129 page 93 dated November 7, 1986, pursuant to the approval of preliminary plan of subdivision (PPS) 4-85067 (PGCPB Resolution No. 96-386(a)). The property is a total of 2.48 acres and located in the southwestern quadrant of the intersection of Suitland Road and Randolph Road. The property is in the One-Family Detached Residential (R-80) Zone, and it is subject to the 2014 *Approved Southern Green Line Sector Plan and Sectional Map Amendment*.

The property considered in this DSP is subject to PPS 4-14008, which was approved by the Prince George's County Planning Board (PGCPB Resolution No. 15-111(A)) on October 29, 2015, for 7 lots for development of single family detached dwellings. PPS 4-14008 thus supersedes prior PPS 4-85067, which is no longer applicable to the subject property. A reconsideration of PPS 4-14008 was approved by the Planning Board on January 14, 2021, to allow direct access to an arterial road through three shared driveways. As conditioned by the approval of the reconsideration request, the PPS and TCP1 were revised and re-certified to depict three driveways with access to Suitland Road serving six lots.

PPS 4-14008 was approved subject to 16 conditions. The conditions relevant to the subject application are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

- 4. A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.**

The proposed use is in conformance with the approved PPS. A new PPS is not required at this time.

5. **Development of this site shall be in conformance with Stormwater Management Concept Plan 6244-2008-01 and any subsequent revisions. The approved concept plan shall be revised to match the final preliminary plan of subdivision. The concept should not depict any structures within the building setbacks or landscape yards of the 2010 Prince George's County Landscape Manual.**

An approved copy of Storm Water Management (SWM) Concept Plan (10786-2010-03) and approval letter were submitted with this application. The development proposed in the DSP is in substantial conformance with the approved SWM Concept Plan. The Environmental Planning Section should further review the SWM concept plan for conformance to this Condition.

6. **At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a ten-foot-wide public utility easement along the public rights-of-way, as reflected on the approved preliminary plan of subdivision.**

The DSP shows all the required 10-foot-wide public utility easements (PUE's) along the public rights-of-way in conformance with the PPS.

7. **Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee-in-lieu of parkland dedication for the proposed residential development.**

This condition has been reflected in the DSP General Note 14. This condition will be reviewed for conformance at the time of final plat of subdivision.

8. **At the time of detailed site plan review, the following shall be addressed:**

- a. **Provide a ten-foot-wide landscape strip along the front of Lots 1 through 7 with appropriate plant units and materials, outside the ten-foot-wide public utility easement.**

The DSP should provide a ten-foot-wide landscape strip along the front of Lots 1 through 6 with appropriate plant units and materials, outside the ten-foot-wide public utility easement. The Urban Design Section should further review the DSP for conformance with this condition.

- b. **The Stormwater Management Concept Plan, 6244-2008-01, shall be revised to reflect the preliminary plan of subdivision layout.**

The Stormwater Management Concept Plan, 10786-2010-03 reflects the preliminary plan of subdivision layout modified from one driveway serving seven lots to three driveways serving six lots.

- c. **Label the abandonment of the driveway serving Parcel 78.**

The DSP reflects and labels the abandonment of the existing driveway serving Parcel 78.

- *9. The final plat shall reflect denial of access to Suitland Road and Randolph Road, except for the ~~*[one]~~ three shared driveway access ~~*points~~ to Suitland Road as described by the Transportation Planning Section (M-NCPPC) and the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).**

The DSP reflects three shared access points to Suitland Road. However, the plans should also reflect denial of access to Suitland Road and Randolph Road except for the three allowed access points. Conformance with Condition 9 should be further evaluated by the Transportation Planning Section.

- 10. Total development shall be limited to uses that would generate no more than 5 AM and ~~*[6]~~ 5 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Conformance with Condition 10 should be further evaluated by the Transportation Planning Section.

- 13. At the time of detailed site plan, Lot 7 shall be deleted, and the land area incorporated into Lot 6, unless the applicant is able to demonstrate:**
- a. The abandonment of the driveway crossing Lot 7 serving Parcel 78 (VFW), and**
 - b. Alternative compliance shall be obtained by the applicant for the required bufferyard (Section 4.7) abutting Parcel 78 on Lot 7, to provide for a buildable area outside of the buffer by:**
 - (1) Reducing the building setback by a minimum of ten feet, or**
 - (2) Shifting the entire bufferyard ten feet to the south onto Parcel 78, by placing that portion of the buffer on Parcel 78 in an easement.**

Lot 7 has been deleted in the DSP. This condition has been satisfied.

- *14. Prior to approval of the final plat of subdivision, ~~*[a]~~ draft vehicular access (Section 24-128(b)(9)) ~~*[and landscape]~~ easements located on Lots 1 through ~~*[7]~~ 6, if required, shall be submitted for approval to the Subdivision Review Section (M-NCPPC) and then shall be fully executed. The easement documents shall set forth the rights, responsibilities, and liabilities of the parties and include the rights of M-NCPPC. Prior to recordation of the final plat, the easement *if required, shall be recorded in Prince George's County Land Records and the liber/folio of the easement shall be noted on the final plat, and the limit of the easement reflected on the final plat consistent with the approved preliminary plan of subdivision. *The requirement for vehicular access easements will be further reviewed at the time of detailed site plan.**

Three vehicular shared access easements for the proposed six residential lots are proposed in this DSP in conformance with PPS 4- 14008.

- *15. Prior to approval of the detailed site plan, the Preliminary Plan of Subdivision (4-**

14008) and Type 1 Tree Conservation Plan (TCP1-002-15-01), which were revised to reflect six lots and three shared access driveways to Suitland Road in accordance with the reconsideration approved by the Prince George's County Planning Board on January 14, 2021, shall be signature-approved with revisions to the TCP1, as follows:

- a. Revise the approval block on the "00" approval line to add "C. Schneider" to the approved by column.
- b. Revise the approval block on the "01" approval line to add "4-14008 Reconsideration" to the "DRD #" column.
- c. Have the revised plan signed and dated by the qualified professional who prepared the plan.

The PPS and TCP 1 has been revised and signature-approved in accordance with the reconsideration approved by the Planning Board on January 14, 2021.

***16. At the time of detailed site plan, the driveway to each lot shall include a turnaround to avoid the need for cars accessing each lot to back onto Suitland Road.**

The DSP proposes a turnaround in the driveway to each lot. The DSP should be further evaluated by the Transportation Planning Section for conformance with this condition.

Recommended Conditions:

1. Prior to certification, the detailed site plan shall be revised to address the following:
 - a. Provide a ten-foot-wide landscape strip along the front of Lots 1 through 6 with appropriate plant units and materials, outside the ten-foot-wide public utility easement.
 - b. Show and label denial of access to Suitland Road and Randolph Road, except for the three shared driveway access points to Suitland Road.

This 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 substantial conformance with the approved 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.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


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June 7, 2021

MEMORANDUM

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

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

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division 

SUBJECT: Detailed Site Plan Review for Pedestrian and Bicycle Transportation Master Plan Compliance

The following detailed site plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2014 *Approved Southern Green Line Station Area Sector Plan*, and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detail Site Plan Number: DSP-19059

Development Case Name: Skyline Subdivision

	<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<input type="checkbox"/>	Public Use Trail Easement
County R.O.W.	<input type="checkbox"/>	Nature Trails
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC - Parks
HOA	<input type="checkbox"/>	Bicycle Parking
Sidewalks	<input checked="" type="checkbox"/>	Trail Access
Add'l Connections	<input type="checkbox"/>	Bikeway Signage

Subject to 24-124.01: No

Bicycle and Pedestrian Impact Statement Scope Meeting Date: n/a

Development Case Background	
Lot Size	2.48 acres
Number of Units (residential)	6 detached
Abutting Roadways	Suitland Road, Randolph Road,
Abutting or Nearby Master Plan Roadways	Suitland Road
Abutting or Nearby Master Plan Trails	Bicycle lane along Suitland Road (planned)
Proposed Use(s)	Residential
Zoning	R-80, D-D-0
Centers and/or Corridors	n/a
Prior Approvals on Subject Site	4-14008
Subject to 24-124.01:	No
Bicycle and Pedestrian Impact Statement Scope	n/a

Meeting Date	
--------------	--

Development Proposal

The subject application proposes 6 single family detached houses.

Prior Approvals

The proposed development is subject to the prior approval 4-14008. It included the following condition related to pedestrian and bicycle transportation:

- 3. Prior to approval of the first building permit, the applicant and the applicant’s heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Prince George’s County Department of Public Works and Transportation for the placement of one “Share the Road with a Bike” sign along Suitland Road.

Comment: This condition is still in place and will be reviewed at the time of building permit.

Review of Proposed On-Site Improvements

The submitted plans include the existing sidewalk along the property frontage of Suitland Road and Randolph Road. These improvements support separating pedestrian and vehicular transportation routes within the site, pursuant to Sections 27-283 and 27-274. Staff find that with the proposed improvements, pedestrian, and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Section 27-274(c), the relevant design guidelines for pedestrian and bicycle transportation.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to additional residential areas connected via sidewalk along the frontages of Suitland Road and Randolph Road.

Review Master Plan of Transportation (MPOT) Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT). One master plan trail facility impacts the subject site, planned bicycle lane along Suitland Road. The MPOT 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*.

Comment: Prior approved 4-14008 includes a provision for bikeway signage along the property frontage of Suitland Road. The striped bicycle lane can be implemented at the time of roadway maintenance or as part of a capital improvement project. The signage will be further reviewed at the time of building permit. The subject application includes the existing sidewalk along the

frontages of Suitland Road and Randolph Road. Staff find that these improvements fulfill the intent of the master plan facilities and the Complete Streets Policies.

Review Area Master Plan Compliance

This development is also subject to the 2014 *Approved Southern Green Line Station Area Sector Plan* includes the following recommendation regarding the accommodations of pedestrian access that impact the subject site (pg. 36):

3. Promote pedestrian access to the station via a connected street grid and seek locations to implement the county's Complete Streets policies, by providing sidewalks and marked bicycle lanes in the station areas

7. Decrease the production of greenhouse gases by minimizing vehicular trips and promoting greater pedestrian and bicycle mobility

Comment: The proposed and prior approved condition fulfil the intent of the recommendations within the area master plan.

Recommended Conditions of Approval

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285 (b) for a detailed site plan for pedestrian and bicycle transportation purposes.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
 Environmental Planning Section

301-952-3650

June 15, 2021

MEMORANDUM

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

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

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section, CWPD *ACS*

SUBJECT: **Skyline Subdivision; DSP-19059 and TCP2-016-2021**

The Environmental Planning Section (EPS) has reviewed the above referenced Detailed Site Plan (DSP-19059) and a Type 2 Tree Conservation Plan (TCP2-016-2021) stamped as received on May 13, 2021. Comments were provided in a Subdivision Development Review Committee (SDRC) meeting on May 28, 2021. A revised Detailed Site Plan (DSP) and TCP2 were received on June 2, 2021. The Environmental Planning Section recommends approval of DSP-19059 and TCP2-016-2021 based on the conditions listed at the end of this memorandum.

Background

Review Case	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
NRI-045-06	N/A	Staff	Approved	4/5/2006	N/A
NRI-045-06-01	N/A	Staff	Approved	11/9/2012	N/A
4-14008	TCPI-002-15	Planning Board	Approved	10/8/2015	15-111
NRI-045-06-02	N/A	Staff	Approved	4/23/2020	N/A
4-14008 Reconsideration	TCPI-002-15-01	Planning Board	Approved	2/4/2021	15-111(A)
DSP-19059	TCP2-016-2021	Planning Board	Pending	Pending	Pending

Proposed Activity

The applicant is requesting approval of a Detailed Site Plan (DSP-19059) and a Type 2 Tree Conservation Plan (TCP2-016-2021) for the construction of a six-lot single family detached subdivision.

Grandfathering

This project is subject to the current regulations of Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because the application has a recently approved preliminary plan of subdivision.

Review of Previously Approved Conditions

The following text addresses previously approved applicable environmental conditions that need to be considered with this application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Preliminary Plan of Subdivision 4-14008 was approved by the Planning Board on October 8, 2015. The conditions of approval can be found in PGCPB No. 15-111. * Denotes 2021 Amendment and Underlining indicates new language.

2. **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 approval block to read "TCP1-002-15."**
 - b. **Add a note to the label for the 30-foot-wide landscape buffer located at the southern boundary of the property on Lot 7 which states: "Not credited as woodland conservation."**
 - c. **Have the revised plan signed and dated by the qualified professional who prepared it.**
 - d. **Reflect the relocation of the entrance driveway on Suitland Road 420 feet south of the centerline of Randolph Road.**

This condition was met prior to the signature approval of the original Type 1 Tree Conservation Plan.

12. **Prior to certification of the preliminary plan of subdivision (PPS), revise the PPS and Type 1 tree conservation plan to show the 65 dBA Ldn noise contour located at a distance of 91 linear feet from the centerline of Suitland Road.**

This condition was met prior to the signature approval of the original Type 1 Tree Conservation Plan.

- ***15. Prior to approval of the detailed site plan, the Preliminary Plan of Subdivision (4-14008) and Type 1 Tree Conservation Plan (TCP1-002-15-01), which were revised to reflect six lots and three shared access driveways to Suitland Road in accordance with the reconsideration approved by the Prince George's County Planning Board on**

January 14, 2021, shall be signature-approved with revisions to the TCP1, as follows:

- a. Revise the approval block on the "00" approval line to add "C. Schneider" to the approved by column.**
- b. Revise the approval block on the "01" approval line to add "4-14008 Reconsideration" to the "DRD #" column.**
- c. Have the revised plan signed and dated by the qualified professional who prepared the plan.**

The TCP1-002-15 reviewed with the PPS reconsideration request is currently going through the certification process and this condition will be addressed.

Environmental Review

Existing Conditions/Natural Resources Inventory

An approved Natural Resources Inventory, NRI-045-06-01, was submitted with the application. The site contains no regulated environmental features and is entirely wooded with one specimen tree. The NRI is correctly reflected on the TCP2 and preliminary plan.

No additional information with regards to the NRI is required with this application.

Woodland Conservation

DSP-19059 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.

The site contains a total of 2.48 acres of woodlands and has a woodland conservation threshold of 0.50 acres with a total requirement of 1.44 acres, based on the clearing of 2.27 acres. The TCP2 proposes to meet the requirement with off-site woodland conservation (1.44 acres).

The woodland conservation worksheet requires a minor change and is conditioned at the end of this memorandum.

Specimen Trees

The TCP2 shows the removal of the only specimen tree (34-inch White Oak) on-site. This tree was approved for removal with the Subtitle 25 Variance Application and statement of justification in support of a variance with reconsideration of PPS 4-14008.

Regulated Environmental Features

This site is undeveloped and does not contain any regulated environmental features that are required to be protected under Section 27-285(b)(4) of the Zoning Regulations.

No further information concerning the regulated environmental features is needed at this time.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Beltsville-Urban land complex and Sassafras-Urban land. According to available information, Marlboro clay and Christiana complexes are not identified on the property. This information is provided for the applicant's benefit.

Stormwater Management

This development proposal is for a six-lot residential project. As previously discussed, the applicant proposes a total of 28 dry wells (four around each dwelling unit) to handle stormwater management for the entire project. This stormwater concept has been approved by Prince George's County Department of Permitting, Inspections and Enforcement (10786-2010-01). A stormwater management fee of \$3,500.00 for on-site attenuation/quality control measures is required.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of Detailed Site Plan DSP-19059 and TCP2-016-2021 subject to the following findings and conditions:

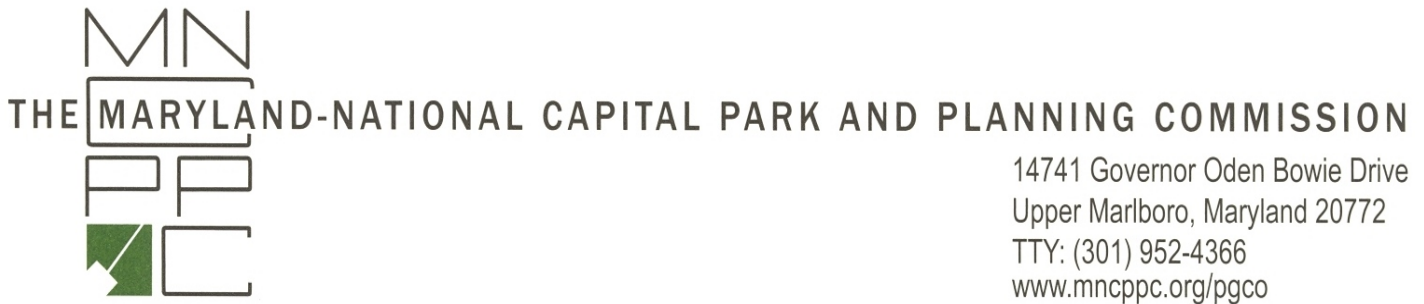
Recommended Findings:

1. The required findings of Section 25-119(d) were adequately addressed for the removal of the one on-site specimen tree with the reconsideration of the Preliminary Plan 4-14008.
2. The property does not contain any Regulated Environmental Features (REF).

Recommended Condition:

1. Prior to signature approval of the detailed site plan, the TCP2 shall be revised as follows:
 - a. Remove the 0.65 acres from the woodland floodplain column on the woodland conservation worksheet.
 - b. Remove the Tree Canopy Coverage Chart from Sheet 2 of the TCP2.
 - c. Revise General Note to read "6" proposed lots instead of "7" lots.
 - d. Have the revised plan signed and dated by the qualified professional who prepared it.

If you have any questions concerning these comments, please contact me at 301-883-3240 or by email at alwin.schneider@ppd.mncppc.org.



Countywide Planning Division
Historic Preservation Section

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301-952-3680

June 7, 2021

MEMORANDUM

TO: Adam Bossi, 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 **JRS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-19059 Skyline Subdivision

The subject property comprises 2.40-acres and is located at the southwest quadrant of the intersection of Suitland Road and Randolph Road. The subject application proposes six single-family detached homes. The subject property is Zoned D-D-O and R-80.

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. A Phase I archeology survey will not be recommended. Historic Preservation Section staff recommends approval of DSP-19059 Skyline Subdivision with no conditions.

Date: June 21, 2021

MEMORANDUM

TO: Adam Bossi, Urban Design
FROM: Tempi Chaney, Permit Review Section
SUBJECT: DSP-19059, Skyline Subdivision

1. On the house template, provide the dimensions of the front porch/stoop, indicate if it is covered, provide the dimensions of the optional extension and optional chimney.
2. Provide the height of the houses on the site plans.
3. Provide the actual setbacks from the house to each property line on the site plan for all lots.
4. Lot coverage will need to be demonstrated on the site plan.
5. Will there be any signage associated with this development? If so, signage details should be submitted and approved as part of this DSP.

Date: June 3, 2021

To: Adam Bossi, Urban Design, M-NCPPC

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

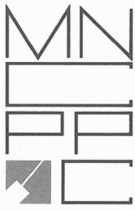
Re: DSP-19059, Skyline Subdivision

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 the Skyline Subdivision located at the intersection of Suitland and Randolph Roads and has the following comments / recommendations:

1. Health Department permit records indicate there are approximately two existing carry-out/convenience store food facilities and no markets/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. As a water conservation measure, the developer should consider design for and implementation of water reuse practices for the proposed single family dwelling and landscaping on the site.
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.
4. 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.

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: June 23, 2021

TO: Adam Bossi
Urban Design Section
Development Review Division
Planning Department

VIA: Sonja Ewing, Assistant Division Chief *SME*
Park Planning and Development Division
Department of Parks and Recreation

FROM: Tom Burke, Planner Coordinator *TB*
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **DSP-19059**
Skyline Subdivision

The Department of Parks and Recreation (DPR) has reviewed and evaluated this detailed site plan (DSP) for conformance with the requirements as they pertain to public parks and recreational facilities.

PROPOSAL

This application is for the development of six single-family semi-detached dwelling units.

BACKGROUND:

The subject property is 2.48 acres within the One-Family Detached Residential (R-80) Zone. The site is located at the southwest quadrant of the intersection of Suitland Road and Randolph Road in Suitland, and is subject to the February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Sector Plan), the 2017 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. This property is currently unimproved and fully wooded.

DISCUSSION:

The proposed development is located less than half of a mile to the east of Michael J. Polley Park and Douglass E. Patterson Park is located approximately a half of a mile to the southeast. Suitland Bog Park is located approximately 1 mile to the north and the Suitland Community Center is approximately 1.8 miles to the northwest.

The Southern Green Line Sector Plan Master Plan recognizes that parks are an important amenity for attracting new residents and also for placemaking and community identification. Additionally, the plan indicates that park facilities in the project area are of three basic types consisting of stream corridor buffers, park/school facilities, and neighborhood parks.

The preliminary plan of subdivision, 4-14008 was approved by the Planning Board on October 8, 2015, with a reconsideration approved on January 14, 2021 (PGCPB Resolution No. 15-111(A)), with 16 conditions, including the requirement to pay a fee-in-lieu for the mandatory dedication of parkland requirement. A payment of \$3,290 for the six residential units will be required prior to approval of the final plat of subdivision. DPR staff concurs with this recommendation based on the limited size of the proposed development and its proximity to existing park facilities. The fee may then be applied toward improvements at either Michael J. Polley or Douglass E. Patterson Park, both being near this site.

RECOMMENDATION:

The Park Planning & Development Division of DPR recommends to the Planning Board approval of DSP-19059 for Skyline Subdivision with the following condition:

1. The applicant shall provide the amount of the fee-in-lieu of the mandatory dedication of parkland in the General Notes of the detailed site plan.

cc: Bridget Stesney
Alvin McNeal

Additional Back-up

For

Detailed Site Plan DSP-19059
Skyline Subdivision

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise the plans to provide the Military Installation Overlay Zone height calculations to demonstrate conformance with Section 27-548.54(e)(2)(B) of the Prince George's County Zoning Ordinance.
 - b. Provide a 10-foot-wide landscape strip along the front of Lots 1 through 6 with appropriate plant units and materials, outside the 10-foot-wide public utility easement.
 - c. Show and label denial of access to Suitland Road and Randolph Road, except for the three shared driveway access points to Suitland Road.
 - d. Provide the dimensions of the front porch/stoop, indicate if it is covered, and provide the dimensions of the optional extension and optional chimney.
 - e. Provide a minimum of two standard features on each side elevation, with three features to be provided on the side elevation facing Randolph Road.
 - f. Provide the actual setbacks from the house to each property line on the site plan for all lots.
 - g. Demonstrate the lot coverage and height of the houses on the site plan.
 - h. Show the proposed grading and stormwater management features on the DSP.
 - i. Provide the amount of the fee-in-lieu of the mandatory dedication of parkland in the General Notes of the DSP.
 - j. Provide a note on the plan stating that only elevations 1,2, and 3 will be utilized at the time of the building permit. The side-loaded garage elevations will not be utilized.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Remove the 0.65 acre from the woodland floodplain column on the woodland conservation worksheet.
 - b. Remove the Tree Canopy Coverage Chart from Sheet 2 of the TCP2.
 - c. Revise General Note to read "6" proposed lots instead of "7" lots.
 - d. Have the revised plan signed and dated by the qualified professional who prepared it.



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

July 1, 2021

TO: Adam Bossi, Subdivision and Zoning Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *mcg 7/1/2021*
Site/Road Plan Review Division, DPIE

Re: Skyline Subdivision DSP-19059
Six Single Family Detached Homes

CR: Suitland Road

This is in response to the Detailed Site Plan -19059 referral. The Department of Permitting Inspections and Enforcement (DPIE) offers the following:

- The property is located at the southwest quadrant of the intersection of Suitland Road and Randolph Road. The property is located in Planning Area 76A within the development district overlay zone of the February 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment and within the Joint Base Andrews Imaginary Runway Surface Height Zone D.
- The proposed DSP-19059 is for six single family residential homes.
- All improvements within the public right-of-way, as dedicated to the County, are to be in accordance with the County Road Ordinance, Department of Public Works and Transportation (DPW&T) Specifications and Standards and the Americans with Disabilities Act (ADA).
- An access study shall be conducted by the applicant and reviewed to determine the adequacy of access point(s), the need for acceleration/deceleration, turning lanes and a by-pass lane with dedication of the necessary additional right-of-way.

Adam Bossi
July 1, 2021
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- Sidewalks and ADA ramps are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Sidewalks are required along all roadways within the property limits. Any new sidewalk installation is to match existing sidewalks in the area.
- Conformance with DPIE street lighting and street trees specifications and standards are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Existing utilities may require relocation and/or adjustment. Coordination with the various utility companies is required.
- A soils investigation report that includes subsurface exploration and site grading, stormwater management BMPs and geotechnical engineering evaluation for streets are required.
- All storm drainage systems and facilities are to be in accordance with DPW&T's requirements.
- The proposed Detailed Site Plan meets the intent of the approved Stormwater Management Concept Plan No. 10786-2010-03.

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

MT

cc: 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
DMD Holdings, LLC 7077 Mink Hollow Rd. Highland MD. 20777.