



September 20, 2022

Maurene Epps-McNeil
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

**RE: A-9802-C-01 and A-9803-C-01
Kenwood Village**

Dear Ms. Epps-McNeil:

On September 15, 2022, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner, and the technical staff's recommendation constitutes the Planning Board's recommendation.

Very truly yours,

James R. Hunt, Chief
Development Review

Enclosure

cc: Persons of Record



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.igm2.com/Citizens/Default.aspx>

Basic Plan Amendment Kenwood Village

A-9802-C-01 and A-9803-C-01

REQUEST	STAFF RECOMMENDATION
Amendment to an approved basic plan, pursuant to Section 27-197(c), to amend Conditions 4, 7, 8, and 13 to allow for construction of 124 single-family detached homes.	With the conditions recommended herein: <ul style="list-style-type: none"> •Approval of Basic Plan Amendment A-9802-C-01 •Approval of Basic Plan Amendment A-9803-C-01

Location: On the south side of White House Road, at its intersection with Harry S Truman Drive.	
Gross Acreage:	63.10
Zone:	LCD
Prior Zone:	R-S
Dwelling Units:	0
Gross Floor Area:	0
Planning Area:	78
Council District:	06
Municipality:	N/A
Applicant/Address: BHC, INC. C/O Mid-Atlantic Builders 11611 Old Georgetown Road Rockville, MD 20852	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	09/15/2022
Planning Board Action Limit:	09/19/2022
Staff Report Date:	08/30/2022
Date Accepted:	07/22/2022
Informational Mailing:	N/A
Acceptance Mailing:	N/A
Sign Posting Deadline:	N/A

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.

August 30, 2022

REFERRAL MEMORANDUM

TO: The Prince George's County Planning Board
The Prince George's County District Council

FROM: Dominique Lockhart, Planner III, Zoning Review Section *DAL*
Development Review Division

VIA: Jeremy Hurlbutt, Supervisor, Zoning Review Section *JDH*
Development Review Division

SUBJECT: **Referral for Basic Plan Amendments A-9802-C-01 and A-9803-C-01**
Kenwood Village

REQUEST

This application, for an amendment to approved Basic Plans A-9802-C and A-9803-C, was accepted by the Prince George's County Planning Department on July 22, 2022 and is being reviewed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1900 of the Zoning Ordinance. This application is filed pursuant to Section 27-197(c) of the prior Zoning Ordinance.

The subject property is approximately 63.10 acres and consists of 72 lots and 4 parcels. The property is recorded in the Prince George's County Land Records in Plat Book SJH 242, Plats 50 through 56, and is located on the south side of White House Road, approximately 1,300 feet east of Ritchie Marlboro Road. The frontage and access of the subject property is from White House Road. The site is undeveloped, wooded, and contains numerous environmental features.

This request is to amend Basic Plans A-9802-C and A-9803-C. A-9802-C was approved by the Prince George's County District Council on January 27, 1993, via Zoning Ordinance No. 50-1992. A-9803-C was approved by the District Council on January 29, 1993, via Zoning Ordinance No. 51-1992. In the original applications, A-9802-C requested to rezone 47.3 acres of the subject property from the Residential-Estate (R-E) Zone to the Residential Medium Development (R-M) Zone, while A-9803-C requested to rezone the remaining 15.7 acres to the Local Activity Center (L-A-C) Zone. The District Council remanded both applications to the Prince George's County Planning Board for reconsideration. The applications were amended to request rezoning of the entire subject property to the Residential Suburban Development (R-S) Zone, which was subsequently approved by the

District Council in 1993. Both applications were subject to the same 14 conditions and 4 considerations.

This proposed amendment is for the purpose of revising Conditions 7, 8, and 13. In addition, the application requests the deletion of Condition 4. The request does not involve a change in the land area, or an increase in the land use density or intensity of the original approval. The amendment requested will allow for the construction of up to 124 single-family detached dwelling units, which is the maximum density allowed per the original basic plan approvals.

Currently, Conditions 4, 7, 8, and 13 state the following:

- 4. The location and width of the internal trails proposed shall be evaluated and determined by the Trails Coordinator prior to Phase II approval.**
- 7. The minimum lot size shall be 6,000 square feet in Development Envelopes A through D, and 10,000 square feet in Development Envelope E.**
- 8. The 50-foot buffers along the east and south boundaries are labeled as non-disturbance buffers and shall include a 6-foot-high black vinyl clad chain link fence, extending to the east side of Harry S Truman Drive.**
- 13. The minimum 50-foot non-disturbance buffers along the east and south boundaries shall apply along both sides of all streams and shall be expanded to include the 100-year floodplain, wetlands, steep slopes, and soils with erodibility factors of .35 and greater. Such buffers shall be approved by the Natural Resources Division prior to specific design plan, Phase III. Additional screen plantings may be required to provide adequate screening, to be approved by the Urban Design Section.**

The original conditions will be renumbered with the deletion of Condition 4. The revised conditions are proposed, as follows:

4. (Applicant is requesting this condition be deleted).
6. The minimum lot size shall be 4,200 square feet in all development envelopes.
7. A 50-foot buffer shall be provided along the eastern property boundary and shall include a 6-foot-high black vinyl clad chain link fence (or approved alternative), extending to the south side of White House Road. The only disturbance to this buffer shall be for the construction of stormwater management facilities located within 550 feet from the right-of-way of White House Road. A 25-foot landscaped buffer shall be provided along the southern property boundary and provide the number of plant units required for a "B" buffer yard, as required by the 2010 *Prince George's County Landscape Manual*, and shall include a 6-foot-high black vinyl clad chain link fence (or approved alternative), extending to the east side of Harry S Truman Drive.
12. A 75-foot non-disturbance buffer shall apply along both sides of all streams and shall be expanded to include the 100-year floodplain, wetlands, steep slopes, and soils with erodibility factors of .35 and greater. Such buffers shall be approved by the Environmental Planning Section prior to specific design plan, Phase III.

Additional screen plantings may be required to provide adequate screening, to be approved by the Urban Design Section.

On behalf of the applicant, and in support of this application, Thomas Haller, Esq. filed a statement of justification (SOJ) on August 8, 2022, which has been incorporated into this technical staff report by reference.

Land Use

Through the original basic plan amendments, the subject property was rezoned from R-E to R-S. The approved land use types included single-family detached dwellings, open space, public and private recreational facilities, and permitted accessory uses. The use proposed for the 63.10-acre site includes only single-family detached dwellings. Staff's evaluation of the proposed amendments, and conformance with the criteria contained in Section 27-197(c) of the Zoning Ordinance, is outlined below.

Required Findings

The following analysis is based on the referrals received and the SOJ submitted by the applicant, which are adopted herein by reference, to address the required findings for approval. To approve the requested amendment, Section 27-197(c)(7) of the Zoning Ordinance states that the District Council shall find that the requirements of Section 27-195(b) of the Zoning Ordinance have been met. Those findings are outlined below:

Master Plan Analysis (Section 27-195(b)(1)(A))

The proposed amendment is in conformance with Section 27-195(b)(1)(A)(i) and (ii) of the Zoning Ordinance, as it is consistent with the *2013 Approved Subregion 6 Master Plan and Sectional Map Amendment* (master plan), which recommends Residential Low land use (up to 3.5 dwelling units per acre), with primarily single-family detached dwellings. Based on the concept plan submitted by the applicant, majority of the property is designated for residential land use, where only single-family detached dwellings are proposed. Per the original approved basic plan, the maximum density allowed was 2.18 dwelling units per acre, which conforms to the Residential Low land use classification. This development is also subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The right-of-way is accurately shown on the plan and consistent with the master-planned ultimate width of the roadway. Staff finds that no additional master plan right-of-way recommendations are required with this application since dedication has occurred with the prior development cases.

The proposed revisions of Conditions 7, 8, and 13, along with the deletion of Condition 4, will allow the applicant to construct up to 124 dwelling units which is within the maximum density permitted. In 2013, Specific Design Plan SDP-0805 was approved for 72 lots, consistent with the approved Preliminary Plan of Subdivision (PPS) 4-06159. Due to the proposed increase in dwelling units, the applicant will be required to submit new applications for the comprehensive design plan (CDP), PPS, and SDP to demonstrate conformance with all adequate public facilities requirements.

The proposed reduction of lot sizes from 6,000 square feet to 4,200 square feet will allow the maximum density of 2.18 dwelling units per acre to be reached. The smaller lot sizes will permit a more diverse single-family detached housing product design. This housing option will include lower maintenance costs usually seen with townhouses due to the smaller lot size. In addition, comprehensive design zones encourage optional and imaginative utilization of land, and improve the overall quality and variety of residential

environments in the Regional District (see Sections 27-476(a)(3) and 27-511(a)(6) of the prior Zoning Ordinance).

The 2014 *Plan Prince George's 2035 Approved General Plan* classifies the subject property in the Established Communities plan area. The vision for Established Communities is to create the most appropriate and context sensitive infill for low- to medium-density development. The proposed basic plan conforms to this vision by protecting environmentally sensitive areas while staying below the maximum density recommended, per the master plan Residential Low land use classification (up to 3.5 dwelling units per acre). As such, staff finds that the proposed basic plan conforms to the recommendations, principles, and guidelines described in the applicable master plans cited previously.

Economic Analysis (Section 27-195(b)(1)(B))

This analysis is not required because the applicant is not proposing retail or commercial uses.

Transportation Facilities (Section 27-195(b)(1)(C))

The Transportation Planning Section referral dated August 17, 2022 (Patrick to Lockhart), provided the following analysis to meet the legal threshold cited in Section 27-195(b)(1)(C) of the Zoning Ordinance:

The proposed development is subject to the MPOT. The right-of-way is accurately shown on the plan and consistent with the master-planned ultimate width of the roadway. Transportation staff finds that no additional master plan right-of-way recommendations are required with this application since dedication has occurred with the prior development cases.

The MPOT also provides policy guidance regarding multimodal transportation, and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling. To fulfill the intent of the MPOT, sufficient pedestrian and bicycle facilities shall be provided to serve the subject site. As a condition of approval, Transportation staff recommends that the site is served by a continuous network of pedestrian and bicycle facilities consistent with MPOT policy recommendations. The location and design of said facilities will be reviewed in subsequent development applications.

Prior transportation related conditions from the original basic plan amendments, A-9802-C and A-9803-C, stated the following:

2. **The applicant/developer, his heirs, successors and/or assigns, shall dedicate a 120-foot right-of-way for Ritchie Marlboro Road relocated (A-39) (Harry S Truman Drive).**
3. **The applicant/developer, his heirs, successors, and/or assigns, shall dedicate a 60-foot right-of-way from the proposed centerline for White House Road (A-36). The applicant/developer, his heirs, successors, and/or assigns, shall construct or bond a half section of White House Road for the entire segment of this roadway through the subject parcel per DPW&T requirements prior to the issuance of building permits.**

This construction shall accommodate a left turn lane along eastbound White House Road at Harry S Truman Drive extended (A-38).

- 4. The location and width of the internal trails proposed shall be evaluated and determined by the Trails Coordinator prior to Phase II approval.**

Per Condition 2, the Harry S Truman Drive right-of-way was dedicated under Plat Book SJH 242 Plat 51. In addition, the required right-of-way for the widening of White House Road was also dedicated along the site's frontage, as outlined in Condition 3. This condition further requires that a half section of White House Road along the subject site's frontage be constructed or bonded and designed to accommodate a left turn lane along the eastbound approach at the White House Road and Harry S Truman Drive intersection.

The applicant has requested that Condition 4 be deleted from this application. Condition 4 required a master plan trail to be identified and provided as part of subsequent approvals. As further development proposals were reviewed by staff, no internal trails were identified. Per the SOJ, the applicant does not anticipate introducing a separate internal trail network in addition to the public sidewalks that will be provided. Any other trails would need to be located within the environmentally sensitive wooded areas. Transportation staff supports deleting Condition 4 due to no internal trails being identified or proposed for the development.

The original basic plan request proposed to develop the property with 92 to 150 dwelling units in a combination of attached and detached dwellings. The District Council subsequently approved a density range of 1.6–2.18 dwelling units per acre with only single-family detached homes permitted. The subject application proposes to modify certain conditions to allow 124 dwelling units to be constructed, which is the maximum allowed per the approved basic plans. SDP-0805 was approved in 2013, for 72 lots, consistent with the PPS and record plats that were recorded. Pursuant to the recordation of the record plat, several of the conditions of the basic plan were implemented. However, new development applications will be required with the approval of the subject applications that will replace and supersede the previous approvals.

A traffic impact study was provided in conjunction with the original basic plan approval and considered the adequacy of off-site transportation facilities and site access points to meet compliance with Section 27-195(b)(C) of the Zoning Ordinance. Transportation staff believes the subject application is consistent with the findings considered in the previous traffic impact study. However, during the evaluation of the approved basic plans, two points of access were evaluated, and staff believes two access points are still needed to support the vehicular demand generated by the site. The feasibility of the site access points can be further evaluated with future development applications. Given the comparable level of density, Transportation staff recommends as a condition of approval that a second access point is provided, as part of the basic plan amendment, consistent with the previously approved basic plan. The condition requires the applicant to provide an operational and queuing analysis with subsequent applications to demonstrate the feasibility of reducing the number of access points to the site.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that existing transportation facilities, along with some additional improvements to be provided by the applicant, will be adequate to carry the anticipated traffic generated by the proposed development.

In making this finding, the Transportation Planning Section staff recommends conditions which have been incorporated in the Recommendation section of this technical staff report.

Other Public Facilities (Section 27-195(b)(1)(D))

Subtitle 24 of the prior Prince George's County Code provides the only methodology for testing adequate public facilities to ensure that the development will be adequately served. The Countywide Planning Section referral dated August 3, 2022 (Perry to Lockhart), provided analysis of adequate public facilities including water, sewer, police, fire and rescue, schools, and libraries. Per Subtitle 24 of the County Code, a thorough testing of adequate public facilities will occur at the time of PPS, and again at the time of SDP review.

Residential

Water and Sewer Findings

The proposed development is within the Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer.

Capital Improvement Program (CIP)

The subject project is located in Planning Area 78, Westphalia and Vicinity. The *Prince George's County FY 2022-2027 Approved CIP* identifies the following projects near the subject site in Planning Area 78:

- a. Fire Station: Fire Department Headquarters, Forestville Fire/EMS Station (Westphalia)
- b. Police Station: Police Training/Administrative Headquarters

Police Facilities

This project is served by Police District II, Bowie located at 601 SW Crain Highway in Upper Marlboro. The response time standard established by Section 24-122.01(e) of the prior Prince George's County Subdivision Regulations is 10-minutes for emergency calls and 25-minutes for non-emergency calls. The test is applied on the date the application is accepted or within the following three monthly cycles, pursuant to Section 24-122.01(e)(2) of the prior Subdivision Regulations. The times are based on a rolling average for the preceding 12 months. This application was accepted by the Planning Department on July 22, 2022. Based on the most recent information provided by the Police Department, as of July 2, 2022, the police response time standards of 10-minutes for emergency calls and 25-minutes for non-emergency calls were met. The test for police adequacy will be further evaluated at the time of PPS, and again at the time of SDP review.

Fire and Rescue

This project is served by the Ritchie Volunteer Fire/EMS Co. 837 located at 1415 Ritchie Marlboro Road in Capitol Heights as the first due station. Per Section 24-122.01(e)(1)(E) of the prior Subdivision Regulations, the test for adequacy is a maximum of seven minutes travel time for Fire/EMS response times for residential development. The test for Fire/EMS adequacy will be further evaluated at the time of PPS, and again at the time of SDP review.

School Facilities

This project is in School Cluster 4. Largo High School, Kettering Middle School, and Arrowhead Elementary School serve this area. Per Section 24-122.02 of the prior Subdivision Regulations, and Prince George's County Council Resolutions CR-23-2001 and CR-38-2002, Adequate Public Schools Facility Regulations for Schools, impacts to school facilities will be further evaluated at the time of PPS and again at the time of SDP review.

Library Facilities

This area is served by the Largo-Kettering Branch Library located at 9601 Capital Lane in Largo. The proposed amendment will not impact the need for additional library facilities.

Recreation Facilities

The Prince George's County Department of Parks and Recreation (DPR) referral dated August 18, 2022, (Thompson to Lockhart), provided analysis as it pertains to public parks and recreational facilities.

The development of a 25-acre neighborhood park, southeast of the intersection of Ritchie Marlboro Road and White House Road is noted in the master plan. The master plan recommends trailhead facilities at this location for the Chesapeake Beach Railroad Trail, which is intended to be a major hiker/biker link to the public park system in the area when it is completed. Zoning Ordinances 50-1992 and 51-1992 Exhibit J-113, show that the western portion of the site (19.1 acres) was to be dedicated to the Maryland-National Capital Park and Planning Commission for that purpose. The 19.1 acres of parkland dedication on the western portion of the site was completed with approval of Final Plat of Subdivision 5-15027. Given the increase in density by 52 dwelling units, DPR staff recommends the provision of on-site recreation within the development to be reviewed at the time of PPS.

Environmental Relationship (Section 27-195(b)(1)(E))

As set forth in the applicant's SOJ and the Environmental Planning Section referral dated August 15, 2022 (Rea to Lockhart), the amendment application meets all applicable environmental requirements at this stage. Because the subject project will be required to file an amended CDP and a new PPS application to reflect changes proposed under the basic plan amendment, the project will be subject to the environmental regulations contained in Subtitle 25, and prior Subtitles 24 and 27 of the County Code.

This application requests to amend the approved basic plan by amending Conditions 7, 8, and 13, and deleting Condition 4. The proposed change in language with this amendment is supported by the Environmental Planning Section. Appropriate conditions and considerations exist in the original basic plan approval to ensure additional environmental analysis is done at later stages of development, as discussed further in the referral.

The revisions for Conditions 8 and 13 include reductions to the buffers. As proposed, the only encroachment into the previously undisturbed 50-foot buffer along the eastern property boundary would be for the construction of a stormwater management (SWM) facility. The abutting property to the east of the site (11001 White House Road) provides existing natural vegetation as additional screening. There will also be a fence constructed along the eastern property boundary. The undisturbed buffer along the southern property boundary will be replaced with a 25-foot landscaped buffer to be approved by the Urban Design Section in subsequent development applications. An existing gas line easement adjacent to the southern property boundary creates a natural buffer that will remain undisturbed. There will also be a fence constructed along the southern property boundary.

A natural resources inventory (NRI) is not required as part of a zoning amendment application, however, an approved NRI covering the land area will be required for future development applications. Future development applications will also require revisions to previously approved tree conservation plans, a geotechnical report, and a SWM concept letter and plan approved by the Prince George's County Department of Permitting, Inspections and Enforcement. SWM will be required to meet environmental site design to the maximum extent practicable for water quantity and quality control measures.

Section 27-195(b)(2) Construction Schedule

The applicant did not propose a construction schedule of more than six years. Therefore, this regulation was not evaluated by staff.

Section 27-195(b)(3) L-A-C Commercial Development

The subject property is not in the L-A-C Zone. Therefore, this regulation does not apply.

Section 27-195(b)(4) V-M and V-L Development

The subject property is not zoned Village-Medium or Village-Low. Therefore, this regulation does not apply.

Staff finds that the proposed amendment of A-9802-C and A-9803-C meets the requirements of Section 27-195(b).

Referrals

The following referral memorandums were received, which discuss the proposed basic plan amendment, support the required findings above, are included as backup to this memorandum, and incorporated by reference herein:

- a. Subdivision Section, dated August 1, 2022 (Gupta to Lockhart)
- b. Special Projects Section, dated August 3, 2022 (Perry to Lockhart)
- c. Historic Preservation Section, dated August 9, 2022 (Stabler, Smith, and Chisholm to Lockhart)
- d. Community Planning Section, dated August 12, 2022 (Punase to Lockhart)
- e. Environmental Planning Section, dated August 15, 2022 (Rea to Lockhart)

- f. Transportation Planning Section, dated August 17, 2022 (Patrick to Lockhart)
- g. Park Planning and Development Division, dated August 18, 2022 (Quattrocchi and Thompson to Lockhart)

RECOMMENDATION

The Prince George's County District Council approval of Basic Plans A-9802-C (Zoning Ordinance No. 50-1992) and A-9803-C (Zoning Ordinance No. 51-1992) was adopted with 14 conditions and 4 considerations. Note that Conditions 8, 12, and 13 have been modified to require review and/or approval by Environmental Planning Section instead of the former Natural Resources Division. Staff recommends **APPROVAL** of this amendment request subject to the original conditions and considerations, with deletion of Condition 4 and amendment of new Conditions 6, 7, and 12, which were previously 7, 8, and 13, and additional Conditions 14, 15, and 16 as follows:

1. No direct access to any residential lots shall be permitted from White House Road or Harry S Truman Drive.
2. The applicant/developer and the applicant's heirs, successors, and/or assignees shall dedicate a 120-foot right-of-way for Ritchie Marlboro Road relocated (A-39) (Harry S Truman Drive).
3. The applicant/developer and the applicant's heirs, successors, and/or assignees shall dedicate a 60-foot right-of-way from the proposed centerline for White House Road (A-36). The applicant/developer and the applicant's his heirs, successors, and/or assignees shall construct or bond to construct a half section of White House Road for the entire segment of this roadway through the subject parcel per DPW&T requirements prior to the issuance of building permits. This construction shall accommodate a left turn lane along eastbound White House Road at Harry S Truman Drive extended (A-38).
4. At no time prior to Phase II approval or construction of the proposed development shall the Chesapeake Beach trail corridor be damaged, filled with debris or become a storage area for supplies or equipment.
5. There shall be no grading or cutting of trees on the site prior to Phase II approval, except with the written permission of the Prince George's County Planning Board.
6. The minimum lot size shall be 4,200 square feet in all development envelopes.
7. A 50-foot buffer shall be provided along the eastern property boundary and shall include a 6-foot-high black vinyl clad chain link fence (or approved alternative), extending to the south side of White House Road. The only disturbance to this buffer shall be for the construction of stormwater management facilities located within 550 feet from the right-of-way of White House Road. A 25-foot landscaped buffer shall be provided along the southern property boundary and provide the number of plant units required for a "B" buffer yard, as required by the 2010 *Prince George's County Landscape Manual*, and shall include a 6-foot-high black vinyl clad chain link fence (or approved alternative), extending to the east side of Harry S Truman Drive.

8. A Type I tree conservation plan, in accordance with the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, is required for review by the Environmental Planning Section to be approved by the Planning Board prior to comprehensive design plan approval. Woodland conservation of 25 percent of the net tract is recommended.
9. Phase II shall show consistency with the Patuxent River Policy Plan in buffering of streams.
10. Approval of existing conditions, 100-year floodplain, and stormwater management (SWM) concept plan by the Prince George's County Department of the Environment (DoE), prior to the approval of a preliminary plan of subdivision, unless determined by DoE prior to submittal of the preliminary plan that this study will not be required until time of specific design plan. At a minimum, the following shall be included: 50-foot buffers between the floodplain and lot lines; SWM ponds shall provide 2-10-100-year attenuation; water quality shall be achieved by infiltration or ponds; water quality ponds shall be located outside of wetland areas; and all impervious areas shall drain directly to a water quality facility.
11. The applicant shall submit a 100-year floodplain study and a stormwater management (SWM) concept plan to the Prince George's County Department of Environmental Resources for approval prior to approval of the preliminary plan of subdivision. The SWM concept plan shall also address road improvements to White House Road and construction of Harry S Truman Drive.
12. A 75-foot non-disturbance buffer shall apply along both sides of all streams and shall be expanded to include the 100-year floodplain, wetlands, steep slopes and soils with erodibility factors of .35 and greater. Such buffers shall be approved by the Environmental Planning Section prior to specific design plan, Phase III. Additional screen plantings may be required to provide adequate screening, to be approved by the Urban Design Section.
13. The applicant shall submit a detailed soils study to demonstrate the site is geographically suitable for the proposed development, for approval by the Prince George's Soil Conservation District and the Environmental Planning Section, prior to the specific design plan approval.
14. At the time of review of the preliminary plan of subdivision, the applicant shall allocate developable areas to provide adequate on-site recreational facilities.
15. The basic plan amendment shall be modified to include two vehicular access connections to the site.
16. The applicant shall demonstrate the feasibility of reducing the number of access connections to the site through an operational and queuing analysis which shall be evaluated with future development applications.
17. The applicant shall provide an interconnected network of pedestrian and bikeway facilities, internal to the site. The exact location and design of said facilities shall be evaluated with future applications.

Considerations:

1. The character and visual image of White House Road shall be protected and maintained through preservation of the undisturbed buffer along both sides of the adjacent stream. The buffer design shall be approved by the Urban Design Section prior to specific design plan approval.
2. The site shall be developed to maintain compatibility with the surrounding neighborhood with emphasis on the boundaries of the subject site. This shall be accomplished through design techniques such as berms, additional screen plantings and through compatible lot sizes prior to specific design plan approval.
3. The depths of all lots adjacent to Harry S Truman Drive and White House Road shall be adequate to provide visual and sound screening as part of specific design plan approval.
4. The dwellings in all development envelopes shall front on the primary street to the greatest extent possible, with the rears of dwellings oriented toward the interior of the envelopes. The 2010 *Prince George's County Landscape Manual* (Landscape Manual) buffering requirements shall apply to any dwellings whose rears face Harry S Truman Drive. Preservation of existing trees shall be the preferred buffering technique to be supplemented, as required by the Landscape Manual.

STAFF RECOMMENDS:

- Approval of Basic Plan Amendment A-9802-C-01
- Approval of Basic Plan Amendment A-9803-C-01

KENWOOD VILLAGE

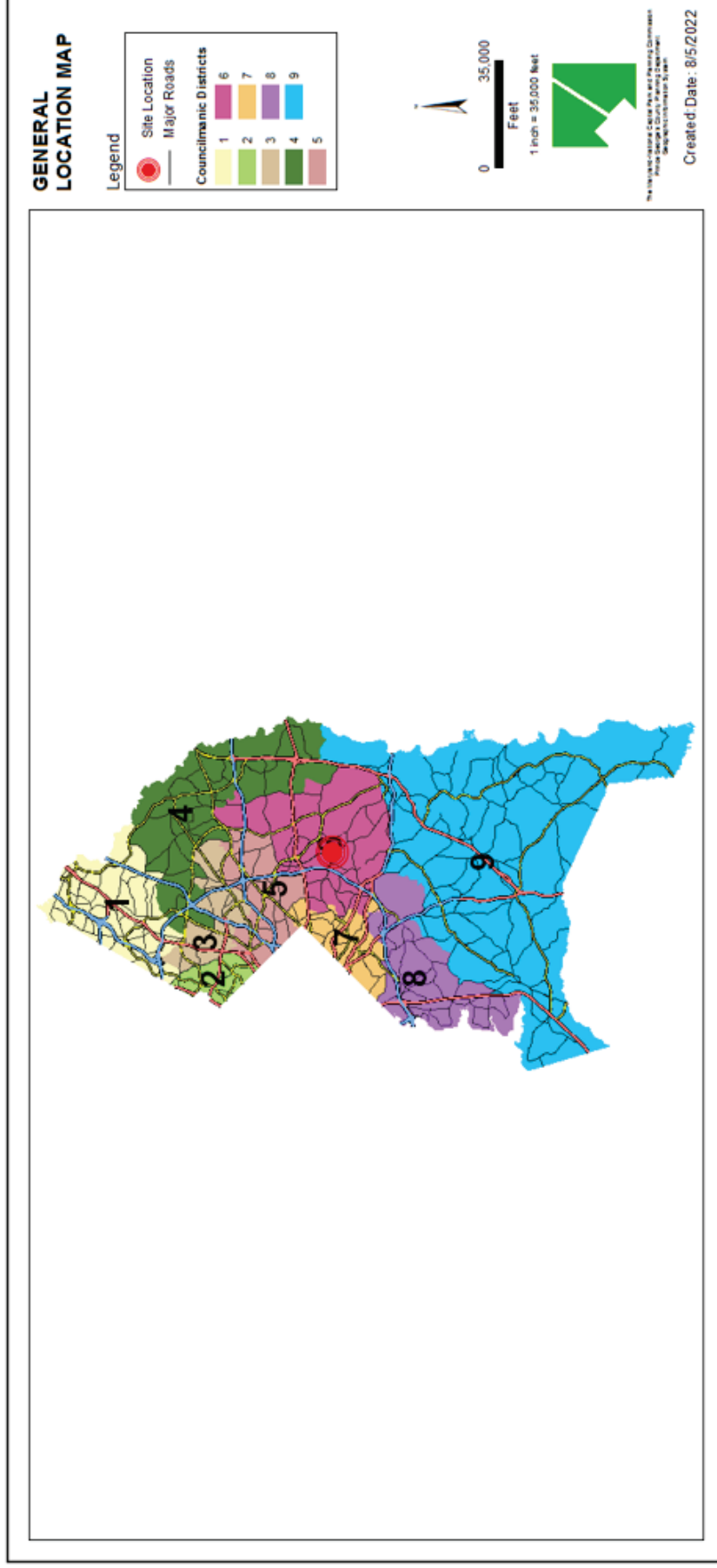
Basic Plan Amendment
Staff Recommendation: APPROVAL with conditions



GENERAL LOCATION MAP

Council District: 06

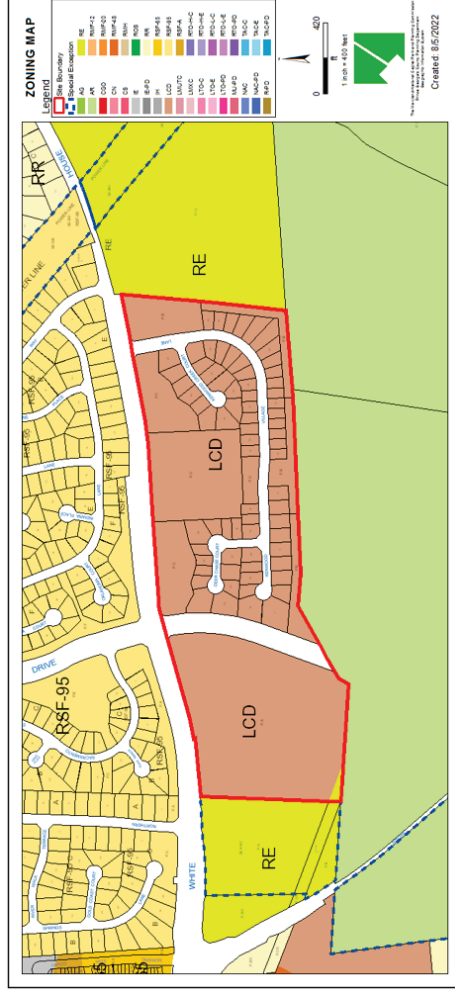
Planning Area: 78



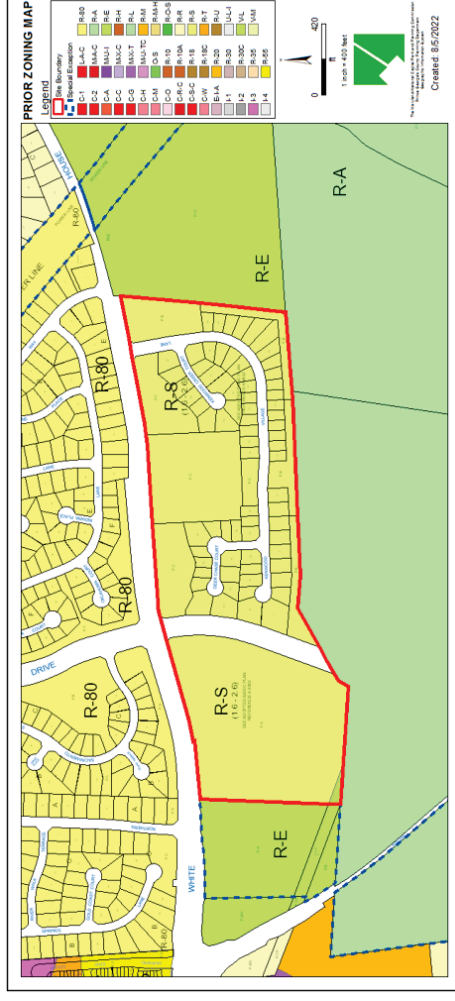
SITE VICINITY MAP



CURRENT ZONING MAP - LCD

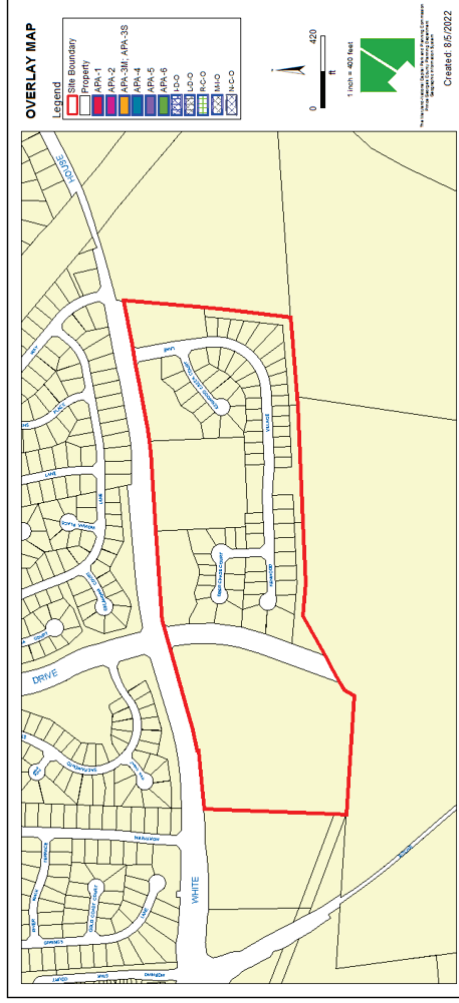


PRIOR ZONING MAP - R-S



OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



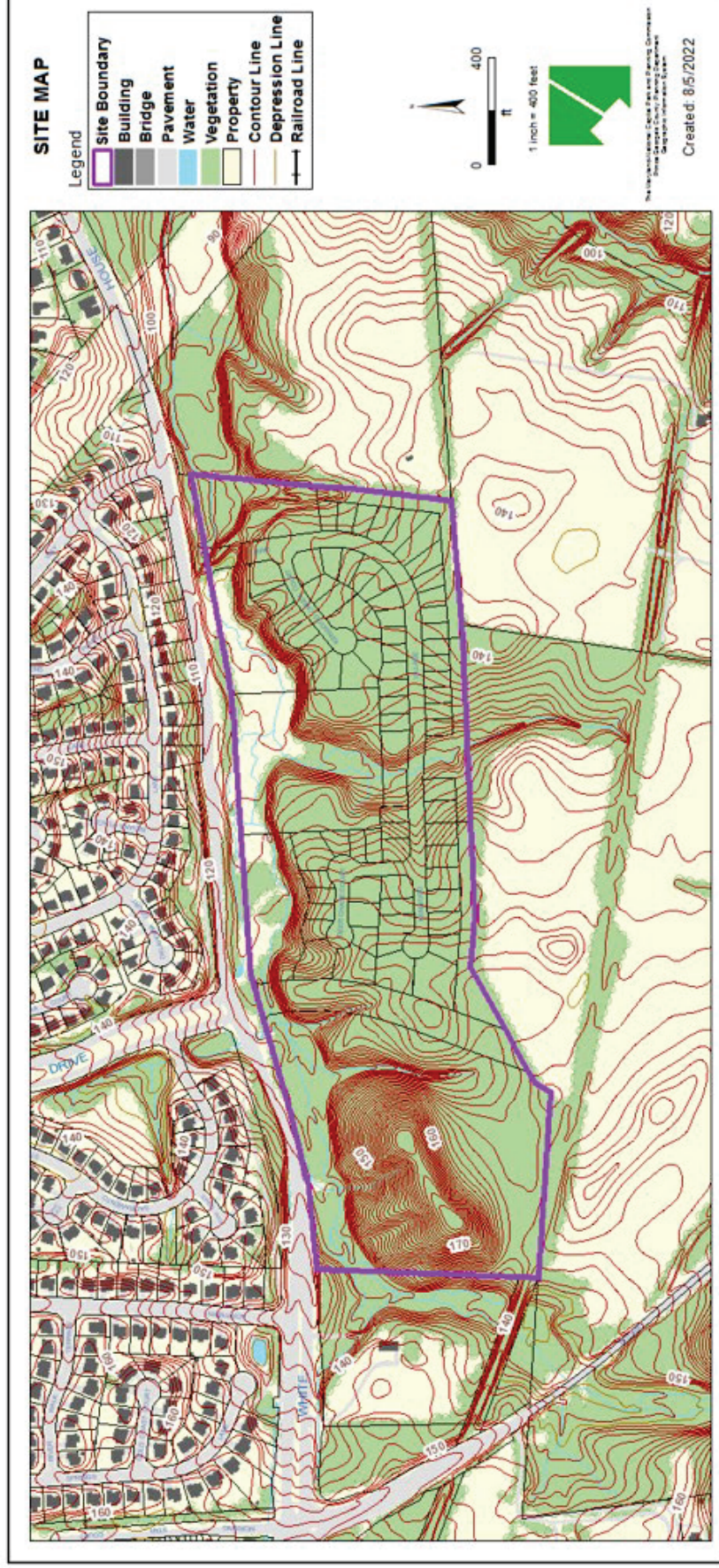
PRIOR OVERLAY MAP



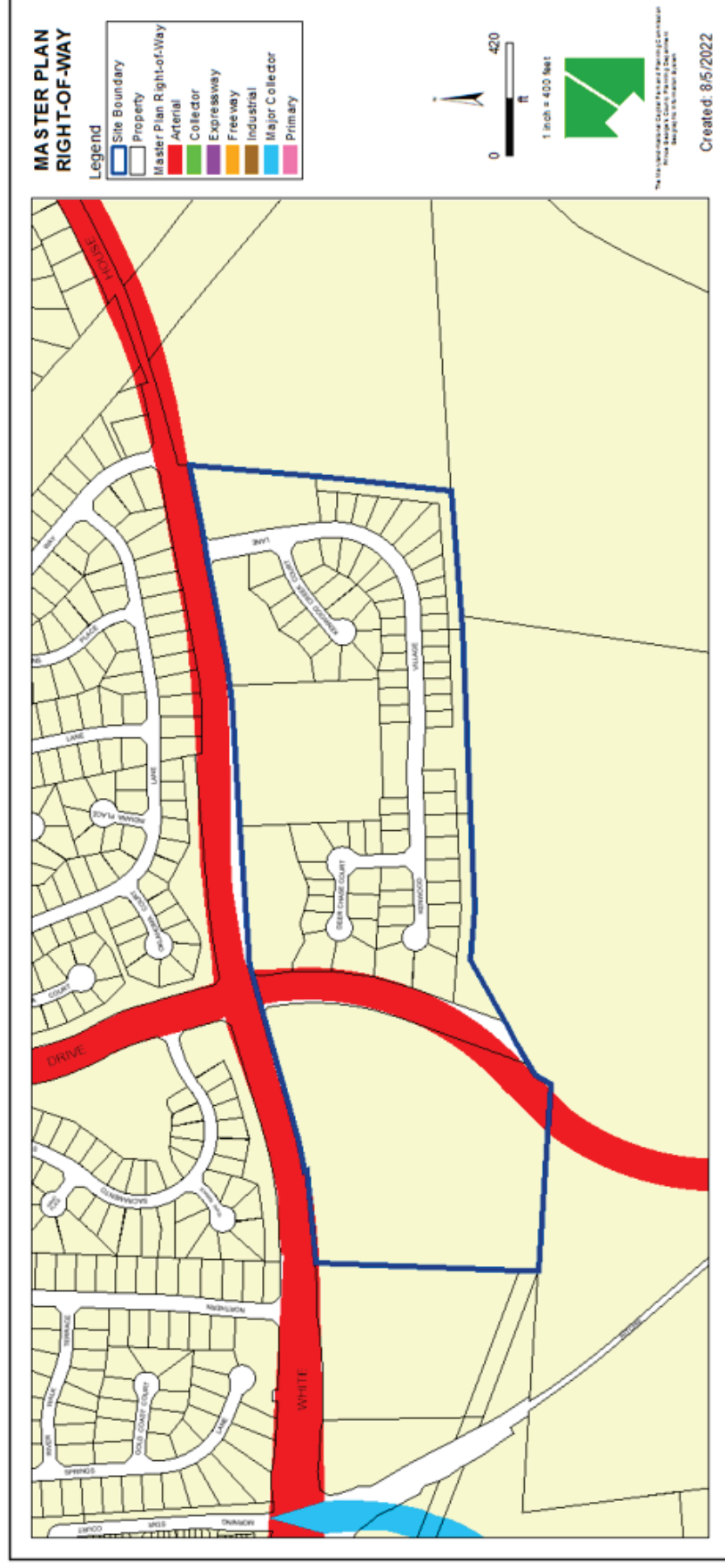
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

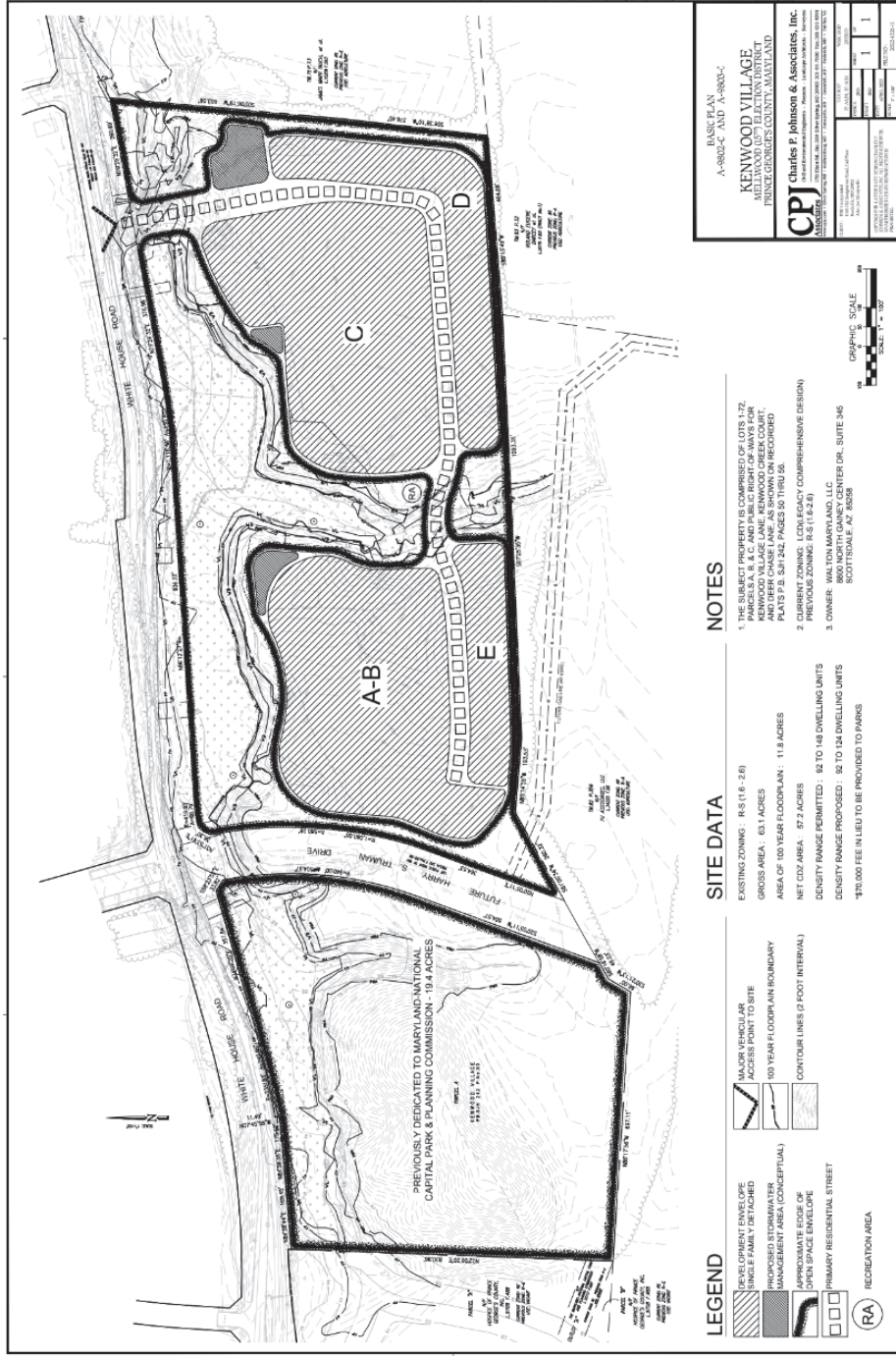


CONCEPT RENDERING

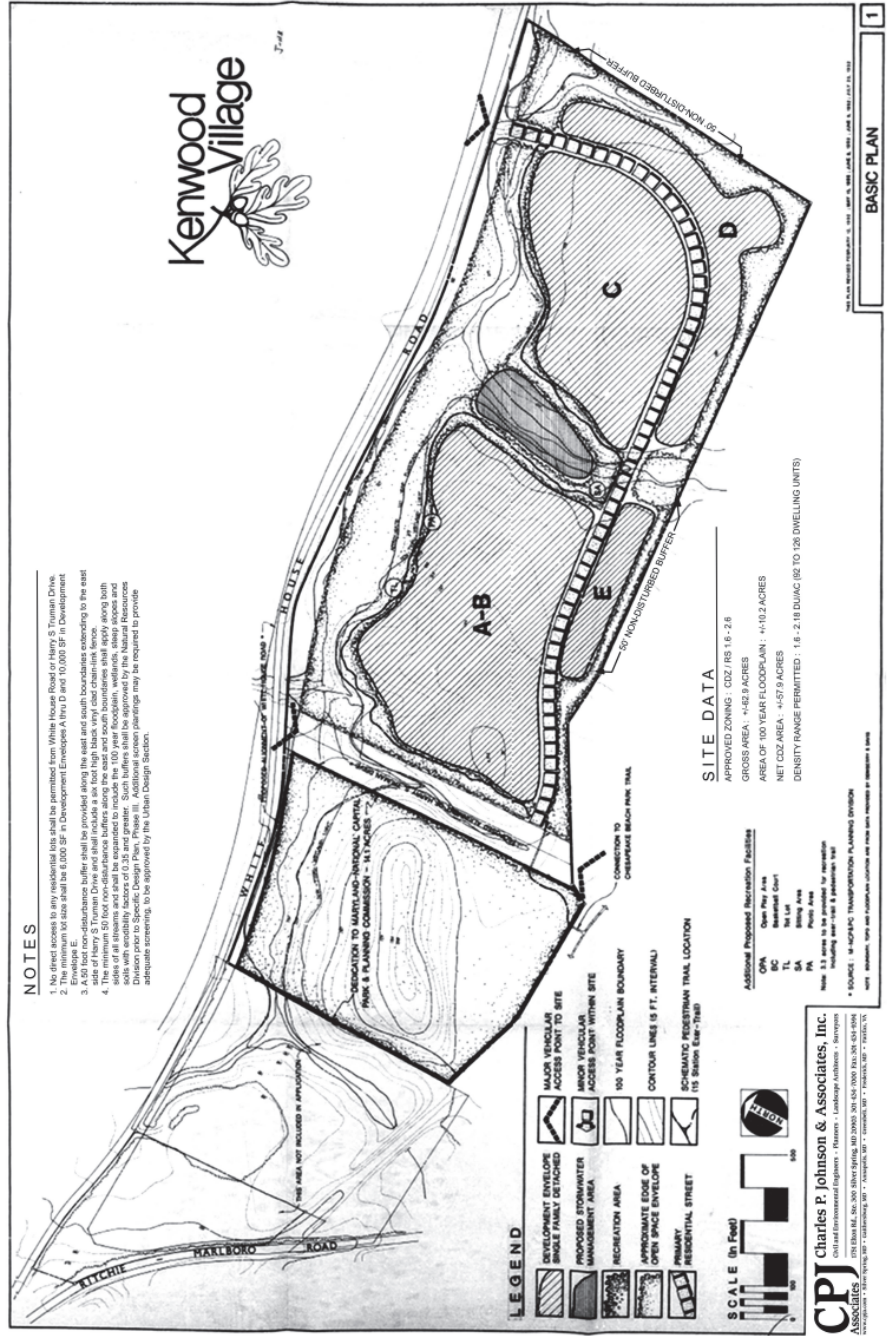




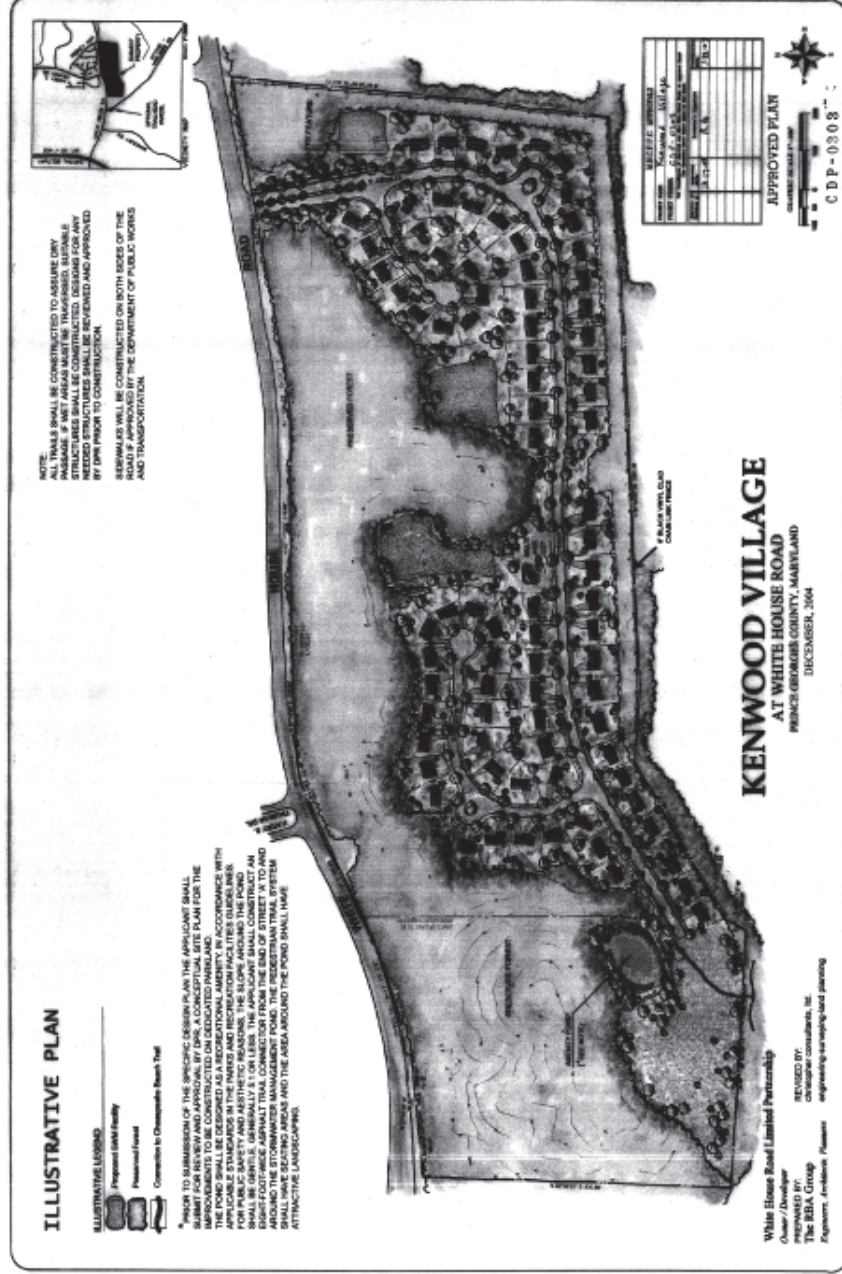
AMENDED BASIC PLAN



PREVIOUS BASIC PLAN



APPROVED PLAN FOR CDP-0303 (PAGE 1)



STAFF RECOMMENDATION

APPROVAL with conditions

- 4 Revised Conditions
- 3 New Conditions

[Major/Minor] Issues:

- NONE

Applicant Required Mailings:

- N/A