



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

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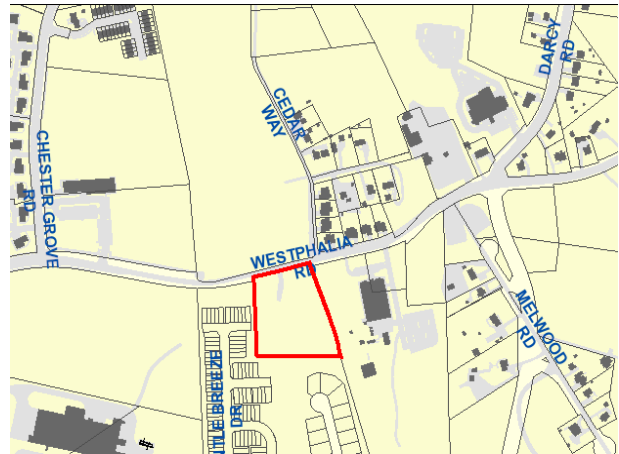
Detailed Site Plan

Heppe Property

DSP-20023

REQUEST	STAFF RECOMMENDATION
This case was continued from the Planning Board hearing date of July 22, 2021 to July 29, 2021. Construction of 37 single-family attached dwelling units.	APPROVAL with conditions

Location: On the south side of Westphalia Road, approximately 1,040 feet west of D'Arcy Road.	
Gross Acreage:	3.82
Zone:	R-R/M-I-O
Dwelling Units:	37
Gross Floor Area:	N/A
Planning Area:	78
Council District:	06
Election District:	15
Municipality:	N/A
200-Scale Base Map:	205SE08
Applicant/Address: Strittmatter Land, LLC 9102 Owens Drive Manassas Park VA, 20111	
Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	07/29/2021
Planning Board Action Limit:	07/22/2021
Staff Report Date:	07/06/2021
Date Accepted:	03/23/2021
Informational Mailing:	04/14/2020
Acceptance Mailing:	03/09/2021
Sign Posting Deadline:	06/22/2021

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-20023
Type 2 Tree Conservation Plan TCP2-010-2021
Heppe Property

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Residential Rural (R-R) and the Military Installation Overlay (M-I-O) Zones and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-20008;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) is for approval to construct 37 single-family attached (townhouse) dwelling units, for the Heppe property.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	R-R/M-I-O	R-R/M-I-O
Use	Vacant	Single-family attached dwellings
Total Gross Acreage	3.82	3.82
Right-of-way Dedication	--	0.16
Total Net Acreage	--	3.66
Lots	0	37
Parcels	1	5
Dwelling Units	1	37

Parking Information

Parking Required	
2.04 spaces/unit @ 37 units	76
Parking Provided	82
37 units @ 1 garage and 1 driveway space per unit	74
On-Street Spaces	8 (Includes 1 Handicapped-accessible Parking Space)

Architectural Models

Model Name	Base Finished Square Footage	1-Car Garage	2-Car Garage	
The Columbus	1,786	--	Yes	
The Lafayette	1,969	Yes	--	
The Nash	2,184	Yes	--	

3. **Location:** The property is located on the south side of Westphalia Road, approximately 1,040 feet west of D'Arcy Road, in Planning Area 78 and Council District 6.
4. **Surrounding Uses:** The property is bounded to the south and west by existing single-family residential dwellings in the Residential Medium Development (R-M) Zone; to the east by a developed Rural Residential (R-R) zoned property under three special exception approvals; and to the north by the public right-of-way of historic Westphalia Road. The existing parcel and all the surrounding properties are in the Military Installation Overlay (M-I-O) Zone.
5. **Previous Approvals:** The property subject to this DSP application is known as Parcel 105, located on Tax Map 90 in Grid D-1 and is recorded in the Prince George's County Land Records in Liber 5969 folio 920. The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) changed the zoning of the subject property from Residential-Agricultural to R-R.

The Prince George’s County District Council approved Prince George’s County Council Bill CB -93-2017 allowing single-family attached (townhouse) units in the R-R Zone with conditions, as discussed in Finding 7 below. Preliminary Plan of Subdivision (PPS) 4-20008 was submitted concurrently with this application. 4-20008 is tentatively scheduled to be heard by the Prince George’s County Planning Board on July 15, 2021 for the subdivision of the existing parcel into 37 lots and 5 parcels for development of 37 single-family attached dwellings.

The site also has a Stormwater Management (SWM) Concept Approval (12733-2020-00), which is valid through August 10, 2023.

- Design Features:** The subject site is approximately 3.82 acres and is located in the southern portion of Prince George’s County. The applicant proposes to develop the site with 37 single-family attached (townhouse) dwelling units. Access to the site is provided by one full access driveway along Westphalia Road. The site will be developed with a series of private roadways that form a modified looped spine road, which will provide access to the dwelling units. The 37 front-loaded units are organized around a central open space and trail network with recreational amenities for the community. The development includes 74 parking spaces which will all be contained in the garages and driveways of the units, and eight on-street parking spaces, which are adequate to serve the community.

The proposed recreational facilities will include a central greenspace, two gazebos, on-site trails, and a sitting area for the residents of the Heppe Property. The details of the recreational facilities are included with this DSP, and staff finds them acceptable. The timing for the completion of construction and installation of the proposed recreational facilities has been included in the Recommendation section of this report.



Figure 1: Illustrative Plan

Architecture

Two, front-loaded one-car garage, and one, rear-loaded two-car garage townhouse models are proposed for the 37 units, the Nash, the Columbus, and the Lafayette. Each unit proposed has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, columns, dormers, and cross gables. The buildings have been designed to incorporate a variety of materials including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses.

The base size of these units is 20 feet wide, and measure approximately 36 feet in depth, but this has not been labeled on the architectural plan set and should be shown. The height of the three-story townhouse model is approximately 42 feet, and the base finished area of these units range from 1,786 to 2,184 square feet. A condition has been included herein requiring the townhouse architecture plans and template be revised to include a dimension showing the depth of the townhouse models, and the garages proposed for each unit.

All units propose architectural shingles on the roof and offer a variety of window treatments and architectural finishes, including a mix of high-quality building materials on the façades, such as vinyl, brick, stone, and masonry. Options are available for dormers, bay windows, patios, Juliet balconies, and decks. Decks are offered as options on all the townhouse models; however, it is recommended that this feature be offered as a standard option for consistency and the enjoyment of residents of the rear-loaded units, which have a limited yard. A condition has been added to the Recommendation section of this report requiring a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.

Highly visible side elevations are shown on the building elevations submitted, but have not been identified on the DSP. The highly visible units should include a minimum of three standard features, in addition to a full first floor finished in brick, stone, or masonry. The plan should be revised to label the additional specified lots as highly visible. It is also recommended that no two units located next to or across the street from each other have identical front elevations. Conditions have been included in the Recommendation section of this report, in accordance with these issues.



Figure 2: Nash Elevations



Figure 3: Lafayette Elevations



Figure 4: Columbus Elevations

Recreational Facilities

PPS 4-20008 is currently being reviewed and proposes on-site recreational facilities to serve the needs for the future residents of the 37 townhomes, in accordance with Section 24-134 of the Prince George's County Subdivision Regulations and the standards in the *Prince George's County Parks and Recreation Facilities Guidelines*.

In accordance with the current formula for calculating the value of the recreational facilities, for a development of 37 single-family attached dwelling units in Planning Area 78, a recreational facility package worth approximately \$38,228 is needed to serve this

development. The proposed recreational facilities and the applicant’s estimated value is as follows:

- Two Gazebos \$27,200
- Two Benches \$2,400
- Walkways and Community Connection \$8,775

The estimated value of \$38,375 for the recreational amenities proposed meets what is required and is adequate. The timing for the completion of construction and installation of the proposed recreational facilities has been included in the Recommendation section of this report.

Lighting and Signage

The applicant has provided a photometric plan and demonstrates that there is adequate lighting for pedestrians and vehicles on the site within the private rights-of-way, with minimum spillover at property lines. With the exception of the pole-mounted light for the private streets, details of the proposed lighting have been provided and are sufficient. A condition has been included herein to require detail of the pole for the lighting to illuminate the private streets.

The DSP proposes one freestanding monument sign at the entrance to the development, which is mounted on a decorative knee wall that runs along Westphalia Road. The sign is approximately 6 feet high and 13 feet wide. The subdivision’s name and logo is proposed on a concrete plaque that is mounted on a stone base.

It is unclear if the signs are illuminated and as such, staff recommends this information be shown, and that any proposed lighting not cast glare onto the roadways or residential lots. In addition, attractive year-round landscaping should be provided at the base of the sign for visual interest. Staff recommends that the method of illumination and additional landscaping be provided, and conditions have been included herein.

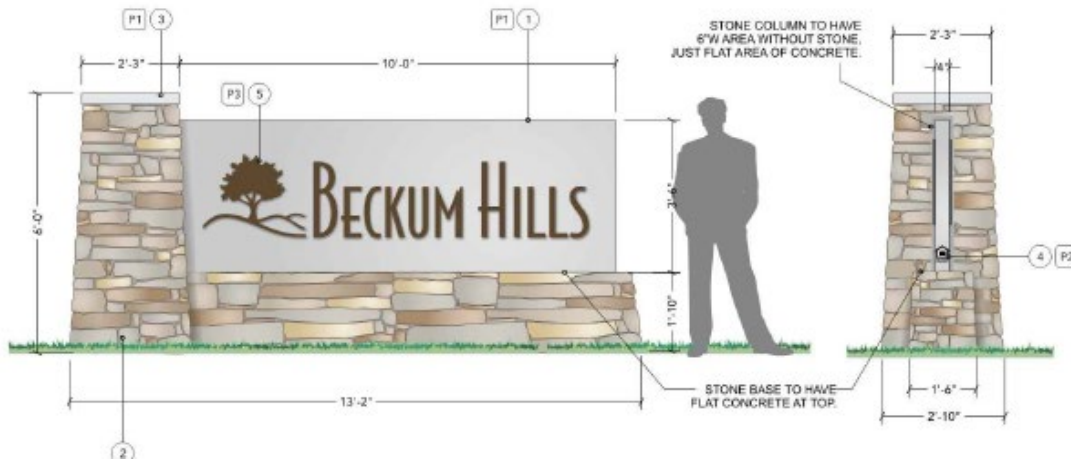


Figure 4: Sign Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R and M-I-O Zones and the site plan design guidelines of the Prince George's County Zoning Ordinance, as follows:

- a. The application is subject to the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. Townhouses are permitted in the R-R Zone, pursuant to Council Bill CB-93-2017, subject to certain conditions, as outlined by Footnote 123, which requires that:

Footnote 123 Notwithstanding any other provision of this Section, townhouses are a permitted use, provided:

- (A) **The use is located on a lot(s) or parcel(s) that is less than four (4) acres in size and is adjacent to land zoned R-T;**
- (B) **The property is adjoined on two (2) sides by land which was zoned R-M as of November 1, 2017 and which is improved with or is the subject of an approved development application which includes townhouses; 2**
- (C) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. All such requirements shall be those as shown, established and approved on the Detailed Site Plan. The Detailed Site Plan shall also include architectural review to ensure high quality design and construction materials compatible with that approved for development on the abutting property. (CB-93-2017).**

The Heppe Property conforms with each of the criteria set forth in Footnote 123. Specifically, The Heppe property is 3.82 acres and is less than four acres. The property is adjoined on two sides by land in the R-M Zone on the western and southern side of the property, and this DSP has been filed in accordance with this requirement and is being reviewed concurrently with PPS 4-20008 for the subdivision of the property. In addition, it is noted that this DSP has been submitted in fulfillment of this requirement to establish the regulatory requirements of the development.

- b. Section 27-442 of the Zoning Ordinance provides additional regulations for development in residential zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. However, as previously noted, the subject DSP is subject to Footnote 123 and development regulations as outlined in Section 27-442 do not apply. More specifically, the footnote states that the requirements of the Zoning Ordinance regarding lot size, coverage, frontage, setbacks, density, landscaping, and other requirements shall not apply. DSP applications shall establish and set their own development regulations and be approved by the Planning Board.

- c. This DSP is in conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the Zoning Ordinance. The proposed plan generally meets all of the site design guidelines by providing amenities that are functional and constructed of durable, low-maintenance materials; vehicular and pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the multifamily building is high-quality and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials. The approval of the proposed single-family attached buildings will contribute to an attractive, coordinated development that is designed to be safe, efficient, and convenient for both pedestrians and drivers. Adequate parking, circulation, lighting, and amenities are provided on-site, as conditioned.
- d. **Military Installation Overlay Zone:** Part 10(c) of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The subject property is located within the Joint Base Andrews M-I-O Zone area. The property is subject to specific height and noise requirements. All the proposed buildings are no more than 42 feet in height and meet the requirements of the M-I-O Zone. The site is also located within the MIOZ-High Noise Intensity Zone, which requires the proposed design and structures to meet Section 27-548.55(c) - Requirements for Noise of the Zoning Ordinance. All new residential construction within the Noise Intensity Contours, including additions, must be certified to 45 dBA Ldn or less by an acoustical engineer or qualified professional of competent expertise. Conditions requiring this architectural treatment have been included herein.

8. **Preliminary Plan of Subdivision 4-20008:** PPS 4-20008 is being reviewed concurrently with DSP-20023, and is tentatively scheduled to be heard by the Planning Board on July 15, 2021. PPS 4-20008 is for the subdivision of the existing parcel into five parcels containing 37 lots for development of 37 single-family attached dwellings, as proposed by this application. If approved all related conditions of approval will be applicable to this application and have been incorporated herein, as appropriate. Any modifications to 4-20008, required by its approval and which affect the DSP, shall be reflected on the DSP, prior to certification.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application was subject to a new PPS. Type 2 Tree Conservation Plan TCP2-010-2021 has been submitted with the subject application and requires minor revisions to be found in conformance with the WCO.

The woodland conservation threshold for this 3.82-acre property is 20 percent of the net tract area (0.76 acre), and the total woodland conservation requirement based on the amount of clearing proposed is 1.10 acres. This requirement is proposed to be partially satisfied with 0.88 acre of on-site preservation; the remainder of the requirement (0.22 acre) is proposed to be satisfied with a fee-in-lieu.

Technical revisions to the TCP2 are required and have been included as conditions herein.

10. **2010 Prince George's County Landscape Manual:** Footnote 123 specifically states that landscaping and other requirements of the R-R Zone shall not apply. Therefore, the specific

requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) do not apply. The requirements of the Landscape Manual instead provide guidance for how the site development should be designed and organized.

The application generally meets the spacing and landscape requirements of the Landscape Manual, with the exception of the landscape buffer on the eastern property line. Space constraints have resulted in no space between the lots and adjacent developed sites along both the eastern and western property lines.

The development to the west of the subject property includes single-family attached dwellings and provides the full width of a Section 4.7 bufferyard, which screens the existing dwellings from this property; therefore, an additional buffer on the subject site is not needed. However, the property to the east of the subject site has been developed with an educational facility. Even though the existing building is more than 200 feet from the subject site, the Landscape Manual would normally require a 30-foot-wide landscape bufferyard along the eastern property line. In order to protect the future residents in this development, a minimum 5 feet of bufferyard should be provided as a homeowners association parcel to be planted with 80 plant units (per 100 linear feet of property line) of predominantly evergreen trees and shrubs to screen the townhouses from the adjacent property. A condition requiring a minimum buffer width and planting requirement is included in the Recommendation section this report.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. Properties in the R-R Zone are required to provide a minimum of 15 percent of the gross tract area, which equals approximately .57 acre or 24,960 square feet for this site, to be covered by tree canopy. The subject application provides the required tree canopy coverage schedule, demonstrating conformance with this requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated April 5, 2021 (Stabler and Smith to Bishop), incorporated herein by reference, it was noted that 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, and this proposal will not impact any historic sites, historic resources, or known archeological sites.
 - b. **Community Planning**—In a memorandum dated June 21, 2021 (Gravitz to Bishop), incorporated herein by reference, the Community Planning Division finds that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Transportation Planning**—In a memorandum dated June 28, 2021 (Burton to Bishop), incorporated herein by reference, the Transportation Planning Section noted that this application is being reviewed simultaneously with PPS 4-20008, and provided a discussion of the conditions that could be approved at the July 15, 2021

hearing. In addition, a multimodal analysis and discussion of the application's conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the Westphalia Sector Plan and SMA were considered. Staff concluded that the multimodal transportation layout and circulation are acceptable and meet the findings required by Section 27-285(b) of the Zoning Ordinance for a DSP, subject to conditions, which have been included herein.

- d. **Pedestrian and Bicycle Facilities**—In a memorandum dated June 25, 2021 (Ryan to Bishop), incorporated herein by reference, the pedestrian and bicycle facilities planner provided an evaluation of this application and reviewed it for conformance with the appropriate sections of Subtitle 27, Part 3, Division 9 of the Zoning Ordinance; the MPOT; and the Westphalia Sector Plan and SMA, to provide the appropriate multimodal transportation recommendations, pursuant to Sections 27-283 and 27-274. The relevant design guidelines for transportation and findings of adequacy are being reviewed with PPS 4-20008, which were submitted concurrently with this application. Staff concluded that the multimodal transportation, access, and circulation are acceptable, consistent with the recommended conditions and the site design guidelines, which have been included herein.
- e. **Subdivision Review**—In a memorandum dated June 21, 2021 (DiCristina to Bishop), incorporated herein by reference, it was noted that PPS 4-20008 was submitted and is being reviewed concurrently with DSP-20023. 4-20008 is tentatively scheduled to be heard by the Planning Board on July 15, 2021 for the subdivision of the existing parcel into five parcels containing 37 lots for development of 37 single-family attached dwellings. If approved, all related conditions of approval will be applicable to this application and have been incorporated herein, as appropriate. Any modifications to 4-20008, required by its approval and which affect the DSP, shall be reflected on DSP-20023, prior to certification.
- f. **Environmental Planning**—In a memorandum dated June 21, 2021 (Nickle to Bishop), incorporated herein by reference, the Environmental Planning Section provided an analysis of the applicable WCO requirements that have been included in the findings of this report. Additional comments are summarized, as follows:

Natural Resources Inventory/Existing Conditions

A signed Natural Resources Inventory (NRI-030-2020) was submitted with the application. The site contains wetlands, streams, and their associated buffers, and steep slopes that comprise the primary management area. The NRI indicates the presence of one forest stand labeled as Stand 1, and one specimen tree identified on the site. The TCP2 and the DSP show all required information correctly, in conformance with the NRI.

Preservation of Regulated Environmental Features/Primary Management Area

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Regulations. The on-site regulated environmental features include streams, stream buffers, wetlands, wetland buffers, and steep slopes.

Section 24-130(b)(5) states: “Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of REF in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All REF shall be placed in a conservation easement and depicted on the final plat.”

Scenic and Historic Roads

Westphalia Road is designated as a historic road in the MPOT, and has the functional classification of a collector. The MPOT includes a section on special roadways, which includes designated scenic and historic roads, and provides specific policies and strategies which are applicable to this roadway, including to conserve and enhance the viewsheds along designated roadways. Any improvements within the right-of-way of an historic road are subject to approval by the County under the 1994 *Prince George’s County Design Guidelines and Standards for Scenic and Historic Roads*.

Stormwater Management

An approved SWM Concept Plan, 12733-2020-00, for the area in this DSP has been submitted, which shows the use of one bioretention and one micro-bioretention facility, a submerged gravel wetland, porous pavement, and the use of four rooftop disconnects for roof runoffs to manage the stormwater for the development.

- g. **Permit Review**—In a memorandum dated April 22, 2021 (Glascoe to Bishop), incorporated herein by reference, comments were provided by the Permit Review Section, which have been addressed by revisions to the DSP, or are included as conditions in the Recommendation section of this report, as appropriate.
- h. **Maryland State Highway Administration**—At the time this technical staff report was written, the Maryland State Highway Administration had not provided comments on the subject application.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement**—In a memorandum dated May 13, 2021 (Giles to Bishop), incorporated herein by reference, the Prince George’s County Department of Permitting, Inspections and Enforcement provided standard comments which will be addressed through their separate permitting process.
- j. **Prince George’s County Health Department**—At the time this technical staff report was written, the Prince George’s County Health Department had not provided comments on the subject application, but standard conditions related to the construction, dust control, and noise have been included.
- k. **Prince George’s County Department of Parks and Recreation**—In a memorandum dated June 21, 2020 (Burke to Bishop), incorporated herein by reference, the Prince George’s County Department of Parks and Recreation indicated that they have reviewed and evaluated this DSP for conformance with the

requirements as they pertain to public parks and recreational facilities and recommend approval of this DSP.

- l. **Prince George’s County Police Department**—At the time this technical staff report was written, the Prince George’s County Police Department had not provided comments on the subject application.
 - m. **Washington Suburban Sanitary Commission**—At the time this technical staff report was written, the Washington Suburban Sanitary Commission had not provided comments on the subject application.
 - n. **Prince George’s County Fire/EMS Department**—At the time this technical staff report was written, the Prince George’s County Fire/EMS Department had not provided comments on the subject application.
13. Based on the foregoing and as required by Section 27-285(b)(1), the DSP, if approved with the proposed conditions below, represents a 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 its intended use.
14. Section 27-285(b)(4) provides the following required finding for approval of a DSP:

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

Based on the level of design information available at the present time, the limits of disturbance shown on the DSP, consistency with the approval of the impacts shown on 4-20008, and the conditions included herein the regulated environmental features on the subject property will have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George’s County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20023, and Type 2 Tree Conservation Plan TCP2-010-2021, for the Heppe Property, subject to the following conditions:

- 1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Revise the numbering for Lots 25 to 32 on all sheets to be sequential moving from east to west.
 - b. Label Parcels A–E on all plan sheets, and indicate that Parcels D and E are to be conveyed to the homeowners association.
 - c. Provide the square footage of Parcels A through E, and provide all property line bearings and distances for Parcel D on Sheet 3.

- d. Revise General Note 11 on the cover sheet to remove the square footage of parkland dedication and indicate that the mandatory dedication requirement is being met by on-site private recreational facilities.
- e. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Correct the worksheet to reflect that the project is not subject to the 1991 Ordinance (line 9). Adjust the fee-in-lieu amount on the worksheet and update the amount in the note under the worksheet.
 - (2) Show the location of the one specimen tree on the plan view of the TCP2, and graphically indicate that it will be removed.
 - (3) Revise the language in the disposition column on the specimen tree inventory table to read “to be removed.”
 - (4) Add the standard Subtitle 25 variance note under the specimen tree table or woodland conservation worksheet, identifying with specificity the variance decision consistent with the decision of the Planning Board:

“NOTE: This plan is in accordance with the following variance(s) approved with 4-20008 from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD APPROVAL DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): Specimen tree 1.”
 - (5) Add the Environmental Planning Section Approval Block to Sheets 2 and 3.
 - (6) Correct the qualified professional certificate to state the following:

“This TCP2 complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.”
 - (7) In accordance with Subtitle 25-122(b)(O)(i) of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, the woodland conservation areas cannot be within 10 feet of the rear lot lines of the townhouses. Provide dimensions from all sticks of the proposed lot lines to the woodland conservation areas. Adjust the woodland conservation areas, as necessary.
 - (8) Have the plans signed and dated by the qualified professional who prepared them.
- f. Prior to the certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Prince George’s County Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

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

- g. Add the site plan notes, and revise the architecture as appropriate, as follows:
- “During the construction phase, the applicant shall adhere to all applicable Prince George’s County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise.”
 - “No two units located next to, or across the street from each other may have identical front elevations.”
 - “Every highly visible side elevation shall display full brick, stone, stucco, or other masonry treatment on the first floor combined with at least three windows, doors, or other substantial architectural features.”
 - “A minimum of three dwelling units in any horizontal, continuous, attached group shall have a roof feature containing either a cross gable or dormer window(s).”
 - “All garage doors shall have a carriage-style appearance.”
 - “Above-grade foundation walls shall either be clad with finish materials compatible with the primary façade design or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco.”
- h. Provide either a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.
- i. Designate Lots 1, 13, 19, 20, 24, 25, 29, and 33 as highly visible.
- j. Provide standard sidewalks along both sides of all internal streets, public or private, excluding alleys.
- k. Provide a 10-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with the 2012 *American Association of State Highway and Transportation Official Guidelines* for the development of bicycle facilities, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.
- l. Provide a 10-foot-wide minimum shared-use path connecting the western boundary of the subject site and Warendorf Way, consistent with 2012 *American Association of State Highway and Transportation Official Guidelines* Guidelines for the development of bicycle facilities.

- m. Provide a 10-foot-wide shared-use path connecting Warendorf Way and Westphalia Road, consistent with 2012 *American Association of State Highway and Transportation Official Guidelines* for development of bicycle facilities.
 - n. Clearly indicate how the sign is illuminated and provide details, as appropriate.
 - o. Provide standard sidewalks along both sides of all internal streets, public or private, excluding alleys.
 - p. Provide a minimum of a 5-foot-wide landscape buffer along the eastern property line that is planted with 80 plant units (per 100 linear feet of property line) to screen the townhouses from the adjacent property.
 - q. Provide attractive year-round landscaping at the base of the freestanding sign.
 - r. Revise the architectural elevations and template to include a dimension showing the depth of the townhouse models, and the garages proposed for each unit.
 - s. Provide a detail of the pole for the lighting to illuminate the private streets.
 - t. Any modifications to Preliminary Plan of Subdivision PPS 4-20008, required by its approval and which affect the DSP, shall be reflected on DSP-20023, prior to certification.
2. At the time of building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on building permits stating that, "the affected building shells of these structures have been designed to reduce interior noise levels to 45 dBA Ldn or less."
 3. The proposed private recreational facilities shall be constructed and inspected by the Maryland-National Capital Park and Planning Commission, in accordance with the following schedule:
 - a. Construct all of the on-site recreational amenities, prior to approval of the 10th building permit.

It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board, or its designee, under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released, prior to construction of any given facility, shall not exceed 10 percent over the number originally approved by the Planning Board.

ITEM: 14

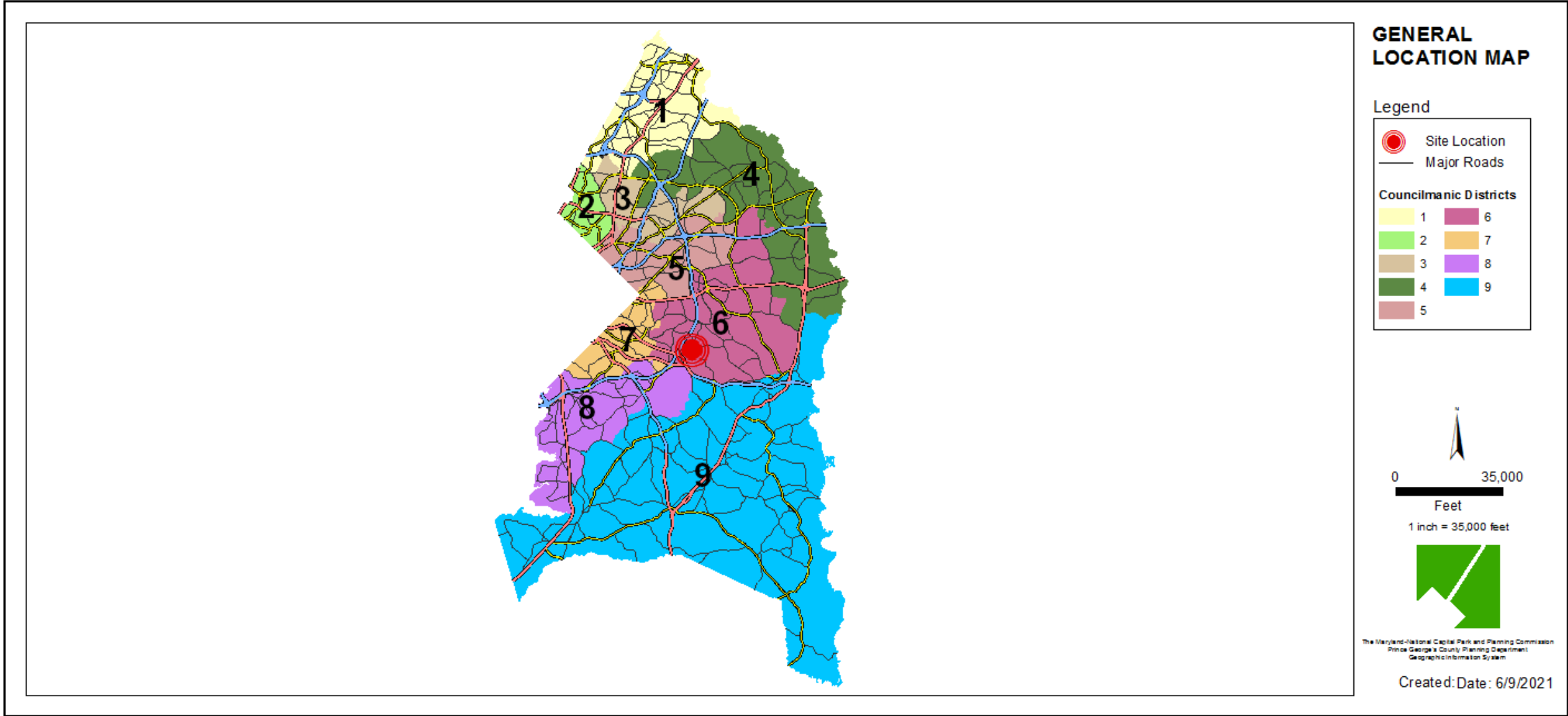
CASE: DSP-20023

HEPPE PROPERTY

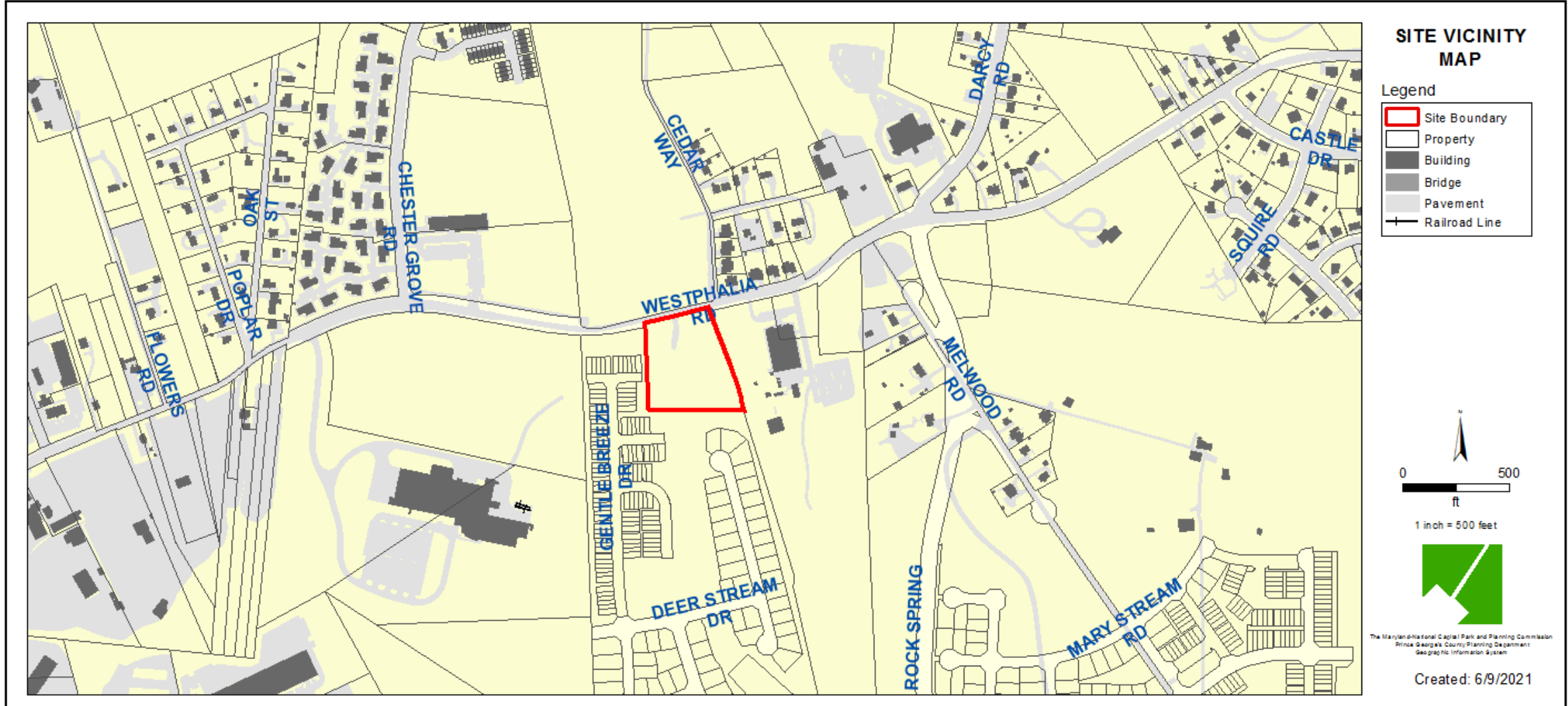
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



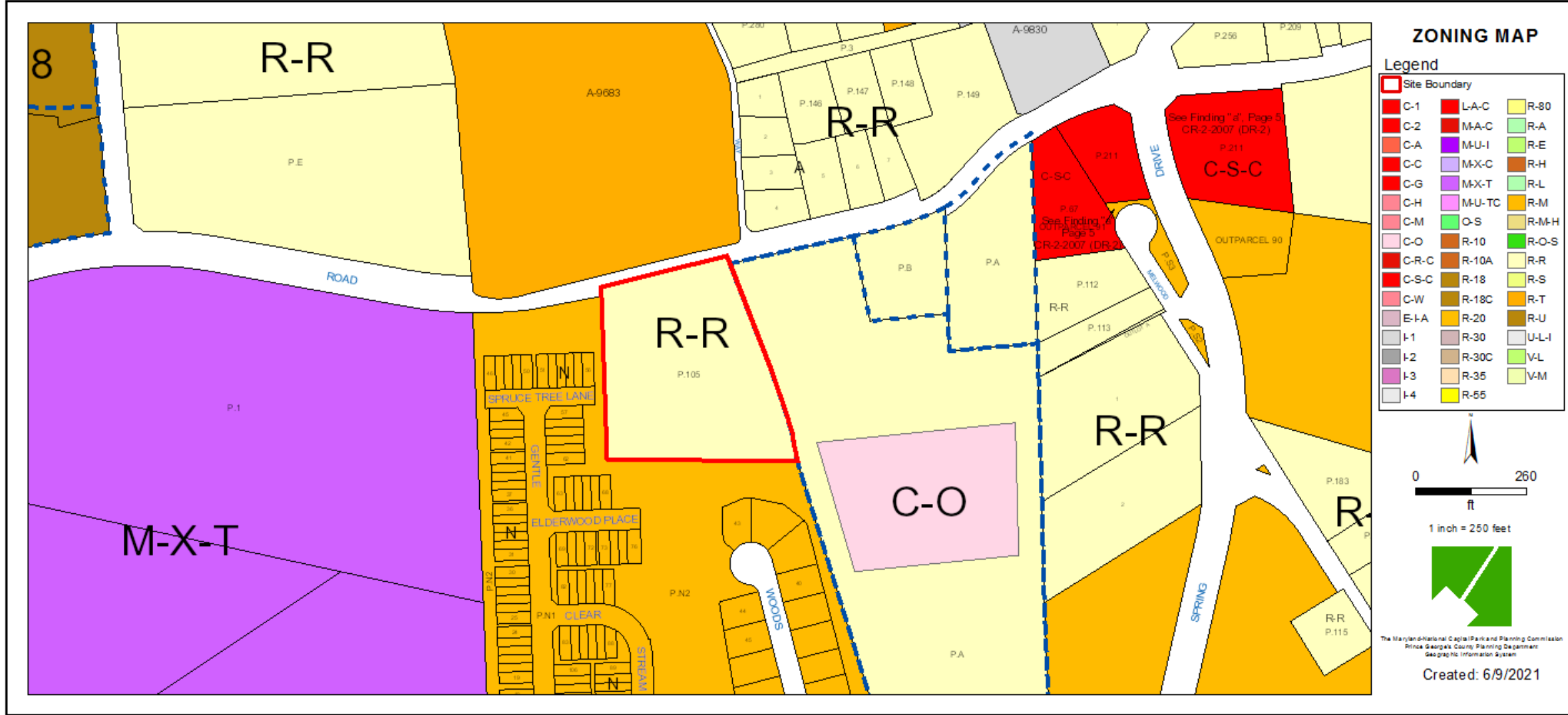
GENERAL LOCATION MAP



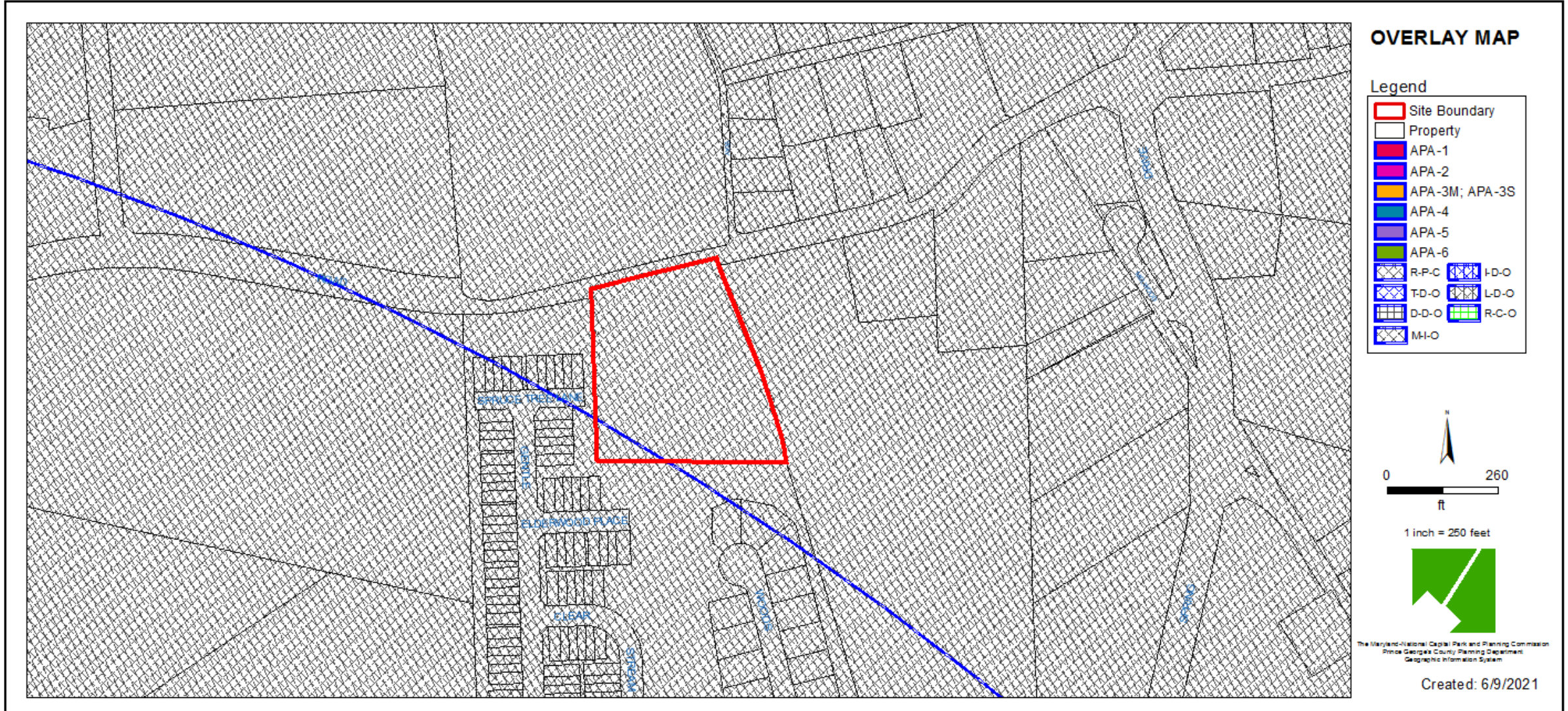
SITE VICINITY



ZONING MAP



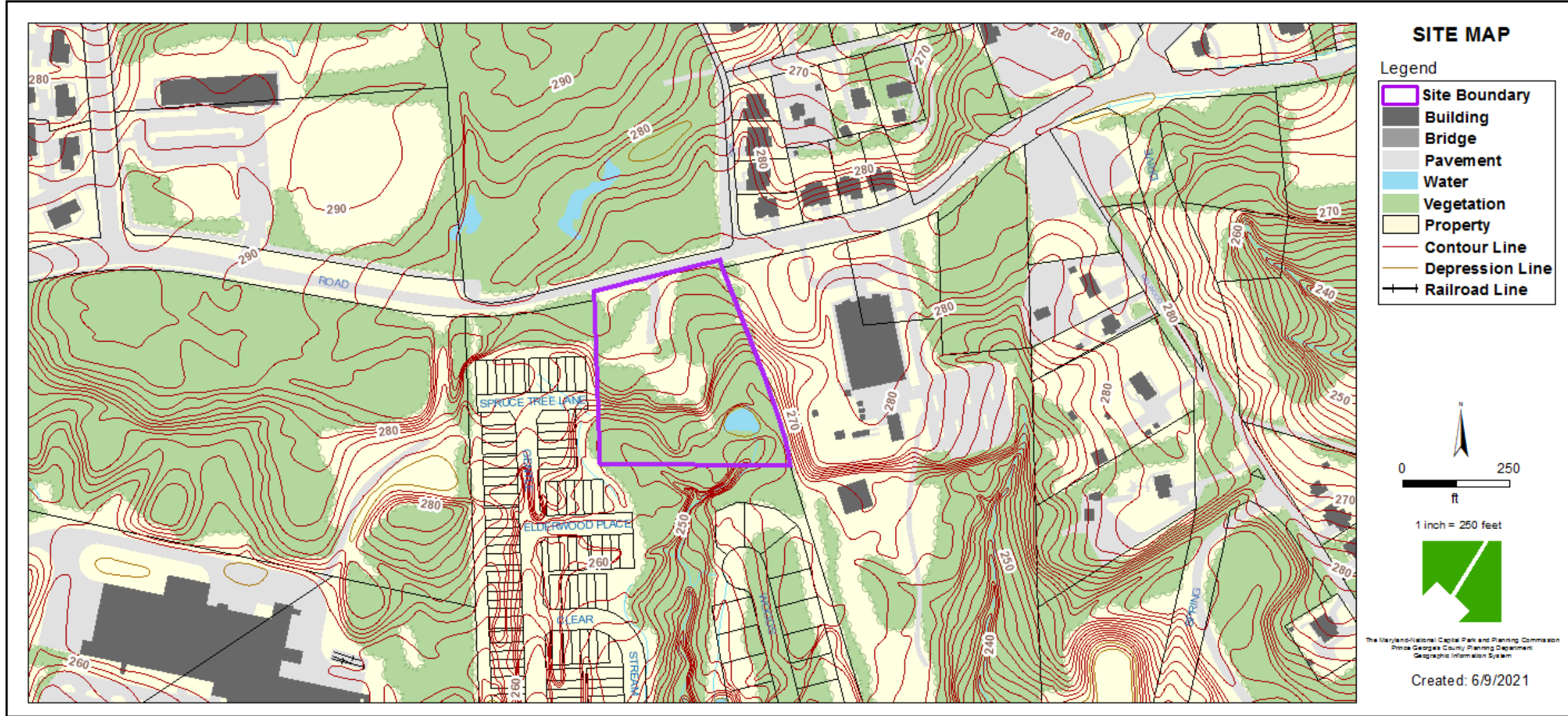
OVERLAY MAP



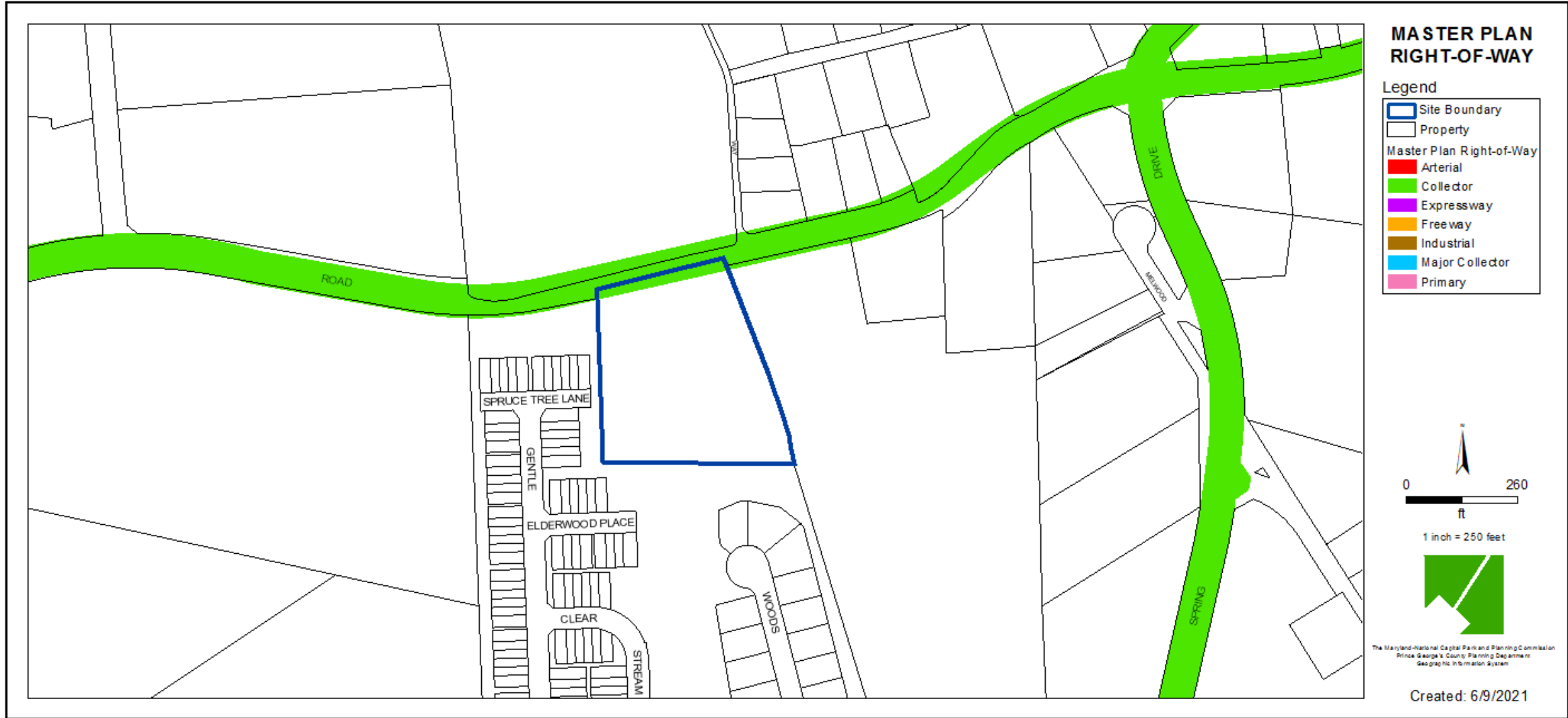
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



LAFAYETTE MODEL



LAFAYETTE

WADE
 ARCHITECTURE
 HAGERSTOWN, MD 24042-4638

D·R·HORTON
America's Builder

DRAWN BY:
 G. DANNER
 DATE:
 08/28/2020
 PROJECT NO.
 11 X 17 SCALE
 1/16" = 1'-0"
 24 X 36 SCALE
 1/8" = 1'-0"

HOUSE NAME:
SAMPLE BLDG. CAPITAL
 DRAWING TITLE:
LAFAYETTE
 BUILDING ELEVATIONS

SHEET No.
 —



NASH MODEL



NASH

WADE
ARCHITECTURE
HAGERSTOWN, MD 20635-4638

D.R. HORTON
America's Builder

DRAWN BY:
G. DANNER
DATE: 08/28/2020
PROJECT NO.
11 X 17 SCALE
1/16" = 1'-0"
24 X 36 SCALE
1/8" = 1'-0"

HOUSE NAME:
SAMPLE BLDG. CAPITAL
DRAWING TITLE:
NASH
BUILDING ELEVATIONS

SHEET No.
—



COLUMBUS MODEL



SIDE ELEVATION

FRONT ELEVATION 'N4' FRONT ELEVATION 'N1' FRONT ELEVATION 'S8' FRONT ELEVATION 'P5' FRONT ELEVATION 'T8' FRONT ELEVATION 'Q6'

SIDE ELEVATION
HIGH VISIBILITY



REAR ELEVATION

LAFAYETTE RENDERING



LAFAYETTE RENDERING



NASH RENDERING



NASH RENDERING



COLUMBUS RENDERING



TYPE II TREE CONSERVATION PLAN

CLARENCE A. AND MARY E. HEFFE
 ZONE: R-R
 TAX ID: 0042067
 LOT: BLOCK-PARCEL-105
 ADDRESS: 3007 WESTPHALIA ROAD, UPPER MARLBORO, MD 20772

PARCEL "A" CARPENTERS DISTRICT COUNCIL OF WASHINGTON, D.C. PROPERTY
 PB: WWW64, PG. 33

PARCEL "B" SMITH HOME FARM
 PB: SH248, PG. 72

PARCEL "C" SMITH HOME FARM
 PB: SH248, PG. 72

PARCEL "D" SMITH HOME FARM
 PB: SH248, PG. 72

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-FEET FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EX WOODLAND (EX)	EX WOODLAND (EX)	WOODLAND CLEARING NET TRACT (C-NTA)	WOODLAND CLEARING FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND RETAINED/NOT CREDITED (WRN)	WOODLAND RETAINED/ASSIGNED (WRAA)	WOODLAND RETAINED/CLEARED (WRAC)
#1	3.82	0	3.82	2.21	0	1.33	0	0.88	0	0	0	0
TOTAL	3.82	0	3.82	2.21	0	1.33	0	0.88	0	0	0	0

WOODLAND CONSERVATION CHECKLIST

SECTION	Item	Column A	Column B	Column C	Column D
SECTION A	1. Easement	0.00	0.00	0.00	0.00
	2. Easement	0.00	0.00	0.00	0.00
	3. Easement	0.00	0.00	0.00	0.00
	4. Easement	0.00	0.00	0.00	0.00
	5. Easement	0.00	0.00	0.00	0.00
	6. Easement	0.00	0.00	0.00	0.00
	7. Easement	0.00	0.00	0.00	0.00
	8. Easement	0.00	0.00	0.00	0.00
	9. Easement	0.00	0.00	0.00	0.00
	10. Easement	0.00	0.00	0.00	0.00
SECTION B	1. Easement	0.00	0.00	0.00	0.00
	2. Easement	0.00	0.00	0.00	0.00
	3. Easement	0.00	0.00	0.00	0.00
	4. Easement	0.00	0.00	0.00	0.00
	5. Easement	0.00	0.00	0.00	0.00
	6. Easement	0.00	0.00	0.00	0.00
	7. Easement	0.00	0.00	0.00	0.00
	8. Easement	0.00	0.00	0.00	0.00
	9. Easement	0.00	0.00	0.00	0.00
	10. Easement	0.00	0.00	0.00	0.00

PROPERTY OWNERS AWARENESS CERTIFICATE

I, CLARENCE A. HEFFE, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THE TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS OF THIS PLAN. DATE: 6/3/21

I, MARY E. HEFFE, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS OF THIS PLAN. DATE: 6/3/21

CONTRACT PURCHASER: M.E. Heffe DATE: 6/3/21

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	R-R
ZONE	AVIATION POLICY ZONE AREA (APA)	
ADMINISTRATIVE	TAX GRID (TMG)	50-D1
ADMINISTRATIVE	WSSC GRID (SHEET 20)	20S608
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	6
ADMINISTRATIVE	ELECTION DISTRICT (ED)	4
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	6
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (COG) (TAZ-COG)	5000
ADMINISTRATIVE	PG TRAFFIC ANALYSIS ZONE (TAZ-PG)	1255

QUALIFIED PROFESSIONAL CERTIFICATION

THIS TCP2 COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: DEVIN LEARY DATE: 06/02/2021

DEVIN LEARY - HUMAN & ROHDE, INC.
 512 VIRGINIA AVENUE TOWSON, MD 21286
 410.825.3885
 DEVIN@HUMANANDROHDE.COM

PLAN PREPARED BY
HUMAN & ROHDE, INC.
 Landscape Architects
 512 Virginia Ave.
 Towson, Maryland 21286
 (410) 825-3885 Phone
 (410) 825-3887 Fax

M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section
 APPROVAL
TREE CONSERVATION PLAN
TCP2-010-2021

Approved By: _____ Date: _____

ATCS
 8500 MEDICAL CENTER DRIVE, SUITE 370
 LARSONVILLE, MD 20774
 (410) 421-4444
 HERRON - LARSON - BALDWIN
 BLACKBURN - REYNOLDS
 WWW.ATCS.COM

HEFFE PROPERTY
 TAX MAP: 50, DISTRICT: 16, GRID: D1, ZONE: R-R
 LOCATION: 3007 WESTPHALIA ROAD, UPPER MARLBORO, MD 20772

DRD
 THE DEVELOPMENT REVIEW DIVISION



COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session

Bill No. CB-93-2017
Chapter No. 65
Proposed and Presented by Council Member Davis
Introduced by Council Members Davis and Turner
Co-Sponsors _____
Date of Introduction October 10, 2017

ZONING BILL

1 AN ORDINANCE concerning
2 R-R (Rural Residential) Zone
3 For the purpose of permitting townhouses in the R-R Zone, under certain circumstances.

4 BY repealing and reenacting with amendments:

5 Section 27-441(b),
6 The Zoning Ordinance of Prince George's County, Maryland,
7 being also
8 SUBTITLE 27. ZONING.
9 The Prince George's County Code
10 (2015 Edition, 2016 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
13 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of
14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
15 be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**
17 **PART 5. RESIDENTIAL ZONES.**
18 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(7) Residential/Lodging:									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	P ^{79, 118}	X ⁴⁸	P ^{48, 111}	X ⁴⁸	P ²

118 Notwithstanding any other provision of this Section, townhouses are a permitted use, provided:

- (A) The use is located on a lot(s) or parcel(s) that is less than four (4) acres in size and is adjacent to land zoned R-T;
- (B) The property is adjoined on two (2) sides by land which was zoned R-M as of November 1, 2017 and which is improved with or is the subject of an approved development application which includes townhouses;
- (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. All such requirements shall be those as shown, established and approved on the Detailed Site Plan. The Detailed Site Plan shall also include architectural review to ensure high quality design and construction materials compatible with that approved for development on the abutting property.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

Adopted this 14th day of November, 2017.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

STATEMENT OF JUSTIFICATION

Detailed Site Plan DSP-20023

Heppe Property

Applicant: Strittmatter Land LLC

PRELIMINARY STATEMENT

This Detailed Site Plan application is being filed pursuant to the requirements of CB-93-2017. That bill, as will be described in greater detail infra, provides that townhouses may be permitted in the R-R Zone subject to certain conditions. One of those conditions requires an applicant to obtain approval of a Detailed Site Plan. A Preliminary Subdivision Plan (4-00008) has been filed concurrent with this Detailed Site Plan application.

OWNERS AND APPLICANT

The Owners of the property forming the subject matter of this application are Clarence and Mary Heppe. The Applicant for this Detailed Site Plan is Strittmatter Land, LLC ("Strittmatter"). Strittmatter is also the contract purchaser of the property. Strittmatter has extensive experience in the development of both residential and mixed-use projects in Prince George's County. Strittmatter has developed an approximate 67± acre parcel of land zoned M-X-T in the Northeast Quadrant of the intersection of I-95 and Van Dusen Road. That project ("Westside") includes approximately 675 multifamily residential units, approximately 140 residential townhomes, approximately 40,000 square feet of commercial retail space and a hotel. Strittmatter is also in the process of developing an approximate 180 townhouse development known as the Flester Property which fronts on Contee Road and which is located immediately north of Westside. In addition, Strittmatter has developed single family residential properties in Brandywine within the subdivision known as Lakeview.

THE PROPERTY

The property forming the subject matter of this application consists of approximately 3.82 acres which is located on the south side of Westphalia Road just west of the intersection of Westphalia Road and Melwood Road. The property is irregular in shape. It has approximately 300 feet of frontage on Westphalia Road. The property bears an address of 9007 Westphalia Road, Upper Marlboro, Maryland 20772. It may be found depicted on Tax Map 90, Grid D-1. It is designated as Parcel 105 (the "Property" or "Heppe

Property"). It is more particularly described in a deed recorded among the Land Records of Prince George's County, Maryland in Liber 5969, Folio 920. It is presently zoned R-R. A copy of a portion of Tax Map 90 with the Property shown outlined thereon in red is marked Exhibit "A" and attached hereto. A copy of the current zoning map also with the Property shown outlined in red, is marked Exhibit "B" and attached hereto. The Property is presently undeveloped and mostly wooded. A copy of an aerial photograph with the Property once again outlined in red is marked Exhibit "C" and attached hereto.

The Property is located within a developing area of Prince George's County known generally as Westphalia. Westphalia Road is classified as a Collector (C-626) in the Master Plan of Transportation. It has an 80 foot variable right-of-way width and two lanes of pavement with a posted speed limit of 30 miles per hour. Westphalia Road runs generally in an east-west direction. It intersects to the west with Pennsylvania Avenue (MD 4). Access to the Capital Beltway (I-495) may be gained by proceeding west from the Property to Pennsylvania Avenue. From there, vehicles may proceed north a short distance to intersect with the Capital Beltway. In addition, a second access to the Beltway may be gained by proceeding east on Westphalia Road to its intersection with Ritchie Marlboro Road. Vehicles may proceed north on Ritchie Marlboro Road to once again access the Beltway via an interchange at Ritchie Marlboro Road.

The section of Westphalia Road nearest Pennsylvania Avenue may be described as industrial in character. Service commercial and industrial uses are found on both the north and south sides of Westphalia Road. As you proceed east, the character of Westphalia Road changes to residential. This transition occurs where the residential subdivision known as Westphalia Woods is located on the north side of Westphalia Road. Immediately east of that subdivision is the Westphalia Community Center. Scattered single family detached subdivisions and open fields characterize the remaining distance along Westphalia Road eastward to its intersection with Ritchie Marlboro Road.

The major development in the area is the Smith Home Farm project (now known as "Parkside"). The Parkside development includes approximately 727 acres. It was rezoned from the R-A Zone to the R-M Zone through two Zoning Map Amendment applications (A-9965-C and A-9966-C), which were both approved by the District Council in February of 2006. A copy of a map depicting Sections 1, 2 and 3 of the Parkside development is marked Exhibit "D" and attached hereto. On this map, the Heppe Property is shaded in yellow. As can be seen from a review of Exhibit "D", Section 2 of

Parkside abuts the Heppe Property on both its west and south boundaries. Originally, the portion of Section 2 abutting the Heppe Property was approved to be developed with single family detached homes. However, pursuant to Specific Design Plan SDP-1003-07, the developer of Parkside requested to shift single-family detached residential units to the south and to develop the area in the northern portion of Section 2 with single family attached units (townhomes). This change was approved in SDP-1003-07. The Planning Board approval was evidenced in Resolution PGCPB No. 15-121. A copy of this Resolution has been filed with this application. This SDP revision was also reviewed and approved by the Prince George's County Council, sitting as the District Council, as evidenced in its Order Affirming the Planning Board Decision approved on April 8, 2016. A copy of this Order has also been filed with this application. SDP-1003-07 authorized the addition of townhouse units 16 feet wide for rear loaded units and 20 feet wide for front loaded units in this area. The result of the change in Parkside's development scheme places residential townhomes abutting the Heppe Property on both its west and south boundary. Those townhomes are now under construction. The insertion of residential townhomes in this area abutting the Heppe Property had a substantial impact on how the Heppe Property itself should be developed.

As can be seen from a review of Exhibits "B" and "C", there is a triangular shaped parcel of land located immediately east of the Heppe Property. It is split zoned R-R and C-O. A large building is located on the C-O zoned portion. This building is owned by the Joint Carpenters App Ed and Jr. Trust Fund and is used for educational/training purposes. To the west of Parkside and also on the south side of Westphalia Road is a parcel of land zoned M-X-T. That parcel consists of approximately 69 acres. It is presently improved with industrial uses. It is the subject of a proposed development known as Cambridge at Westphalia. Preliminary Subdivision Plan 4-11012 was approved for Cambridge at Westphalia in June of 2014. The approval of that Preliminary Subdivision Plan authorized the development of 301 multifamily units in addition to approximately 142,500 square feet of existing industrial uses. Undeveloped land which is zoned R-T (Residential Townhouse) is located immediately north of the Property, also fronting on the north side of Westphalia Road.

DEVELOPMENT PROPOSAL

As noted above, the Property is presently undeveloped and partially wooded. The applicant proposes to subdivide the Property into 37 fee simple lots for the construction of single family attached units (townhomes). A Preliminary Subdivision

Plan application (4-20008) has been filed with this Detailed Site Plan. The Property is zoned R-R. Generally, single family attached units are not permitted in the R-R Zone. However, as noted above, on November 14, 2017, the District Council adopted CB-93-2017. Pursuant to that bill, townhomes are permitted in the R-R Zone subject to certain very express conditions. Those conditions are set forth in Footnote 118 to Section 27-441 of the Zoning Ordinance. Footnote 118 provides as follows:

118 Notwithstanding any other provision of this Section, townhouses are a permitted use, provided:

- (A) The use is located on a lot(s) or parcel(s) that is less than four (4) acres in size and is adjacent to land zoned R-T;
- (B) The property is adjoined on two (2) sides by land which was zoned R-M as of November 1, 2017 and which is improved with or is the subject of an approved development application which includes townhouses;
- (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. All such requirements shall be those as shown, established and approved on the Detailed Site Plan. The Detailed Site Plan shall also include architectural review to ensure high quality design and construction materials compatible with that approved for development on the abutting property.

The Heppe Property conforms with each of the criteria set forth in Footnote 118. Specifically,

(A) The Heppe Property, consisting of 3.82 acres, is less than four acres in size. It is also adjacent to land which is zoned R-T. R-T zoned land is located immediately north of the Heppe Property across Westphalia Road.

(B) The Heppe Property is adjoined on two sides by land zoned R-M as of November 1, 2017. That of course is the Parkside property discussed above. It abuts the Heppe Property on its western and southern boundaries. Further, pursuant to SDP-1003-07 as approved by both the Planning Board and the District Council for the Parkside project, townhomes were expressly permitted to be developed within the Parkside community in the

area immediately abutting the Heppe Property. Further, construction of these townhomes is currently underway.

(C) This Detailed Site Plan (DSP-20023) has been filed concurrent with the Preliminary Subdivision Plan application referenced above. Access to the site is proposed from a single connection to Westphalia Road. Individual lots are proposed to be located around the perimeter of the site. In addition, nine individual lots are proposed in the center of the site. Internal circulation is achieved from two private roads which are 22 feet in width and which allow for two-way traffic circulation. The lots are all 20 feet wide with the exception of end units where the lots are 25 feet wide. However, all of the units proposed to be constructed are 20 feet in width. A grass amenity area is proposed toward the rear of the site behind Lots 13 through 19. A four-foot wide asphalt trail provides access into the this area. All internal lots are 1,480 square feet in area, with the exception of end units which will in general be 1,850 square feet in area. There are four open space parcels which are proposed to be dedicated to a homeowners association. These range in size from 3,712 square feet to 72,129 square feet.

CONFORMANCE WITH MASTER PLAN/SECTOR PLAN

The Heppe Property is located within the area subject to the Approved Westphalia Sector Plan and Sectional Map Amendment. The District Council approved the Plan pursuant to the adoption of CR-2-2007 in February of 2007. The Westphalia Sector Plan amends portions of the 1994 Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia. The Applicant submits that its proposed development conforms in general to the recommendations of the Westphalia Sector Plan. An overall development concept for the Sector Plan area is depicted on Map 3 of the Text document found on page 16. A copy of this map is marked Exhibit "E" and attached hereto. This map recommends that the Heppe Property be developed with residential uses. The recommended development pattern is set forth in the Vision Statement for the Westphalia Sector Plan found on pages 17 and 18 of the Text document. One of the recommendations within the Vision Statement recommends promoting residential neighborhoods as follows:

- **Attractive and safe residential neighborhoods with a range of housing types and densities, convenient access to schools, recreation, green spaces, and shopping, designed to minimize the visual impact of cars. (Text p. 17)**

The applicant submits that its proposed development for the Heppe Property will assist in achieving this vision. The 37 townhomes

being proposed will result in a safe and attractive residential neighborhood which is in line with the goal of providing a range of housing types and densities.

The Goals of the Westphalia Sector Plan appear on page 18 of the Text document. There, among other Goals, the following is stated:

- **Maintain low-to-moderate-density land uses for the Sector Plan area, except in the Westphalia town center core.**
- **Preserve and enhance environmentally sensitive areas, such as streams, woodlands and wetlands.**

Again, the applicant submits that its proposed development constitutes a moderate density land use. Further, as can be seen from a review of the Preliminary Plan, sensitive environmental features including wetlands, are proposed to be preserved.

The Land Use map appears on page 19 of the Text. A copy of that map is marked Exhibit "F" and attached hereto. The Land Use map itself recommends low density residential for the Heppe Property. Significantly, the Land Use map makes the same land use recommendation for the Parkside development which of course is zoned R-M.

The Sector Plan sets forth a number of development policies for land areas included within the Plan. Policy 5 is titled "Residential Areas". That discussion appears on pages 30 and 31 of the Text document. There it is noted that approximately 3,500 acres of developable land is available for "new low to medium-density residential areas". Policy 5 goes on to discuss design principles. The following are particularly relevant to the Preliminary Subdivision Plan proposed for the Heppe Property. They are as follows:

Design Principles:

- **Design new low-to medium density residential neighborhoods that are varied in housing styles and architecture and promote best practices for residential design**
- **Incorporate a variety of housing types in single-family projects/subdivisions:**
- **Build townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower density single-family neighborhoods.**

- **Design residential developments that connect and appropriately transition to pre-existing communities and neighboring commercial areas**
- **Create lot diversions that respect the existing pattern of development for neighborhood continuity and compatibility.**
- **Design an efficient, safe, and interconnected residential street system. (Text, p. 31)**

The proposed Detailed Site Plan for the Heppe Property conforms to these design principles. The townhomes being proposed will provide a new medium density residential neighborhood with various housing styles and with architecture which promotes best practices. The townhomes being proposed will add diversity to the Westphalia Road corridor. In addition, providing townhomes on the Heppe Property results in the design of a residential development which appropriately transitions to the pre-existing Parkside development to the south and west. It also respects the existing pattern of development which has been established for Parkside and thus allows for neighborhood continuity and compatibility. As such, the Detailed Site Plan as proposed for the Heppe Property conforms with the Strategy and Design Principles for Residential Areas as set forth in Policy 5 of the Sector Plan.

CONFORMANCE WITH PRINCE GEORGE'S 2035 GENERAL PLAN

Development of the Property with uses permitted in the R-R Zone as expressly authorized by CB-93-2017, is also in conformance with the recommendations of the Prince George's 2035 General Plan. The Plan's Growth Policy Map found on page 18 of the Plan Text locates the Property in the vicinity of the Westphalia Center, an area recommended for substantial development. Specifically, the Property is designated within the Established Communities Policy Growth Area. This designation indicates that a property is most appropriate for context sensitive infill and low-to medium-density development. Clearly, the proposed development of the Property conforms to this recommendation as the 37 townhouse units being proposed represent a medium density development. Further, the General Feature Land Use Map found on page 101 of the Plan Text document recommends the Property for residential medium development. Once again, the proposal for the development of the Heppe Property, as set forth in this Detailed Site Plan, conforms to the residential medium density recommendation. The Property is also within Tier 2 of

the Sustainable Growth Act which supports development. Given the above, the Applicant submits that this application is in general conformance with the recommendations of the Prince George's 2035 General Plan.

CONFORMANCE WITH MARYLAND SMART GROWTH ACT

The Maryland Smart Growth Act lists four goals for proper growth.

A. Support existing communities by targeting resources to support development in area where infrastructure exists.

The proposed subdivision of the Heppe Property as noted above, directly fronts on Westphalia Road. Westphalia Road runs generally in an east/west direction. It allows motorists to obtain access to the Capital Beltway either by proceeding west and intersecting with Pennsylvania Avenue and proceeding a short distance north to connect with the Pennsylvania Avenue/Capital Beltway interchange or by proceeding east to Ritchie Marlboro Road. An interchange with the Capital Beltway exists at Ritchie Marlboro Road. The Heppe Property is located within an area subject to the Westphalia Public Facilities Financing and Implementation Program District ("PFFIP") which was created pursuant to CR-66-2010 in order to provide for "pro rata" contributions from properties within the PFFIP District to assist in funding construction of a new MD 4/Westphalia Road Interchange. As such, a per unit contribution will be established pursuant to the approval of the Preliminary Subdivision Plan which will allocate a share to the Heppe Property for the construction of this new infrastructure element.

B. Save our most valuable natural resources before they are lost forever.

This subdivision proposal for the Heppe Property will allow for meaningful development of a rather small parcel of land which is substantially impacted by existing and ongoing development on its east, west and south boundaries. As can be seen from a review of the Preliminary Subdivision Plan and this Detailed Site Plan, sensitive environmental features including wetland areas which exist in the southern portion of the Property will be preserved and will not be subject to development.

C. Save taxpayers from the high cost of building infrastructure to serve development that has spread far from our traditional population centers.

The Heppe Property is within the Westphalia Sector Plan area. This Plan encourages development in a strategic location near the intersection Pennsylvania Avenue and the Capital Beltway. The Westphalia Sector Plan provides for high density development around the Westphalia Town Center. A legislative determination has been made that development density should be allowed in this area given the Sector Plan recommendation for the Town Center. Thus, development of the Heppe Property will be in an area targeted for development and thus does not encourage development distant from population centers. In addition and as discussed above, the Heppe Property will contribute to the construction of much needed road infrastructure pursuant to an allocation formula established for the Westphalia PFFIP District.

D. Provide Marylanders with a high quality of life, whether they choose to live in a rural community, suburb, small town or city.

Development of the Heppe Property as proposed will allow for medium density residential development with attractive townhome units. The Heppe Property is located in close proximity to the Westphalia Town Center. The homes that will be constructed on the Property will promote a high quality lifestyle for the future residents of this community.

COMPLIANCE WITH APPLICABLE PROVISIONS OF ZONING ORDINANCE

As noted above, CB-93-2017 amends Section 27-441 of the Zoning Ordinance to permit townhouses in the R-R Zone subject to certain conditions. Conformance with those conditions has in general been addressed above. One of those criteria requires the filing of a Detailed Site Plan. As required by CB-93-2017, this Detailed Site Plan is filed in accord with Part 3, Division 9 of the Zoning Ordinance. Pursuant to CB-93-2017, this Detailed Site Plan will serve to provide bulk regulations for the development of the project. Access into the community is proposed from a single connection to Westphalia Road. Individual lots are proposed to primarily be oriented around the perimeter of the site. In addition, nine individual lots are proposed in the center of the project. Internal circulation is achieved via two private roads which are 22 feet in width and which allow for two-way traffic circulation. The lots are all 20 feet wide with the exception of end units where the lots are 25 feet wide. All of the units proposed to be constructed are 20 feet in width with a single garage. A grass amenity area is proposed toward the rear of the site behind Lots 13 thru 19. A four-foot wide asphalt trail will provide access into the amenity area. While CB-93-2017 provides that the Detailed Site Plan will establish the bulk

regulations, including net lot area requirements, the project has been designed to primarily incorporate the residential townhouse lot standards as are applicable in the M-X-T Zone and as set forth in Section 27-548 of the Zoning Ordinance. Those townhouse development standards which have been incorporated in the design from this Site Plan include the following:

- 1. Each lot shall be at least 1,200 square feet in size.**

All interior lots being proposed for the Heppe Property are 1,480 square feet in area. End units are proposed to be constructed on lots which are a minimum of 1,806 square feet.

- 2. Units shall have at least 60 percent of the full front facades constructed of brick, stone or stucco.**

As can be seen from a review of the elevations filed with this application, a minimum of 60 percent of the front facades are proposed to be constructed with brick, stone or stucco. Further, the architecture proposes an aesthetically pleasing mix dominated by masonry but which also incorporates siding, window treatments and facade extensions.

- 3. No more than eight townhouses per building group shall be permitted.**

No building group is proposing eight units within the group. A maximum of seven units is proposed within any group and that only occurs one time. At two other locations on site, a group of six units is proposed. Throughout the balance of the proposed development, substantially fewer units are proposed in each building group.

- 4. The minimum building width in any continuous attached group shall be eighteen feet.**

The Preliminary Subdivision Plan and the Detailed Site Plan propose that all units will be 20 feet in width.

- 5. The minimum gross living space shall be 1,250 square feet.**

Two unit styles, the Lafayette and the Nash, are proposed. The Lafayette will have a minimum gross living space of 1,969 square feet. The Nash will consist of a minimum of 2,184 gross square feet of gross living area.

The builder of the development will be D.R. Horton. D.R. Horton is a national developer with substantial experience in the development and construction of residential units, including townhomes, in Prince George's County. Among its successful

development projects are Woodmore Towne Centre and Balk Hill. CB-93-2017 requires that the Detailed Site Plan include architectural review to "ensure high quality design and construction materials compatible with that approved for development on the abutting property". As has been mentioned above, the Parkside development abuts the Heppe Property on its western and southern boundary lines. In 2016, Parkside obtained approval of a revision to its Specific Design Plan. This revision was assigned the number SDP-1003-07. The intent of the revision was to move single family detached units which had been proposed in the section of Parkside nearest Westphalia Road farther south. In their place, single family attached units (townhomes) were approved to be constructed in this area. This revision was approved pursuant to a Resolution adopted on December 10, 2015 pursuant to Planning Board Resolution PGCPB No. 15-121. The Parkside Specific Design Plan revision authorized the use of 16 foot wide rear loaded townhouse lots and 20 foot wide front loaded townhouse lots. All units were approved with single car garages. The townhouse units within Parkside immediately abutting the Heppe Property are currently under construction. Photographs of those units are attached. As can be seen from a review of those photographs, the front of those units in a building group are approximately 60 percent masonry. They are characterized by shutters on some of the units with gables also interspersed among townhouse sticks. The rears and sides of the units closest to Westphalia Road and immediately abutting the western boundary of the Heppe Property are 100 percent siding.

Elevations of the townhome units proposed by D.R. Horton have been filed with this application. All units are 20 feet wide with single car garages. They feature 60 percent masonry fronts. Architectural interest is added by including roofs with a 6/12 pitch. Gables add to the architectural interest. The gables appear on three units where a stick of six units will be constructed. Some windows have shutters and others are articulated by soldier courses of brick. To add further architectural interest, the brick is of different colors to ensure a lack of monotony. Units are all offset to avoid a flat architectural plane across the front of a stick of units. Ends of high visibility units are proposed to be a combination of brick and siding. At least four windows are present on these side elevations. Units which are not high visibility will be all siding with three windows. All units will be three stories. A recreation room will be located on the first floor along with the garage. All units will have three bedrooms. In short, the units being proposed by D.R. Horton are of high quality design and construction materials and are certainly compatible with the

units being constructed abutting the Heppe Property within the Parkside development.

**CONFORMANCE WITH ZONING ORDINANCE CRITERIA FOR
APPROVAL OF DETAILED SITE PLANS**

As noted above, residential townhomes are permitted in the R-R Zone on the Heppe Property pursuant to CB-93-2017. A detailed discussion of this Detailed Site Plan's conformance with the criteria in Footnote 118 of CB-93-2017, which amends Section 27-441, has been discussed above.

Section 27-281

A Detailed Site Plan must also satisfy the general and specific purposes of Detailed Site Plans as set forth in Section 27-281 of the Zoning Ordinance. The General Purposes of Detailed Site Plans are contained in Section 27-281(b). That section provides as follows:

(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;**

Master Plan and General Plan Conformance

As discussed above, the development being proposed in this Detailed Site Plan conforms to the recommendations of the Approved Westphalia Sector Plan and Sectional Map Amendment and to the recommendations of the Prince George's County General Plan 2035. While the Westphalia Sector Plan proposed Land Use map recommends low density residential development for the Heppe Property, as discussed above, the development being proposed conforms to both Strategies and Goals of the Sector Plan as well as Design Criteria and recommendations for residential properties as set forth in the Sector Plan. Conformance with these principles has been discussed hereinabove.

In addition, even if an argument were to be made that the townhomes being proposed in this Plan are not in strict

conformance with a low density residential recommendation as set forth in the Land Use plan, the applicant submits events have occurred which would render that plan recommendation no longer applicable. In particular, there are two events which bear discussion.

First, the approved Westphalia Sector Plan was adopted in February of 2007. In November of 2017, the District Council adopted CB-93-2017. As has been discussed above, while the R-R Zone typically does not allow single-family attached residences, CB-93-2017 specifically authorized the construction of townhomes on R-R zoned property in certain specific circumstances. The Heppe Property meets those conditions set forth in Footnote 118 of CB-93-2017. CB-93-2017 specifically provides that when an R-R zoned parcel of less than four acres abuts other property which is proposed to be developed with townhomes, it is appropriate to allow townhome development on the R-R zoned parcel. CB-93-2017 therefore represents a specific act taken by the District Council, with clear recognition of the normal density and unit type restrictions which exist in the R-R Zone, to nonetheless allow townhomes in the R-R Zone. Further, the bill expressly provides that the density to be approved shall be established pursuant to the approval of the Detailed Site Plan. Accordingly, there was an express action on the part of the District Council not to restrict density to any particular range but rather to have the Detailed Site Plan establish that range. This again is an express recognition of the inherent difficulty in developing a small parcel of R-R zoned property when it is effectively surrounded by other much more intense development. In effect, it is a recognition on the part of the District Council that single-family detached development at density standards dictated by the R-R Zone would simply be inappropriate in the circumstances indicated by Footnote 118.

Second, after the approval of CB-93-2017, the District Council approved a Sewer Category Change for the Heppe Property pursuant to the adoption of CR-34-2018, a copy of which has been filed with this application. This action taken by the District Council is significant for several reasons. Initially, it should be noted the Prince George's County Ten Year Water and Sewer Plan is not simply a document which approves Water and Sewer Category advancements for properties based upon availability of water and sewer service. Quite to the contrary, as set forth in Chapter 1, page 1-1, a copy of which is marked Exhibit "G" and attached, of the Adopted 2018 Water and Sewer Plan, the District Council expressly states that **"[T]he Plan serves as a tool to implement the land use plan found in the County's General Plan."**

Further, the Plan Goals and Objectives are set forth in Section 1.2 of the Plan. Among those Goals and Objectives are the following:

- **"Enhance the quality of life and the economic well being of the County and its residents by supporting land use policies and orderly development".**
- **"Implement the goals of the Prince George's County adopted General Plan, 'Plan Prince George's 2035', area master plans, functional master plans, all applicable County land use plans and building practices." (See 2018 Adopted Water and Sewer Plan, page 1-2, a copy of which is marked Exhibit "H" and attached hereto.**

Chapter 2 of the Adopted Plan also addresses the Framework for Water and Sewer Planning. There, the District Council states:

- **"[T]herefore, water and sewer planning must be based on consideration of geographical features and environmental factors, community needs as expressed in the County's land use and development policies, Federal and State policy guidance, and public health requirements." This statement appears on page 2-1 of the Adopted Plan, a copy of which is marked Exhibit "I" and attached hereto.**

Chapter 2.1.4 sets forth considerations for Category Changes. Therein, the District Council states:

- **"[T]he policies governing changes to a designated category must take into account environmental factors, economic concerns, planning requirements, regulatory policies, engineering constraints, and public health concerns." This statement appears on page 2-6 of the Adopted Plan, a copy of which is marked Exhibit "J" and attached hereto. Included within those policies and criteria for Category Changes is the heading "Federal, State, Regional, County and Municipal land use plans and planning policies." Therein, the District Council states: "Water and sewer service shall be provided in concert with the availability of other public facilities, and in accordance with the General Plan and applicable Area and Functional Master Plans." The District Council further states: "[P]roposed development shall be analyzed for consistency with the General Plan, master/sector plans and functional master plans as defined**

by the land use article of the Maryland Annotated Code."

These comments appear on pages 2-7 thru 2-8 of the Adopted Plan, a copy of which is marked Exhibit "K", and attached hereto.

Finally, the Legislative Amendment Process for Category Changes appears in Chapter 6 of the Adopted Plan. There, within Section 6.3 and 6.3.1, the District Council notes that category changes shall be made:

- **" in concert with land use and sustainable growth policies by the adopted General Plan ..."**. Copies of those sections which appear on pages 6-2 and 6-3 of the Adopted Plan, are marked Exhibit "L" and attached hereto.

Based on the above, there can be no dispute that the 2018 Adopted Prince George's County Ten Year and Water Sewer Plan mandates that determinations regarding the appropriate Water and Sewer Categories are made not just on technical analyses as to whether or not water and sewer service can engineeringly be provided, but also based upon conformance with appropriate State and County planning documents, including the General Plan and appropriate area Master Plans or Sector Plans. Therefore, those determinations were before the Council for its consideration when it approved the Category Change for the Heppe Property pursuant to the adoption of CR-34-2018.

In addition, and of particular significance, is the fact that the Applicant for a Water and Sewer Category Change is required to describe a development in terms of density, residence size and even sales price when filing an application. In adopting CR-34-2018, the District Council considered and expressly approved 42 residential townhomes to be developed on the Heppe Property.

These considerations as set forth above clearly represent and constitute subsequent and overriding events which have occurred which would render a recommendation of low density residential development to no longer be appropriate.

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

The purposes of the R-R Zone are set forth in Section 27-428 of the Zoning Ordinance. Those purposes are as follows:

(A) To provide for and encourage variation in the

size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;

- (B) To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.

Conformance with the purposes of the R-R Zone in this case must be viewed in light of the specific provisions of CB-93-2017 which amended the R-R Zone Use Table set forth in Section 27-441 of the Zoning Ordinance in order to permit single family attached residential units pursuant to specific criteria and conditions. That being said, the proposed Detailed Site Plan implements the purpose and intent of CB-93-2017. The Site Plan being proposed by the Applicant does in fact provide for an attractive and aesthetically pleasing single family attached residential development. The architecture being proposed features substantial masonry elements as well as architectural treatments which create interest and promote different views from the street. The placement of the units as proposed in the Detailed Site Plan provides for preservation of the sensitive natural features along the southern boundary of the site. This includes wetlands, forested wetlands and primary management area. Stormwater management facilities are proposed on site. The Conceptual Stormwater Management Plan has been approved by the Departments of Permits, Inspections and Enforcement. Installation of the stormwater management system will prevent soil erosion and flooding. In view of the above, the Applicant submits that the purposes of the R-R Zone are met and satisfied when viewed in light of CB-93-2017.

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

As has been described above, the specific provisions relating to design of the site are primarily set forth in CB-93-2017. This Detailed Site Plan will set forth the parameters and bulk regulations which will govern development of the site. In

addition, the provisions of Section 24-128 of the Subdivision Ordinance provide for the utilization of private roads within the subdivision. The roads will be 22 feet in width as required for a development of this type. As noted above, stormwater management regulations have been complied with as evidenced by the approval of a Conceptual Stormwater Management Plan.

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

The criteria set forth in CB-93-2017, Section 27-281 and Section 27-285 are easy to understand and consistent.

This Detailed Site Plan must also conform to the Specific Purposes of Detailed Site Plans. Those Specific Purposes are set forth in Section 27-281(c) of the Zoning Ordinance. That section provides as follows:

(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:**

The Detailed Site Plan filed with this application conforms to this requirement. The specific townhomes are clearly delineated on the individual lots proposed for development. A landscape plan including plantings and green areas has also been filed with the application. In addition, the plan shows the sensitive environmental features which are located along the southern portion of the Property and which will be preserved. Parking will primarily be provided in a single car garage. An additional parking space is also available in the driveway in front of each unit. Also, as required by Section 27-568 of the Zoning Ordinance, three visitor spaces are provided and centrally located within the site.

- (B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;**

As noted above, a landscape plan has been filed with this application. The landscape plan clearly delineates where plantings will be placed and shows conformance with all requirements of the Landscape Manual. As also noted above, sensitive environmental features located along the southern boundary of the site are fully delineated and are shown as being preserved. This is more clearly demonstrated on the Natural Resources Inventory, the Tree Conservation Plan and the Stormwater Management Concept Plan, all of which have been filed with this application. A single specimen tree is located on site. A variance has been filed requesting permission to remove that tree.

(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

Architectural elevations have been filed with this application and they are included as a part of the Detailed Site Plan set. The architectural features of all of the units are clearly shown as are the building materials proposed for the exterior of the units. A monument entrance sign is proposed for the development. Details of that sign have been filed with this application. The monument sign will be six feet in height at its tallest point. It will feature a stone base with a flat concrete area approximately two feet above grade. On the stone base there will be a placard which will feature the name of the proposed development "Beckum Hills". The sign message will be approximately 3'6" in height and ten feet in length. Details of the onsite community lighting are also shown on a sheet included in the Detailed Site Plan package. The lighting will feature traditional light posts with a traditional globe luminaire at the top of each post. A detail has also been provided for all community fencing within the development. It will feature 48" inch wrought iron black fence poles to create a traditional look which will blend nicely with the proposed traditional architecture and light standards. As referenced above, there is a grass amenity area behind Lots 13 thru 19. This could serve as a gathering place for residents or as an area for dog exercise. No active recreation facility is proposed given the small size of the Heppe Property development. In addition, there are other recreational facilities available in close proximity to the Property. The Westphalia Community Center is located directly across Westphalia Road and slightly west of this development. In addition, the Westphalia Central Park will be located a short distance south of the Heppe Property.

- (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.

This provision is inapplicable to this application.

Section 27-285

Before a Detailed Site Plan may be approved, the Planning Board is required to make certain findings. These are set forth in Section 27-285(b) of the Zoning Ordinance. These are as follows:

(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.

As can be seen from a review of the Detailed Site Plan filed with this application, the proposed 37 townhomes are strategically located on site. Most of the units are proposed to be located around the perimeter of the site and to front on the internal 22' wide private roadway which also runs in a circular fashion around the interior of the Property. Inside of the private road, nine (9) units in two building groups are proposed. The various building groups are strategically located so that in most cases sides of units are not visible. Highly visible sides of units are proposed to be designed in such a manner as to include a combination of brick and siding as well as at least four window elements. In all, the design and layout of the community is compact with virtually all units facing the interior of the subdivision. Parking is provided in accord with the Zoning Ordinance requirements as set forth in Section 27-568. All requirements of the Landscape Manual are met and satisfied. In short, this Detailed Site Plan satisfies site design guidelines as set forth in the Zoning Ordinance. Conformance with these guidelines does not result in unreasonable costs and certainly does not detract from the utility or attractiveness of

the proposed development for its intended use.

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

This provision is inapplicable as no Conceptual Site Plan is required in the R-R Zone.

- (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.**

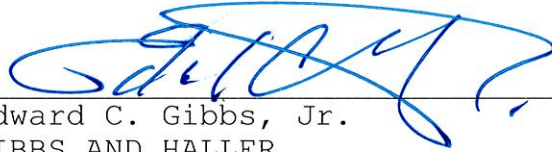
This provision is inapplicable as no Detailed Site Plan for Infrastructure is proposed.

- (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).**

As has been described above, the sensitive natural features which are located along the southern boundary of the Property are proposed to be preserved. This is shown on the Natural Resources Inventory, the Tree Conservation Plan, the Stormwater Management Concept Plan and the Landscape Plan. There is one specimen tree on site and a variance has been filed requesting its removal. The removal of this tree is necessary in order to achieve any reasonable development of the Property. The details of this variance application are set forth in the Statement of Justification and Supplement to Statement of Justification filed in support of the variance application.

CONCLUSION

In view of all of the above, the Applicant respectfully submits that all requirements for the approval of a Detailed Site Plan are met and satisfied in this instance. The Applicant therefore requests that this Detailed Site Plan application be approved as submitted.



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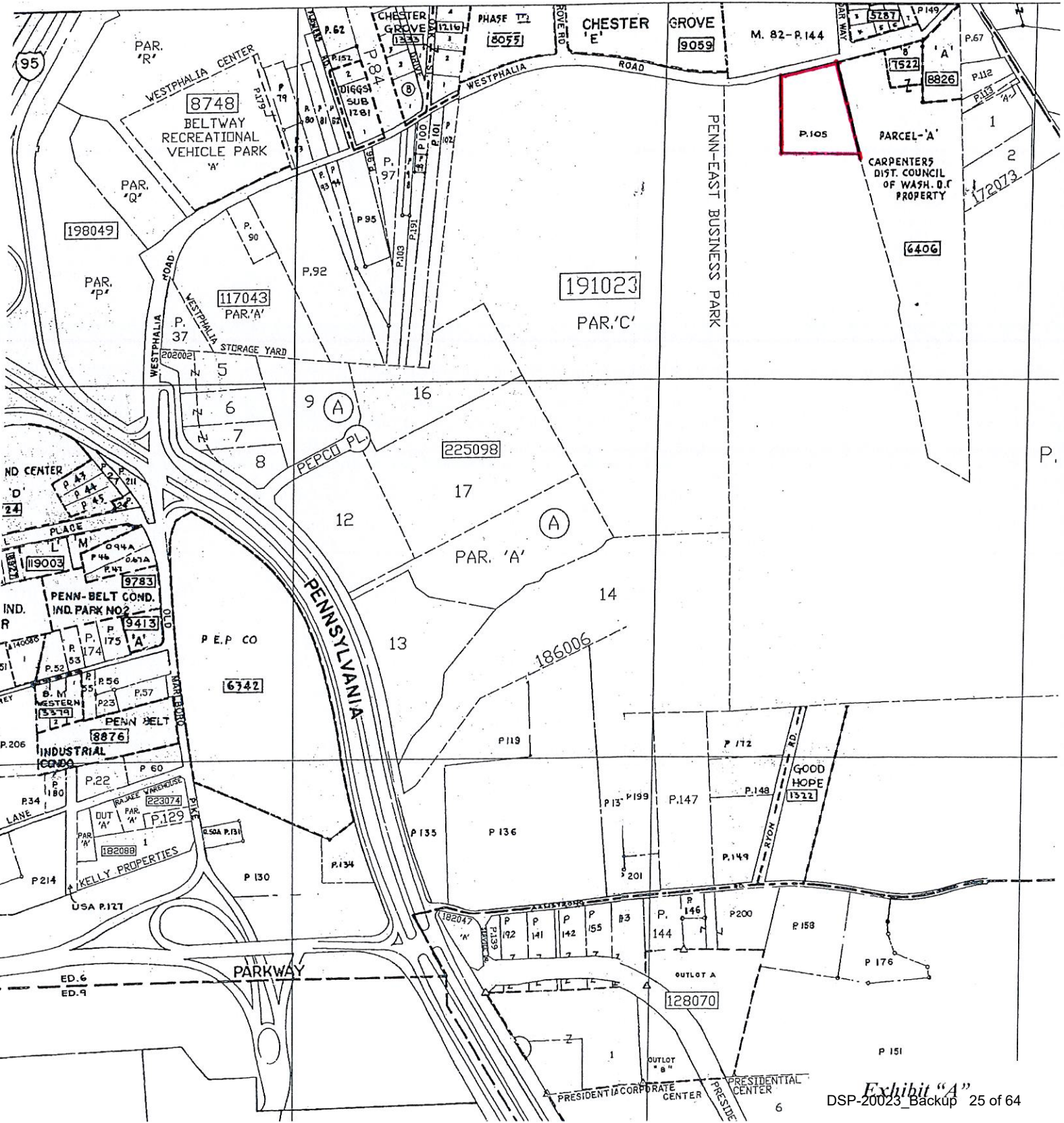
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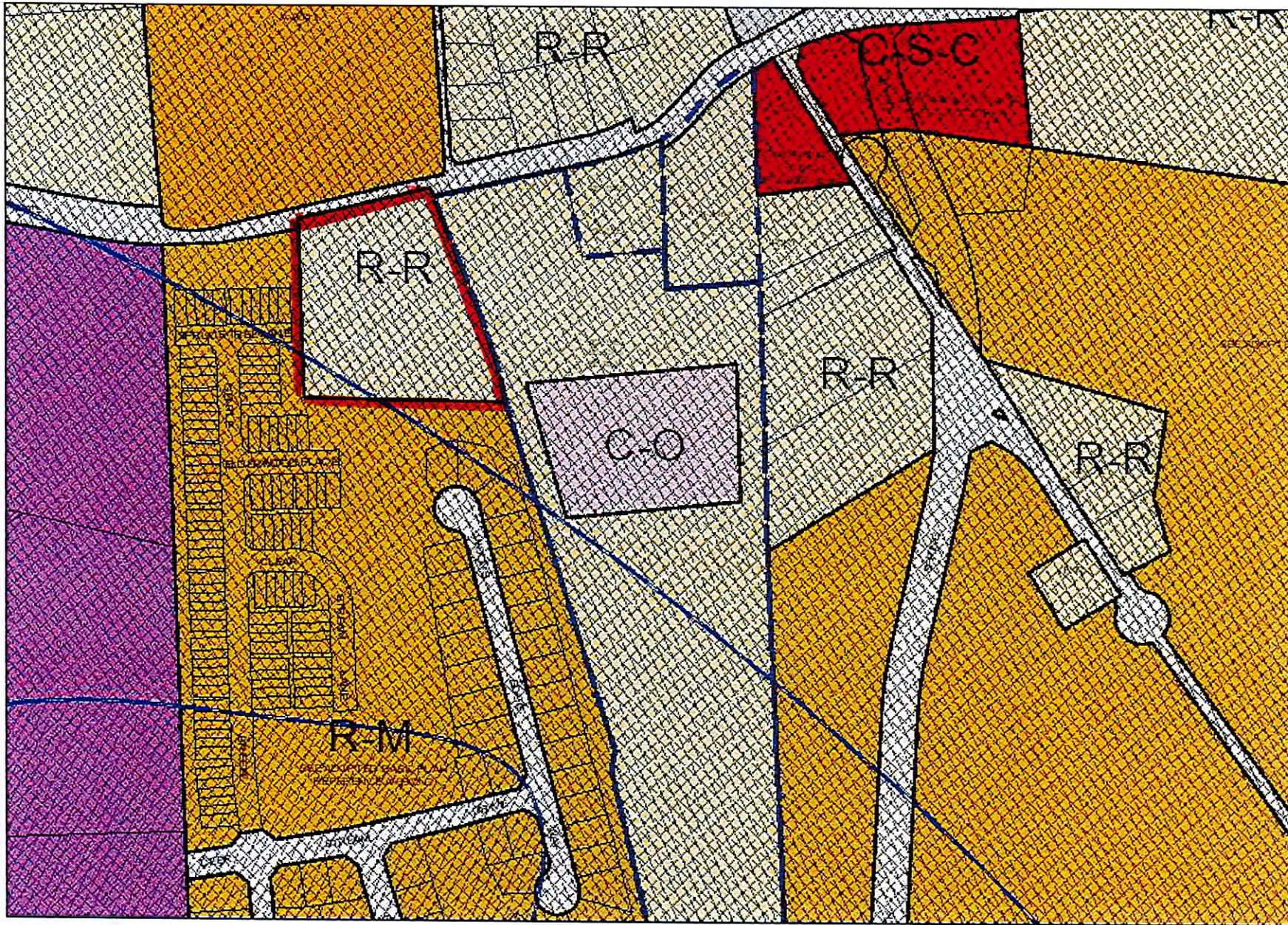


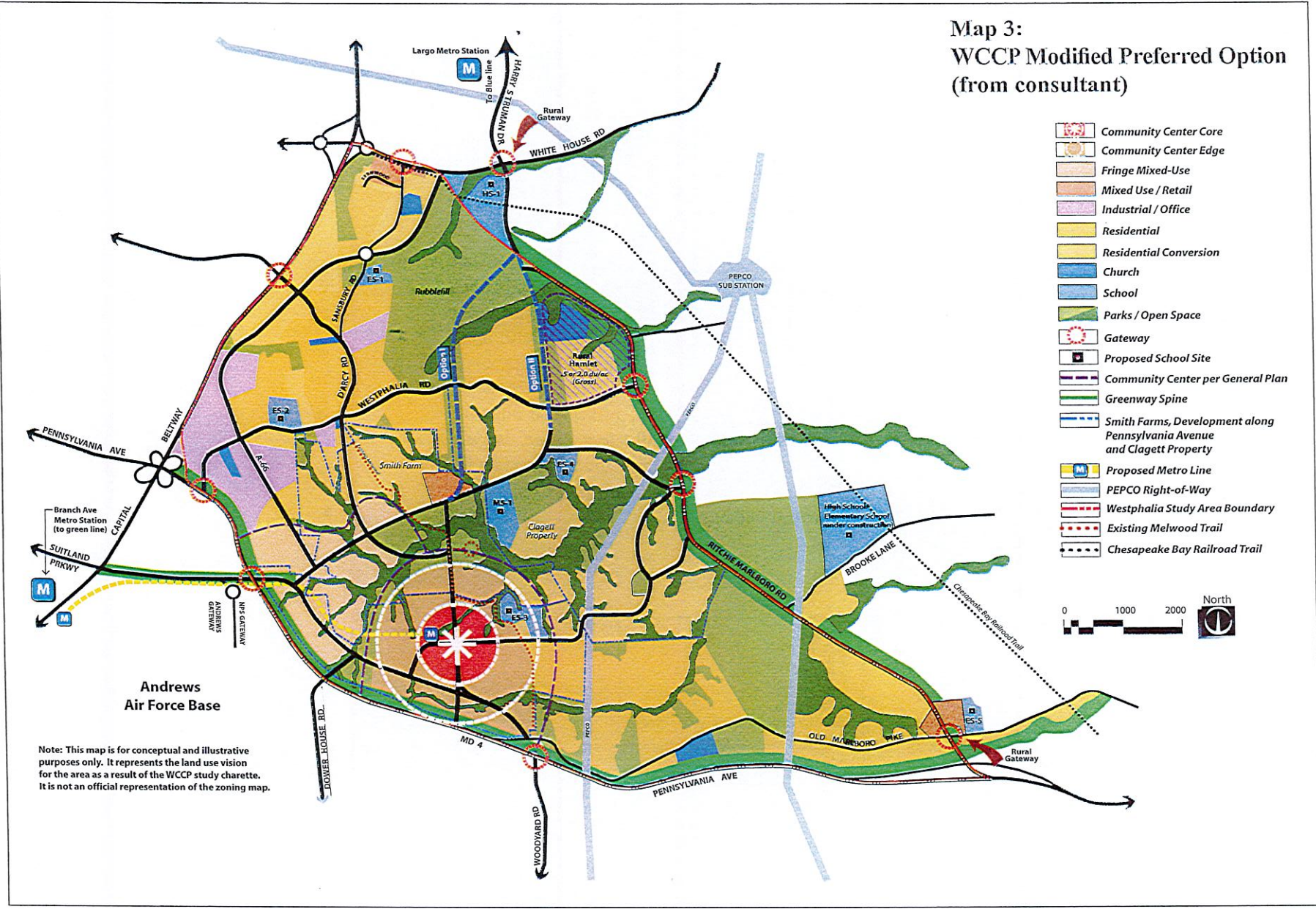
Exhibit "B"

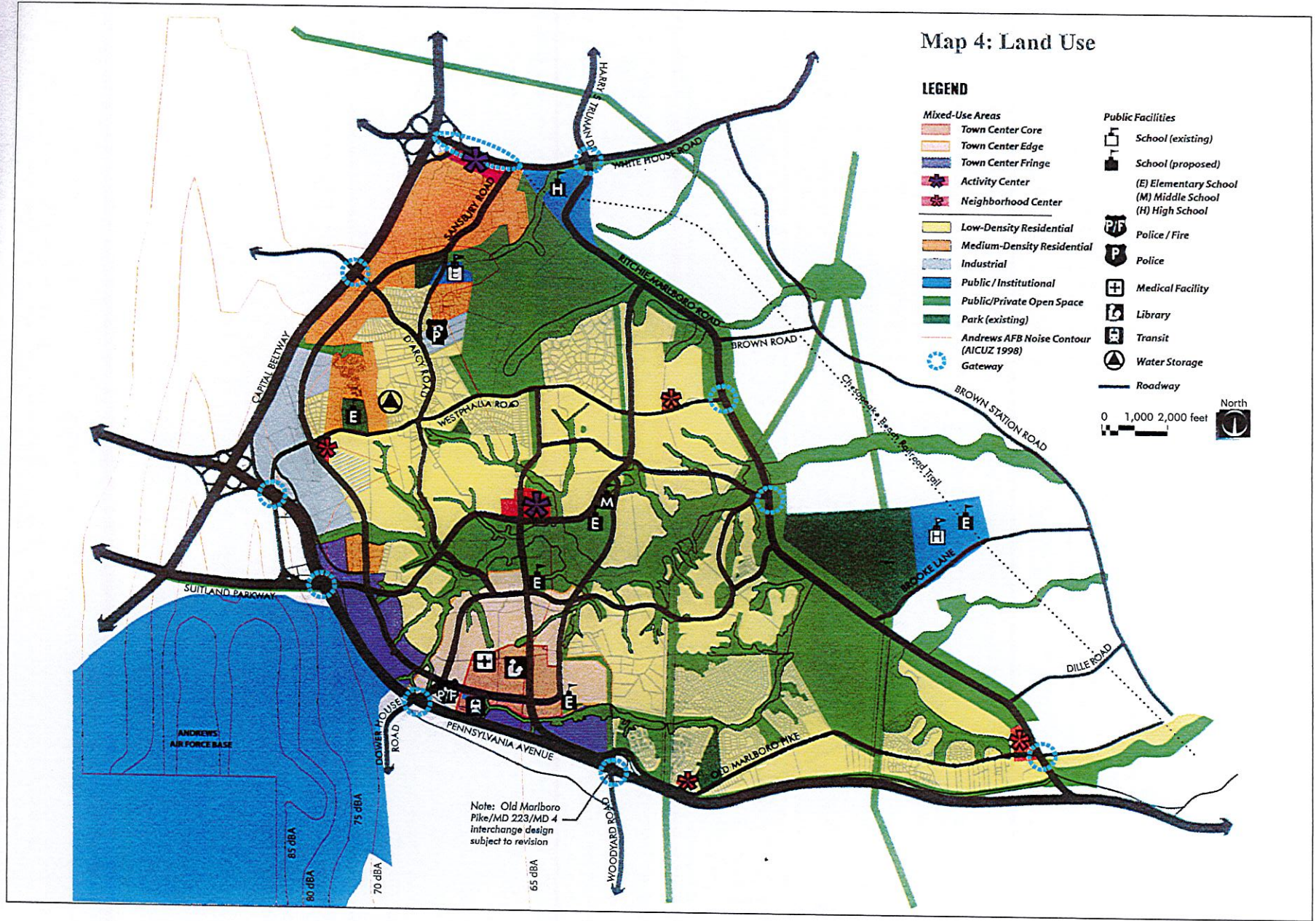
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Exhibit "C"

Map 3:
WCCP Modified Preferred Option
(from consultant)





CHAPTER 1 INTRODUCTION

The Water and Sewer Plan is the embodiment of the County's goals, objectives and legal requirements for providing water and sewer service in Prince George's County. Together with other operational plans, such as solid waste, housing and transportation, the Water and Sewer Plan provides guidance for the implementation of the County's General Plan and area master plans as they relate to water and sewer service.

The Water and Sewer Plan (the Plan) documents existing water resources and wastewater treatment capacities, identifies needed mechanisms to meet future demand, and develops tools for sustaining these resources well into the future. **The Plan serves as a tool to implement the land use plan found in the County's General Plan.** It encourages the orderly expansion of the public water and sewer systems where appropriate and the use of private water and sewer systems where public service is not available or accessible.

The Water and Sewer Plan for Prince George's County acts as a statement of policy and as a working document. As a policy statement, the Plan implements the land use and development policies set by the County. As a working document, it guides the County planning and development processes by setting out the criteria under which both public and private water and sewer services can be provided.

The Water and Sewer Plan consists of two parts: the written plan and the maps. The Plan's text in Chapter 1 sets the goals and responsibilities for water and sewer planning in Prince George's County. Since the State of Maryland requires each County to prepare a Water and Sewer Plan, the State and local legal requirements are also included, as are the various government responsibilities. Chapter 2 outlines the policies and procedures for water and sewer planning, including the water and sewer categories, category change policies, and their connection to the County's development review process. It describes the basis for the County's water and sewer planning process by defining the environmental setting, community planning and legal framework. The water plan for community systems is covered in Chapter 3. It addresses the existing water systems and facilities, including water resources, treatment and transmission issues, current demand, financing, and planning for future needs. The sewer plan for community systems is included in Chapter 4. It describes the existing public sewer systems, policies, financing and biosolids management issues, and analyzes the future capacity demands. Chapter 5 documents the regulations and policies pertaining to individual and shared water supply wells and septic systems. The procedures and requirements to amend the Water and Sewer Plan and to amend water and sewer service categories are covered in Chapter 6.

The water and sewer maps play an important role in land use planning and development review. The maps reflect the official designation for all properties in the County water and sewer service categories, which determine if and when water and sewer service is available to the property. As category changes occur through the plan amendment process, the maps are regularly amended. The County maintains the water and sewer category maps in a Geographic Information

ADOPTED 2018 WATER AND SEWER PLAN

System (GIS) format. Small-scale maps are included as appendices to this Plan document. Special printouts can be obtained from the Department of Permitting, Inspections and Enforcement. See **Appendix 6-2** for the related fee structure.

1.1 LEGAL AUTHORITY

Maryland State law and implementing regulations govern the County's Water and Sewer Plan. The specific legal requirements are found in the Environment Article, Title 9, Subtitle 5, "County Water and Sewerage Plans," Sections 9-501 through 9-521 of the Annotated Code of Maryland, and in the Code of Maryland Regulations, Title 26, "Department of the Environment," Subtitle 3, Chapter 1, "Planning Water Supply and Sewerage Systems" (COMAR 26.03.01.01 - .08). The pertinent Federal and State legislation is further described in Chapter 2, and may be found as **Appendix A** and **Appendix B** of this Plan.

1.2 PLAN GOALS AND OBJECTIVES

The following goals for water and sewer planning comply with requirements in Maryland's Environment Article, Title 9, Subtitle 5, while others support the County's planning and development policies and affect interagency agreements. The goals and objectives fall into three categories:

Meet all regulatory requirements to ensure adequacy of the water and sewer system

- Provide for orderly expansion of community water supply and sewer systems.
- Provide for adequate treatment facilities.
- Ensure proper financing for and staging of construction and operation of programmed community water supply and sewer systems.
- Promote sustainable, cost-efficient water and sewer service in all parts of the County.
- Comply with all requirements of Maryland's Environment Article.

Support managed development in Prince George's County

- Enhance the quality of life and the economic well-being of the County and its residents by supporting land use policies and orderly development.
- Identify all physical, geographic and population factors that provide a framework to support water and sewer planning.
- Implement the goals of the Prince George's County adopted General Plan, "Plan Prince George's 2035," area master plans, functional master plans, all applicable County land use plans, and building practices.
- Meet the objectives of inter-agency agreements related to water and sewer planning.

CHAPTER 2 FRAMEWORK FOR WATER AND SEWER PLANNING

A water and sewer service network is important in managing and directing development in the County. Urban development requires community or multi-use water and sewer service; urban growth is directly dependent on expansion of this service. On the other hand, individual water supply and septic systems, as well as shared facilities, can only support relatively low-density development. Water and sewer management that provides for adequate water supplies, healthy drinking water and appropriate sewage disposal methods promotes public health and environmental quality.

Water and sewer systems provide the basic building blocks for a modern, growing and environmentally healthy community. Water and sewer planning is critical to the staging and promotion of orderly growth of communities and the prevention of urban sprawl. Therefore, **water and sewer planning must be based on consideration of geographical features and environmental factors, community needs as expressed in the County's land use and development policies, Federal and State policy guidance, and public health requirements.**

The contextual framework for water and sewer planning includes the natural environment, community planning and development, and legal requirements. These parameters are discussed in more detail in this chapter.

2.1 POLICIES AND PROCEDURES FOR WATER AND SEWER PLANNING

The State of Maryland requires every County to develop a Water and Sewer Plan to ensure that there is adequate public water and sewer for planned development. Since the public drinking water supply is a precious resource, the County must plan to provide this supply for its residents in a comprehensive and staged manner. One aspect of the Plan is the designation of every piece of property into service categories used to stage development.

Pursuant to State Law, each County and all municipalities governed by the Land Use Article must prepare a comprehensive water resources element (WRE) plan. This Water and Sewer Plan will be amended to address the policies contained in the 2010 Approved Water Resources Plan. As part of the water resources plan element being developed by the County, an assessment will be made of the adequacy of each aquifer in the County, its capacity to accommodate future growth and the impact of development in adjacent counties.

2.1.1 Sewer Envelope

The Sewer Envelope is depicted on the Category Maps as a boundary beyond which no community water and sewer facilities will be approved. The Sewer Envelope boundary is based on topography, existing sewer service areas, and proposed development density according to the General Plan and the Area Master Plans. The Sewer Envelope boundary was established in 1994. The County Council reaffirmed the envelope boundary by adopting it as the template for the Rural Tier boundary adopted in the Commission 2000 Biennial Growth Policy Plan and the 2002 General

ADOPTED 2018 WATER AND SEWER PLAN

1. All property outside the Sewer Envelope boundary is designated in Category 6 (dark green hue on the category maps) except certain parcels approved for and connected to public water or sewer service prior to the adoption of this Plan. These properties are listed in **Appendix 2-1** of this Chapter. Properties approved for shared community systems, outside the Sewer Envelope, are shown outlined on the water and sewer maps (Category 6P).
2. All property located inside the Sewer Envelope is designated in Category 5, 4 or 3 with the exception of certain larger tracts of open space, generally parks and cemeteries.
3. Administrative and technical mapping changes and corrections of drafting errors, including changes to incorporate the adoption of Subregion plans that may not have been affected by the prior versions of the Prince George's County Water and Sewer Category Maps.

Properties referenced above are listed in Appendices 2-1, and 2-2 of this chapter. Small-scale water and sewer category maps are included as appendices to this Plan. Special printouts and larger scale maps may be obtained from DPIE, and follow the applicable fee structure adopted for the Water and Sewer Plan. See Appendix 6-2 for related fee structure.

2.1.4 Category Change Policies and Criteria

Based upon its legal authority, Prince George's County has developed special policies to govern water and sewer planning in a manner consistent with the County's goals for development review. The County Executive and the County Council review these policies, which must be in concert with the County's goals and objectives and, through a legislative process, amend categories within the adopted Water and Sewer Plan. This is known as the "Category Change" procedure. Executive authority delegates the processing of category amendments to DPIE, which acts as the County's steward on development and permitting matters and, as the administrator to the Water and Sewer Plan. **The policies governing changes to a designated category must take into account environmental factors, economic concerns, planning requirements, regulatory policies, engineering constraints, and public health concerns.** An application may be rejected if these policies and criteria are not met unless a hardship in meeting the policies and criteria is demonstrated by the applicant and concurred by the elected body. Specifically, these include:

A. Environmental factors

Under this criterion, the proposal must:

- Protect the integrity of the water supply and the receiving waters;
- Protect natural resources; and
- Preserve, protect, and enhance environmental quality.

B. Economics and general fiscal concerns

Under this criterion, the proposal must:

- Be analyzed for its fiscal impact related to location, community needs, public facilities, services and infrastructure.
- Correlate with County strategies and not unduly burden the existing taxpayers or the WSSC ratepayers.
- Enhance business, housing, retail development and employment opportunities throughout the County.

C. Planning, zoning, and subdivision requirements

- No Water or Sewer Category Change Request shall be processed or approved for land for which a change in zoning is proposed in:
 1. A Sectional Map Amendment transmitted by the Planning Board to the District Council; or
 2. A Zoning or Special Exception application pending before the Hearing Examiner or Prince George's County District Council.

Once the District Council has adopted a zoning change, the processing of a water and sewer category change can proceed.

- No Water or Sewer Category Change request shall be processed or approved for properties designated Category 6 where the following conditions exist:
 1. Properties in Water and/or Sewer Category 6 within the defined planning or study area for which a master, or sector plan, or sectional map amendment, has been initiated by the District Council but not yet adopted/disapproved by the Planning Board and/or District Council.
 2. Properties in Water and/or Sewer Category 6 within the defined planning or study area for which a master, or sector plan, or sectional map amendment, has been initiated by the District Council and adopted by the Planning Board, but remanded by the District Council for further Planning Board review.

Applicants may submit Water and/or Sewer Category Change Requests for these properties upon a Planning Board disapproval or District Council approval of a master plan, sector plan, sectional map amendment, or zoning application, if necessary.

- A hydraulic planning analysis (HPA) should be submitted to WSSC prior to submittal of the preliminary plan of subdivision to M-NCPPC.
- All preliminary plans of subdivision must show a conceptual alignment of all proposed onsite and offsite water and sewer facilities before DPIE may deem the public water and sewer facilities adequate and allocated for the proposed development.
- All final plats of subdivision must be approved by DPIE for public water and sewer service, or by the County Health Department for individual well and septic systems.

D. Federal, State, Regional, County and Municipal land use plans and planning policies

Under this criterion, the proposal must conform to governed mandates, policies and ordinances:

ADOPTED 2018 WATER AND SEWER PLAN

- Water and sewer service shall be provided in concert with the availability of other public facilities, and in accordance with the General Plan and applicable Area and Functional Master Plans.
- Water and sewer lines traversing the Rural and Agricultural areas are designated as controlled access facilities and are not available for connection or extension. Controlled access facility lines serve the purpose of transmission to a public entity (*Federal, State, Regional, County, and Municipal*) or a project that has been granted a Certificate of Public Convenience and Necessity by the Maryland Public Service Commission. Water and sewer lines for extension of service into the rural and agricultural areas of the County may be approved if the following applies:
 - An approved Area Master Plan or Sector Plan designates the area for public water and sewer service consistent with the policies in the General Plan or the proposed development has been determined to be compatible with other County growth policies relating to location, community needs, residential capacity, public facilities and other appropriate policies.
- Proposed development in the Growth Policy Areas shall meet existing contiguity policies, and demonstrate:
 - Contiguity to existing built developments;
 - Location within 1,500 feet of existing public water and sewer systems;
 - Roadways are capable of supporting demands from the proposed development; and,
 - Require developer(s) to bear the full responsibility of the costs of on- and off-site public facilities.
- Proposed development may not hinder the County's ability to provide adequate public services to the County and its residents. Adequacy of public facilities shall be measured in accordance with subdivision and zoning ordinances.
- Proposed development shall be analyzed for consistency with the General Plan, master/sector plans, and functional master plans as defined by the land use article of the Maryland Annotated Code. This analysis shall include, but not be limited to, the impact of proposed developments and water and sewer extensions on land use, development patterns, historic sites and districts, public facilities, green infrastructure, and transportation system, including, but not limited to, traffic impacts, road construction needs, sidewalks, pedestrian trails and road connectivity in the surrounding neighborhoods.

E. Water and sewer facility plans, engineering constraints, and the availability of transmission and treatment capacity

- Public water and sewer service extensions shall not be allowed in the area outside the limit of planned sewer services – also called the Sewer Envelope – unless the project is deemed to be compatible with other County growth policies after an analysis of the impact of the project related to its location, community needs, residential capacity, services, infrastructure, public facilities and other appropriate policies have been evaluated.
- Any proposed use of grinder pumps shall be in accordance with WSSC policy and standards.
- A development proposal must meet any conditions of an allocation policy set for the specific basin or water pressure zone.

ADOPTED 2018 WATER AND SEWER PLAN

6.2 AMENDMENT PROCESSES

The adopted Water and Sewer Plan assigns a category to every piece of property in the County. These categories determine whether land can be developed using public, or community, water and sewer or individual well and septic systems. A category change is usually required for a development proposal that needs a subdivision, or that disturbs more than 5,000 square feet of land. The categories are discussed in Section 2.1.2. “Water and Sewer Categories.”

Requests for changes to these categories, also known as the Water and Sewer Plan Amendments, can be achieved through two processes: The Legislative Amendment process and the Administrative Amendment process. The Legislative Amendment process is used when changes are proposed from Category 6 or 5 to Category 4 and for variations to policies, procedures, and practices established by the adopted Water and Sewer Plan. The Administrative Amendment process is used when changes are proposed from Category 4 to Category 3 and for public projects that are to be allocated for “public convenience and necessity” use. Both processes require the filing of an application for water and sewer plan amendment. Applications are discussed further in Sections 6.3.3 and 6.4.2, and as **Appendix 6-1**.

6.3 LEGISLATIVE AMENDMENT PROCESS

Landowners, County agencies, the Maryland-National Capital Park and Planning Commission (M-NCPPC), and the Maryland Department of the Environment (MDE) can initiate applications for the Legislative Amendment process. Plan amendments can be requested for water and sewer category changes, and for water withdrawal points and points of discharge, in excess of 5,000 gallons per day as an annual daily average. Additionally, a contract purchaser, with the owner’s written consent, may initiate the application.

The County Executive has delegated the management of the Water and Sewer Plan, including the preparation of Legislative Amendments, to the Department of Permitting, Inspections and Enforcement (DPIE). **DPIE leads in implementing the County’s goals, objectives and legal requirements for providing water and sewer service in Prince George’s County, in concert with land use and sustainable growth policies established by the adopted General Plan, and through the Department’s protection of the County’s natural and manmade resources.** In its management of the Water and Sewer Plan and amendments, DPIE coordinates with County and Bi-County agencies and evaluates, prepares and submits proposed Legislative Amendments for the County Executive's review and recommendation. These recommendations are then sent with an accompanying proposed Council Resolution for consideration by the County Council.

The County Council provides a notice of the pending amendments to the public, County, and State agencies prior to a public hearing. Anyone interested in an amendment or an application in the proposed Water and Sewer Plan Amendment package may testify at the public hearing. After the public hearing, a work session of the appropriate County Council Committee is held. After considering matters raised at the public hearing and work session, the County Council acts

ADOPTED 2018 WATER AND SEWER PLAN

on the proposed Legislative Amendments. The County Executive has 10 days following adoption of the resolution to comment on the County Council's action before the resolution is effective.

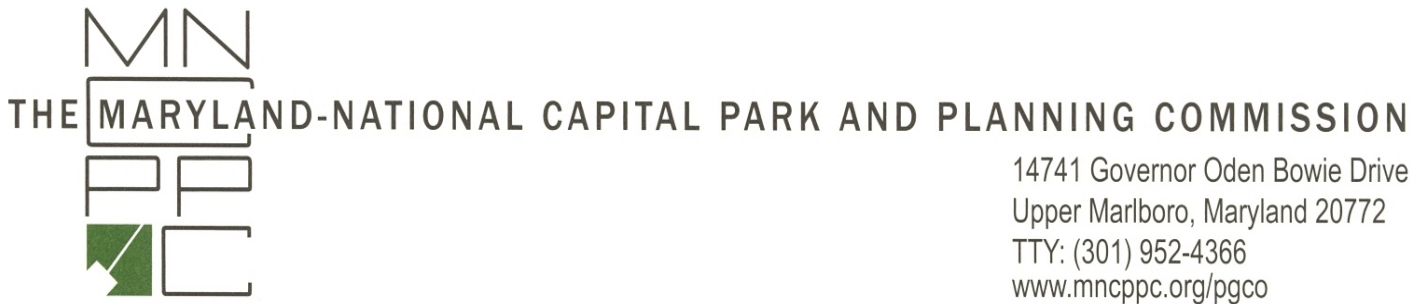
Prince George's County will schedule four Water and Sewer Plan Legislative Amendment cycles each year. This is one more cycle than previous adopted plans have allowed. Applications to amend the Plan must be submitted to DPIE by the respective closing dates: **March 1**, **June 1**, **September 1**, and **December 1**. DPIE provides application forms (see **Appendix 6-1** of this chapter). The applications, with all required attachments, must be completed before the closing date to be accepted for review (see Section 6.3.3). DPIE, the County Executive and the County Council reserve the right to request any additional information deemed appropriate. An application may be rejected from the process if requested information is not received within a designated time frame. Additionally, an application may be rejected if the policies and criteria listed in Section 2.1.4 are not met for the development review processes or for the development proposed. Incomplete applications received, via courier, mail or electronic transfer, will be returned to the applicant or the correspondent of record. Applications found to be incomplete after the closing date will be required to re-file, and may be subject to an additional filing or late fee.

6.3.1 Referral and Review Process

Applications are reviewed by the Washington Suburban Sanitary Commission (WSSC), the Maryland-National Capital Park and Planning Commission (M-NCPPC), the County Health Department (PGCHD), and the Department of Permitting, Inspections and Enforcement (DPIE). DPIE may also request reviews or comments from other appropriate agencies and municipalities. One copy of each application is sent to the County Council. Reviewing agencies are given 15 days from the date of referral to submit comments to DPIE on applications received.

DPIE, as the agency integrally involved in permitting services for the County and the administrator of this process, evaluates each application proposal based on criteria listed in Section 2.1.4, and consistency to other Federal, State, Regional, County, and Municipal land use plans and planning policies outlined or implied in the Water and Sewer Plan. DPIE comments on the existence of and requirements for permits prior to, during, and after the disturbance of land, and the proposed development's need for road improvements and other transportation facilities.

State and County agencies involved in the review process provide information and assistance pertinent to water and sewer planning and development specific to its area of proficiency. These comments are considered in recommendations presented to the County Executive and County Council. In addition to DPIE, the plan administrative agency, the following agencies provide written comments on all amendment applications: WSSC calculates an estimated sewage flow for each project and describes whether the project can be served by existing water and sewer lines, or estimates what size and type of improvements would be necessary to provide service; M-NCPPC compiles information on general plan policies, master plan recommendations, zoning, subdivision status, and adequacy of public facilities, residential capacities, community needs, infrastructure, and services; and PGCHD provides information about existing wells, septic systems and percolation tests conducted on the subject property, as well as soils and other environmental health and sanitation issues.



Countywide Planning Division
Historic Preservation Section

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

301-952-3680

April 5, 2021

MEMORANDUM

TO: Andrew Bishop, 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-20023 Hepe Property



The subject property comprises 3.82-acres and is located on the south side of Westphalia Road approximately 1,040-feet west of D'Arcy Road. The subject application proposes construction of 37 residential townhouses. The subject property is Zoned R-R.

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 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. Historic Preservation staff recommend approval of DSP-20023 Hepe Property with no conditions.

301-952-3972

June 21, 2021

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design, Development Review Division
VIA: David A. Green, MBA, Master Planner, Community Planning Division 
FROM: Adele Gravitz, ASLA Senior Planner, Placemaking Section, Community Planning Division 
SUBJECT: DSP-20023, Heppe Property

FINDINGS

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

BACKGROUND

Application Type: DSP-20023, Heppe Property
Location: 9007 Westphalia Road, Upper Marlboro, MD 20772
Size: 3.82 acres
Existing Use: Vacant
Proposal: Construction of 37 townhouse lots.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan:

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

Master Plan:

The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* recommends Low-Density Residential uses on the subject property.

Planning Area 78**Community:** Westphalia**Aviation/MIOZ:** This application is located within the Military Installation Overlay Zone. (MIOZ)

- Height Conical Surface (20:1) - Right Runway, Area Label: EC
- Noise Intensity Zone 60 db - 74 db

SMA/Zoning: The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* changed the zoning of the subject property from R-A (Rural Agricultural) to R-R (Rural Residential). District Council approved CB -93-2017 allowing single family attached units in the R-R zone with conditions.**ADDITIONAL INFORMATION**

No additional information

c: Long-range Agenda Notebook

Adam Dodgshon, Supervisor, Placemaking, Community Planning Division

Transportation Planning Section
Countywide Planning Division


14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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www.mncppc.org/pgco
301-952-3680

June 25, 2021

MEMORANDUM

TO: Andrew Bishop, Development Review Division

FROM: Michael Jackson, Transportation Planning Section, Countywide Planning Division
Michael Jackson

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

SUBJECT: Referral for Pedestrian and Bicycle Transportation, DSP-20023, Heppe Property

The following detailed site plan (DSP) was reviewed for conformance with the appropriate sections of Subtitle 27, Part 3, Division 9; the 2009 *Approved Countywide Master Plan of Transportation* (MPOT); and the 2007 *Westphalia Approved Sector Plan and Sectional Map Amendment* to provide the appropriate multimodal transportation recommendations.

Type of Master Plan Bikeway or Trail

Private R.O.W.	<u>X</u>	Public Use Trail Easement	<u>X</u>
PG Co. R.O.W.	<u>X</u>	Nature Trails	_____
SHA R.O.W.	_____	M-NCPPC - Parks	_____
HOA	<u>X</u>	Bicycle Parking	_____
Sidewalks	<u>X</u>	Trail Access	<u>X</u>
Additional Signage	_____	Bicycle Signage	_____

DEVELOPMENT APPLICATION BACKGROUND	
Building Square Footage (non-residential)	None
Number of Units (residential)	37 townhouse units
Abutting Roadways	Westphalia Road
Abutting or Nearby Master Plan Roadways	Westphalia Road (C-626)
Abutting or Nearby Master Plan Trails	Westphalia Road Shared Use Path
Proposed Use(s)	Subdivide property into 37 fee simple lots for the construction of single family attached townhomes.
Zoning	R-R (residential rural)
Centers and/or Corridors	No
Prior Approvals on Subject Site	Yes

Prior Approval Subject to 24-124.01	No
-------------------------------------	----

Existing Conditions

The property is partially wooded and undeveloped.

Prior Conditions of Approval

This application is subject to the following prior development approvals:

CB-93-2017

Section 27-441(b) was repealed and reenacted with footnote 118 as follows:

118 Notwithstanding any other provisions of this Section, townhouses are a permitted, provided:

(A) The use is located on a lot(s) or parcel (s) that is less than four acres in size and is adjacent to land zoned R-T;

(B) The property is adjoined on two (2) sides by land which was zoned R-M as of November 1, 2017 and which is improved with or is the subject of an approved development application fee which includes townhouses;

(C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. All such requirements shall be those as shown, established and approved on the Detailed Site Plan. The Detailed Site Plan shall also include architectural review to ensure high quality design and construction materials compatible with that approved for development on the abutting property.

Comment: The zoning provision above still applies.

The applicant has simultaneously submitted a preliminary plan of subdivision for approval with this application (PPS 4-20008) and the Planning Board could impose additional conditions of approval for this detailed site plan. Staff recommend that the following conditions of approval be approved by the Planning Board for PPS 4-20008:

1. The applicant, and the applicant's heirs, successors, and/or assigns shall provide and provide on a detailed site plan, prior to its certification, the following facilities:

a. Standard sidewalks along both sides of all internal streets, public or private, excluding alleys.

b. A minimum ten-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with 2012 AASHTO Guidelines for the development of bicycle facilities, unless modified by the Department of Permitting, Inspections, and Enforcement with written correspondence.

c. A shared-use path connecting the western boundary of the subject site and Warendorf Way, consistent with 2012 AASHTO Guidelines for the development of bicycle facilities.

d. A shared-use path connecting Warendorf Way and Westphalia Road, consistent with 2012 AASHTO Guidelines for the development of bicycle facilities.

Comment: These recommendations will be carried forward in this development application.

Brief Description of Access and Circulation

The submitted site plan proposes vehicular and pedestrian circulation that provides continuous vehicular circulation to all units within the subject site. The subject site has two roads; the first is a north-south road, Landon Lane (marked as Road A on the subdivision plan) that intersects with Westphalia Road on the east side of the subject site, the second road, Warendorf Way, (marked as Road B on the subdivision plan) is a sideways-u-shaped road that intersects with Landon Lane at two points. There is a 10-foot-wide shared use path along the south side of Westphalia Road abutting the property, and 5-foot-wide sidewalks on both sides of Landon Lane. There is a sidewalk on the western side of the north-south leg of Warendorf Way, as well as the northern side of the southern east-west leg of Warendorf Way. There are no sidewalks shown on the other sections of Warendorf Way. A north-south oriented sidewalk on its own right-of-way connects with west end of Warendorf Way to the proposed Westphalia Road shared use path. A sidewalk connects the southwest end of Warendorf Way to the western boundary of the subject site adjacent to Spruce Tree Lane in the abutting Parkside Development.

Crosswalks are provided where sidewalks cross roadways. Sidewalk ramps are provided at crosswalk locations in most instances. However, as noted above, Warendorf Way lacks complete sidewalks. Aside from the proposed shared use path paralleling Westphalia Road no bicycle facilities are provided, though bicyclists may use the internal roadways.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to the Parkside development.

Comment: The applicant has proposed and staff support the pedestrian connection between the subject site and the Parkside Development. While this connection is not a complete connection between the two properties, it is provided to the edge of the subject site boundary. Whether this sidewalk is in place or not, the proximity between these two sites and the potential destinations north and south of the subject site will very likely result in pedestrian and bicycle transportation. This connection will anticipate and accommodate future people walking and bicycling in this area. Staff recommend that this sidewalk be widened to a minimum of ten-foot-wide shared-use path.

Access, circulation and conformance with the Zoning Ordinance

Sections 27-283, Site Design Guidelines and 27-274(a), provide provisions for the design of the multimodal facilities associated with the subject application.

(2)(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:

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

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

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

(6)(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

Applicant's detailed site plan does not provide sidewalks on both sides of all streets. Sidewalks are not shown on the north, west and most of the south side of Warendorf Way. No sidewalk is provided on the south side of Warendorf Way. Except for the shared use path parallel to the south side of Westphalia Road no separate bicycle facilities are provided.

Comment: Staff find that the vehicular and pedestrian circulation depicted in submitted site plan does not reflect the design guidelines of the zoning ordinance, pursuant to Section 27-283 and 27-274. Staff recommend the applicant provide sidewalks on both sides of all streets, convert the proposed sidewalk connecting the west end of Warendorf Way to the proposed shared use path paralleling Westphalia Road and connecting the south end of Warendorf Way to the western edge of the subject site to 10-foot-wide shared use paths to serve both bicyclists and pedestrians. Wider facilities connecting into the subject site, between Warendorf Way, and Westphalia Road, and along Westphalia Road will reduce pedestrian obstruction, better accommodate the needs of persons with disabilities, further separate motor vehicle from pedestrian and bicycle modes, and provide a better quality facility to support users of all ages and abilities, including experienced bicycle riders as well as children and those learning to ride bicycles.

Master Plan Policies and Recommendations

This detailed site plan is subject to the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2007 *Westphalia Approved Sector Plan and Sectional Map Amendment* which recommend the following facilities that directly impact the subject site:

Westphalia Road Shared Use Path

Trail connections within and between communities as development occurs to the extent feasible and practical.

Standard sidewalks on both sides of all streets.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk and bikeway construction and the accommodation of pedestrians and bicyclists (MPOT, pp. 8-10):

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

POLICY 9: Provide trail connections within and between communities as development occurs, to the extent feasible and practicable.

The 2007 *Westphalia Approved Sector Plan and Sectional Map Amendment* includes the following recommendations applicable to the subject site:

A greatly expanded and inter-connected road and trail network to provide convenient vehicle and pedestrian access to schools, recreation, green spaces, shopping, and the town center (pg.1).

Designs should promote pedestrian and bike activity (pg. 49).

Sidewalks should be provided throughout the Westphalia community, except on designated scenic roads, highways, bikeways, trails, and lanes (pg. 49).

Comment: The submitted site plan proposes a shared use path parallel to Westphalia Road, some sidewalks, sidewalk ramps and crosswalks, and a sidewalk connection to the adjacent Parkside development. As noted above, staff has recommended enhancements to the proposed facilities.

Conclusion

Based on the findings presented above, staff conclude that the multimodal transportation site access and circulation of this plan is acceptable, consistent with recommended conditions of approval of prior cases, and the site design guidelines pursuant to Sections 27-283 and 27-274 and meets the findings required by Section 27-285(b) for a detailed site plan for multimodal transportation purposes, if the following conditions are met:

1. Prior to the certification of the detailed site plan, the applicant, and the applicant's heirs, successors, and/or assigns shall provide the following facilities:

a. Standard sidewalks along both sides of all internal streets, public or private, excluding alleys.

b. A ten-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with 2012 AASHTO Guidelines for the development of bicycle facilities, unless modified by the Department of Permitting, Inspections, and Enforcement with written correspondence.

c. An ten-foot-wide minimum shared-use path connecting the western boundary of the subject site and Warendorf Way, consistent with 2012 AASHTO Guidelines for the development of bicycle facilities.

d. A ten foot-wide shared-use path connecting Warendorf Way and Westphalia Road, consistent with 2012 AASHTO Guidelines for the development of bicycle facilities.

June 21, 2021

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Kayla DiCristina, Senior Planner, Subdivision Section *KD*
SUBJECT: DSP-20023; Heppe Property

The subject property considered in this detailed site plan (DSP-20023) is known as Parcel 105 located on Tax Map 90 in Grid D-1 and is recorded in the Prince George's County Land Records in Liber 5969 at folio 920. The total area of the subject property is 3.82 acres and it is currently wooded and undeveloped. The subject property is within the Rural Residential (R-R) and Military Installation Overlay (M-I-O) Zones and the area of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*. DSP-20023 proposes 37 lots and 5 parcels for the purpose of constructing 37 single-family attached dwellings.

While the subject property is not currently the subject of a preliminary plan of subdivision, PPS 4-20008 was submitted concurrently with DSP-20023. PPS 4-20008 is tentatively scheduled to be heard by the Prince George's County Planning Board on July 15, 2021 for the subdivision of the existing parcel into 37 lots and 5 parcels for development of 37 single-family attached dwellings. At the time of writing this memo, recommended conditions of approval of PPS 4-20008 have not been formalized. Upon approval, all related conditions of the PPS will be applicable to this DSP. DSP-20023 is tentatively scheduled to be heard by the Planning Board on July 22, 2021. This DSP cannot be approved prior to the approval of the PPS. Subsequent to the approval of DSP-20023, a new final plat of subdivision will be required in accordance with PPS 4-20008 before any permits can be issued for development.

Plan Comments

1. Any modifications to PPS 4-20008, required by its approval and which affect the DSP should be reflected on DSP-20023.
2. Per Section 27-270 of the Zoning Ordinance, DSP-20023 cannot be approved prior to the approval of the underlying PPS 4-20008. At the time of this referral, the PPS is tentatively scheduled to be heard by the Planning Board one week prior to this DSP.

Recommended Conditions

1. Prior to certificate approval, the following revisions shall be made to the detailed site plan:
 - a. Revise the numbering for Lots 25 to 32 on all sheets to be sequential moving from east to west.
 - b. Label Parcels A-E on all plan sheets.
 - c. Add a label to Parcels D and E on Sheet 3 indicating that these areas are to be conveyed to the Homeowners Association (HOA).
 - d. Provide the square footage of Parcels A through E on Sheet 3.
 - e. Provide all property line bearings and distances for Parcel D on Sheet 3.
 - f. Revise General Note 11 on the Cover Sheet to remove the square footage of parkland dedication and indicate that the mandatory dedication requirement is being met by on-site private recreational facilities.

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

From: [DiCristina, Kayla](#)
To: [Bishop, Andrew](#); [PGCReferrals](#)
Cc: [Gupta, Mridula](#); [Conner, Sherri](#); [Diaz-Campbell, Eddie](#)
Subject: Re: DSP-20023 Heppe Property Subdivision Referral
Date: Thursday, June 24, 2021 2:49:13 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Outlook-el1c351r.png](#)
[Outlook-iconfinder.png](#)
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[Outlook-plp2thew.png](#)

Hi Andrew,

Please include the following condition on the DSP per Subdivision:

1. Any modifications to PPS 4-20008, required by its approval and which affect the DSP, shall be reflected on DSP-20023 prior to certification.

Best,

Kayla DiCristina

Senior Planner | Subdivision Section

Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Office: 301-952-3428 | MS Teams: 240-573-2277

Kayla.DiCristina@ppd.mncppc.org



From: DiCristina, Kayla

Sent: Monday, June 21, 2021 9:58 AM

To: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; PGCReferrals@ppd.mncppc.org

Cc: Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>

Subject: DSP-20023 Heppe Property Subdivision Referral

Good morning Andrew,

I hope you had a good long weekend. Attached is the Heppe Property referral from Subdivision.

Please let me know if you have any questions.

Best,

Kayla DiCristina

Senior Planner | Subdivision Section

Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

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kayla.dicristina@ppd.mncppc.org





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Environmental Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-3650

June 21, 2021

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section, DRD

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

FROM: Suzanne Nickle, Master Planner, Environmental Planning Section, CWPD *SN*

SUBJECT: Heppe Property; DSP-20023 and TCP2-010-2021

The Environmental Planning Section has reviewed the detailed site plan application submitted for the Heppe Property, DSP-20023, and the Type 2 Tree Conservation Plan, TCP2-005-2020, stamped as received on March 8, 2021. Comments were provided in a Subdivision Development Review Committee (SDRC) meeting on April 2, 2021. Revised information was received on June 7, 2021. The Environmental Planning Section recommends approval of DSP-20023 and TCP2-010-2021, subject to the conditions recommended at the end of this memorandum.

BACKGROUND

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

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-030-2020	N/A	Planning Director	Approved	4/8/2020	N/A
4-20008	TCP1-005-2021	Planning Board	Pending	Pending	Pending
DSP-20023	TCP2-010-2021	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

The current application is for 37 single-family-attached lots in the R-R zone.

GRANDFATHERING

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 because the application was subject to a new preliminary plan of subdivision.

SITE DESCRIPTION

The subject property is a 3.82-acre site in the R-R zone located on the south side of Westphalia Road, west of its intersection with Rock Spring Drive. Regulated Environmental Features (REF) are located on the property including streams and associated buffer, nontidal wetlands and their buffers, and steep slopes. A specimen tree is located in the northern portion of the site, separated from the Primary Management Area (PMA). The site is in the Western Branch watershed of the Patuxent River basin. The on-site stream is not a Tier II water or within a Tier II catchment. The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include Beltsville-Urban Land Complex (0 to 5 percent slopes), and Udorthents, reclaimed gravel pits (0 to 5 percent slopes and 5 to 15 percent slopes). Marlboro and Christiana clays are not found to occur on this property. According to available information from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), Rare, Threatened and Endangered (RTE) species are not found to occur on-site. The site fronts on Westphalia Road, classified in the *Master Plan of Transportation* (MPOT)(2009) as a collector roadway and a designated historic road. According to the *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan* (May 2017), the site contains Regulated Areas and Evaluation Areas. The property is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by the *Plan Prince George's 2035 Approved General Plan*.

REVIEW OF PREVIOUS APPROVALS

Preliminary Plan of Subdivision (PPS) 4-20008 and TCP1-005-2021 for the Heppe Property was evaluated by EPS staff with a recommendation of approval subject to conditions. The Planning Board will hear the PPS and TCP2 on July 15, 2021. The recommended environmental conditions were technical in nature and will be addressed prior to signature approval of the preliminary plan of subdivision and TCP1.

ENVIRONMENTAL REVIEW

Natural Resource Inventory

A signed Natural Resource Inventory (NRI-030-2020) was submitted with the application. The site contains wetlands, streams, and their associated buffers, and steep slopes that comprise the PMA. The NRI indicates the presence of one forest stand labeled as Stand #1, and one specimen tree identified on the site. The TCP2 and the DSP show all required information correctly in conformance with the NRI. No additional information is required regarding the NRI.

Woodland Conservation

This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Technical Manual (ETM) because the application was subject to a new preliminary plan of subdivision. TCP2-010-2021 has been submitted with the subject application and requires minor revisions to be found in conformance with the WCO.

The Woodland Conservation Threshold (WCT) for this 3.82-acre property is 20 percent of the net tract area or 0.76-acres, and the total woodland conservation requirement based on the amount of clearing proposed is 1.10-acres. This requirement is proposed to be satisfied with 0.88-acres of

on-site preservation: the remainder of the requirement (0.22-acres) is proposed to be met with fee-in-lieu.

Technical revisions to the TCP2 are required and included in the conditions listed at the end of this memorandum.

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 Environmental Technical Manual (ETM).”

One (1) specimen tree was identified on the approved NRI. At time of Preliminary Plan of Subdivision (4-20008) review, a Subtitle 25. variance request for the one specimen tree was submitted dated July 23, 2020 along with the required statement of justification. Staff evaluated the specimen tree removal with the review of the TCP1 and recommended approval, subject to approval by the Planning Board. The Planning Board hearing date for the PPS is scheduled for July 15, 2021.

If approval of the Subtitle 25. variance is granted by the Planning Board; an appropriate note must be added to the TCP2 which reflects this approval. Whenever possible, the appropriate note should be placed directly under the worksheet, or under the specimen tree table, and based on the approval authority, prior to signature approval.

Regulated Environmental Features

This site contains Regulated Environmental Features (REF) that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Ordinance. The on-site REF includes streams, stream buffers, wetlands, wetland buffers, and steep slopes.

Section 24-130(b)(5) of the Subdivision Ordinance states: “Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of REF in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All REF shall be placed in a conservation easement and depicted on the final plat.”

This DSP does not propose any impacts to the REF and no additional information is required regarding the REF.

Scenic and Historic Roads

Westphalia Road is designated as a historic road in the *Approved Countywide Master Plan of Transportation* (November 2009), and has the functional classification of a collector. The MPOT includes a section on Special Roadways, which includes designated scenic and historic roads, and provides specific policies and strategies which are applicable to this roadway, including to conserve

and enhance the viewsheds along designated roadways. Any improvements within the right-of-way of an historic road are subject to approval by the County under the Design Guidelines and Standards for Scenic and Historic Roads.

Typically, the Prince George's County Landscape Manual addresses the requirements regarding buffers along scenic and historic roads. These provisions are then evaluated at the time of required landscape plan review with the detailed site plan. Adjacent to a historic road, the Landscape Manual requires a Section 4.6 landscape buffer (Buffering Development from Special Roadways) based on the development tier (now ESA-2). In ESA-2, the required buffer along a historic road is a minimum of 20 feet wide outside of the public utility easement (PUE), to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings.

The property is subject to Council Bill CB-93-2017. Footnote 118(C) states that the regulations of the landscaping and other requirements of the R-R Zone shall not apply. Therefore, the specific requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) do not apply. Instead, the requirements of the Landscape Manual provide guidance for how the development should be designed.

Urban Design staff has worked with the applicant, and the applicant proposed landscaping and a knee wall to address the frontage of the historic road.

Stormwater Management

An approved stormwater management (SWM) concept plan, Case #12733-2020-00, for the area in this DSP has been submitted which shows the use of 1 bio-retention and 1 micro-bioretenion facility, a submerged gravel wetland, porous pavement, and the use of four rooftop disconnects for roof runoffs to manage the stormwater for the development. No additional information is required regarding the SWM.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section has completed the review of DSP-20023 and TCP2-010-2021, and recommends approval subject to the following findings and conditions:

Recommended Findings:

1. The required findings of Section 25-119(d) have been adequately addressed for the removal of the single specimen tree as supported for approval under PPS 4-20008.
2. Based on the level of design information available at the present time, the Regulated Environmental Features (REF) on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the TCP2 and the stormwater concept plan. No impacts to REF are proposed.

Recommended Conditions:

1. Prior to certification of the DSP, the TCP2 shall be revised as follows:

- a. Correct the worksheet to reflect that the project is not subject to the 1991 Ordinance (Line 9). Adjust the fee-in-lieu amount on the worksheet and update the amount in the note under the worksheet.
 - b. Show the location of the one specimen tree on the plan view of the TCP2, and graphically indicate that it will be removed.
 - c. To the specimen tree inventory table, add the disposition column that the specimen tree is "to be removed." Remove the second note under the specimen tree table that references the TCP2.
 - d. Add the standard Subtitle 25. variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying with specificity the variance decision consistent with the decision of the Planning Board:

"NOTE: This plan is in accordance with the following variance(s) approved with 4-20008 from the strict requirements of Subtitle 25 approved by the Planning Board with on (ADD APPROVAL DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): Specimen tree 1.
 - e. Add the Environmental Planning Section Approval Block to Sheets 2 and 3.
 - f. Correct the qualified professional certificate to state the following: This TCP2 complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
 - g. In accordance with Subtitle 25-122(b)(O)(i) the woodland conservation areas cannot be within 10 feet of the rear lot lines of the townhouses. Provide dimensions from all sticks of the proposed lot lines to the woodland conservation areas. Adjust the woodland conservation areas, as necessary.
 - h. Have the plans signed and dated by the qualified professional who prepared them.
2. Prior to the certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:

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

If you have any questions concerning these comments, please contact me at 301-952-3650 or by e-mail at Suzanne.Nickle@ppd.mncppc.org.

April 22, 2021

MEMORANDUM

TO: Thomas Burke, Urban Design

FROM: Joanna Glascoe, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for **DSP-20023, HEPPE PROPERTY**

1. Will the recreation facilities be the subject of a Recreation Facilities Agreement? Will there be permit triggers for the completion of the recreation facilities.
2. Will there be in regulations on decks and fence as part of the DSP.

MEMORANDUM

May 13, 2021

TO: Andrew Bishop, Urban Design Section
Development Review Division, M-NCPPC

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

Re: Heppe Property
Detailed Site Plan, DSP-20023

CR: Westphalia Road

This is in response to the Detailed Site Plan, DSP-200238, referral for the development of townhomes and associated infrastructure. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- This property is located at the southwest quadrant of Westphalia Road and Cedar Way intersection (immediately northeast of the Smith Home Farm townhome and single-family home subdivision).
- Westphalia Road is a County-maintained urban collector roadway to the north of the subject property with varying right-of-way width a “historic” classification, requiring an 80’ right-of-way width as per the Master Plan (Master Plan Road C-626). The applicant shall provide right-of-way dedications and construct roadway/frontage improvements as required in accordance to the Department of Public Works and Transportation (DPW&T) Urban 4-Lane Collector Road standard (Std. 100.03). This work is to be permitted prior to or concurrent with issuance of a fine grading permit.
- The Master Plan Trail along the Westphalia Road right-of-way is classified as a side path and shall comply with the standards set forth by the 2009 Countywide Master Plan of Transportation.
- Right-of-Way dedication (40 feet from the center line of the roadway) and frontage improvement should be provided on Westphalia Road as designated in the Master Plan and outlined in DPW&T Standard 100.03.

- An 8'-wide side path along the property frontage should be provided in place of the 5 feet sidewalk.
- Internal roadways shall be private. Some of the internal roads seem to have a tight radius. The radius of all roads should be large enough to accommodate trucks and other large vehicles (trash trucks, moving trucks, school bus, fire trucks etc.).
- The dead-end road at the southeast corner of the intersection should have a turnaround option.
- Full-width, 2-inch mill-and-overlay for all existing county, roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's Utility Policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Private roads to be at least 22' wide, bonded and permitted in accordance with applicable County codes, standards and specifications.
- Maintenance of private streets is not the responsibility of Prince George's County.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).

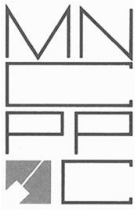
Andrew Bishop
May 13, 2021
Page 3

- The Detailed Site Plan filed under Case No. DSP-20023 is consistent with the Site Development Concept Plan filed under Case No. 12733-2020-0 approved by DPIE on August 10, 2020. However, the traffic/roadway comments (pertaining to the internal roads and dead-end road at the southeast corner of the intersection) issued on the top of Page 2 of this referral may necessitate revisions to the Detailed Site Plan and the Site Development Concept Plan.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance to the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities are required prior to permit issuance.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.
- The proposed development will require a site development permit approved by DPIE.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro Clay is required.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:TJ:AG

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Ted Jeong, E.I.T, Engineer, S/RPRD, DPIE
Strittmatter Land, LLC, 9102 Owens Drive, Manassas, Virginia 20111
Gibbs and Haller, 1300 Caraway Court, Suite 102, Upper Marlboro, Maryland 20774



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: June 21, 2021

TO: Andrew Bishop
Senior Planner, 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-20023 Heppe Property**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this application as it pertains to public parks and recreational facilities.

PROPOSAL

This Detailed Site Plan (DSP) is for the development of 37 townhomes and 5 homeowners association (HOA) parcels. This application was filed in accordance with the provisions of the Prince George's County Zoning Ordinance.

BACKGROUND:

This property is 3.83 acres in the Rural Residential (R-R) Zone and is located on the south side of Westphalia Road, west of its intersection with Rock Spring Drive, in Upper Marlboro.

The site is mostly wooded with a gradual slope away from Westphalia Road toward an isolated wetland area along the southern border. To the west and south of the site, in the Residential Medium Development (R-M) Zone, are townhouse units and single-family detached units, respectively, within the Smith Home Farm community. East of this site, in the R-R and Commercial Office (C-O) Zones, is the Prince George's Community College

Westphalia Training Center. North of this property, beyond Westphalia Road, is an undeveloped wooded property in the R-M Zone.

Approximately 300 feet west of this property on the north side of Westphalia Road is the Westphalia Community Center and Park. The community center contains several amenities including a gymnasium, game and multipurpose social rooms, a fitness room, and community lounge. Outdoor amenities include a playground, parkour park, a basketball court, a tennis court, an NFL Play 60 obstacle course, and an open field.

This property is also located approximately 1.05 miles northwest of the proposed Westphalia Central Park, a premier park currently being developed. Once completed, the park will provide playgrounds, a network of trails, tennis and basketball courts, informal fields and lawn areas, a recreational pond, a seasonal ice rink, and several other amenities for public enjoyment. A future sidepath along Westphalia Road, to which this project contributes, as well as along Rock Spring Drive, will ultimately provide a safe route to the park for bicyclists and pedestrians.

A sidewalk is proposed from this site to the boundary line of Smith Home Farms, near the terminus of Spruce Tree Lane, to provide connections between the two communities. If the Smith Home Farms community continues this small segment, approximately 20 feet in length, sidewalk access will be contiguous from this property to Westphalia Central Park.

DISCUSSION:

Mandatory dedication of parkland pursuant to Section 24-134(a) of the Prince George's County Subdivision Regulations provides for the dedication of land, the payment of a fee-in-lieu, or on-site recreational facilities. Based on the proposed density of development, 15-percent of the net residential lot area could be required to be dedicated to M-NCPPC for public parks, which equates to 0.57 acre. At the time of PPS review, the applicant opted to provide on-site recreational facilities and has designated areas to serve the recreational needs of the proposed community.

The plans provided show open space areas on the property with benches and gazebos, with walkway connections to these features, to the sidewalk on Westphalia Road, and to the boundary of the Smith Home Farms community. The details and the cost estimates for the on-site amenities were submitted with this application and will be evaluated by the Urban Design Section.

The applicant shall make a monetary contribution into a "park club". The total value of the payment shall be \$3,500 per dwelling unit in 2006 dollars, as recommended by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*. The Maryland-National Capital Park and Planning Commission shall adjust the amount of the contribution using the Consumer Price Index for inflation at the time of payment. Monetary contributions shall be used for construction, operation, and maintenance of the public recreational facilities in the central park and/or the other parks that will serve the Westphalia Sector Plan area.

RECOMMENDATION:

The Park Planning & Development Division of DPR recommends to the Planning Board approval of Detailed Site Plan DSP-20023 for Heppe Property.

The Urban Design Section staff shall review the on-site recreational facilities for adequacy and proper siting and establish triggers for timing of construction.

cc: Bridget Stesney
 Alvin McNeal

Transportation Planning Section
Countywide Planning Division


301-952-3680

June 28, 2021

MEMORANDUM

TO: Andrew Property, Urban Design Section, Development Review Division

VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division

FROM:  Glen Burton, Transportation Section, Countywide Planning Division

SUBJECT: DSP-20023: Heppe Property

Proposal: This application is a proposed detailed site plan (DSP) for the construction of 37 dwelling units.

Background

This application represents a companion case to a pending Preliminary Plan of Subdivision (PPS) 4-20008. Because the pending PPS has not been approved as of this writing, staff cannot find conformance to an approved PPS. It is worth noting however, that staff recommended approval of the PPS with a trip cap that is based on 37 dwelling units. This DSP also proposes 37 dwelling units, consequently, staff concludes that the traffic impact of this DSP application will be consistent with the traffic impact associated with the pending PPS application.

Master Plan and Site Access

The subject property is in an area where the development policies are governed by the *Approved Westphalia Sector Plan and Sectional Map Amendment, 2007*, as well as the *Approved Countywide Master Plan of Transportation, November 2009*. The property fronts on Westphalia Road, currently a two-lane road within a variable-width right-of-way. One of the recommendations of the master plans is to upgrade this road to a collector (C-626), within 80 feet of right-of-way. The pending PPS as well as the proposed DSP proposes dedication which is consistent with the planned upgrade. All other aspects of the site regarding access and layout are deemed to be acceptable.

Conclusion

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a detailed site plan.

Additional Back-up

For

Detailed Site Plan DSP-20023
HEPPE Property

LAW OFFICES
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774

EDWARD C. GIBBS, JR.
THOMAS H. HALLER
JUSTIN S. KORENBLATT

(301) 306-0033
FAX (301) 306-0037
gibbshaller.com

July 27, 2021

The Honorable Elizabeth M. Hewlett
Chair
Prince George's County Planning Board
of the Maryland-National Capital
Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: DSP-20023/Heppe Property

Dear Chair Hewlett:

The referenced Detailed Site Plan is scheduled for hearing before the Planning Board this Thursday, July 29, 2021. We have reviewed the staff report issued in this case which recommends approval subject to conditions. I have attached the applicant's proposed revisions to certain of the conditions. I would like to provide this letter in order to explain the requested revisions.

Condition 1(1)

We have requested that this Condition be deleted. A similar Condition which appeared as Condition 16(c) in Preliminary Subdivision Plan 4-20008 was deleted by the Planning Board. This is due to the fact that a connection to the adjoining Parkside development to the west does not appear to be likely at any point in time. When Parkside was entitled, a similar pathway which would connect to the Heppe property was not required. Our analysis of the Parkside development plans indicate that there is no logical connection within Parkside given that development has already occurred in that area. Further, no connection could ever occur unless the Parkside HOA determined at a later date to install a connecting pathway. Also, since my client has no easement to grade on the Parkside property, we could not construct the shared use path up to the Heppe western property boundary. In addition, we have been in contact with the developer of Parkside and

Honorable Elizabeth M. Hewlett
July 27, 2021
Page 2

have been advised that they too agree that a pathway connection should not be installed and they do not view the connection as desirable. In essence, this pathway would be a pathway to nowhere. Finally, it is my client's belief that neither the residents of Parkside nor the Heppe property would find the connection to be desirable or useful. For that reason, we have requested that Condition 1(l) be deleted. However, in its place, we have suggested a different condition which would provide for a second crosswalk in the southeast corner of the Heppe property near the terminus of Road B and the front of Lot 13. This new Condition was added by the Planning Board to the Heppe Preliminary Subdivision Plan approval.

Condition 1(o)

We propose that this Condition be deleted in that it is a duplicate of Condition 1(j).

Condition 1(n)

We would simply note that the sign is not proposed to be illuminated.

Thank you for your consideration of these proposed revisions. I will be present at the Planning Board hearing on July 29, 2021 to provide further clarification and amplification.

Very truly yours,

GIBBS AND HALLER



Edward C. Gibbs, Jr.

cc: James Hunt
Williams Capers
Andrew Bishop

APPLICANT'S PROPOSED REVISIONS TO CONDITIONS

HEPPE PROPERTY

DETAILED SITE PLAN DSP-20023

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20023, and Type 2 Tree Conservation Plan TCP2-010-2021, for the Heppe Property, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Revise the numbering for Lots 25 to 32 on all sheets to be sequential moving from east to west.
 - b. Label Parcels A-E on all plan sheets, and indicate that Parcels D and E are to be conveyed to the homeowners association.
 - c. Provide the square footage of Parcels A through E, and provide all property line bearings and distances for Parcel D on Sheet 3.
 - d. Revise General Note 11 on the cover sheet to remove the square footage of parkland dedication and indicate that the mandatory dedication requirement is being met by on-site private recreational facilities.
 - e. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Correct the worksheet to reflect that the project is not subject to the 1991 Ordinance (line 9). Adjust the fee-in-lieu amount on the worksheet and update the amount in the note under the worksheet.
 - (2) Show the location of the one specimen tree on the plan view of the TCP2, and graphically indicate that it will be removed.
 - (3) Revise the language in the disposition column on the specimen tree inventory table to read "to be removed."
 - (4) Add the standard Subtitle 25 variance note under the specimen tree table or woodland conservation worksheet, identifying with specificity the variance decision consistent with the decision of the Planning Board:

"NOTE: This plan is in accordance with the following variance(s) approved with 4-20008 from the strict requirements of Subtitle 25 approved by the

Planning Board on (ADD APPROVAL DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): Specimen tree 1.”

(5) Add the Environmental Planning Section Approval Block to Sheets 2 and 3.

(6) Correct the qualified professional certificate to state the following:

“This TCP2 complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.”

(7) In accordance with Subtitle 25-122(b)(O)(i) of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, the woodland conservation areas cannot be within 10 feet of the rear lot lines of the townhouses. Provide dimensions from all sticks of the proposed lot lines to the woodland conservation areas. Adjust the woodland conservation areas, as necessary.

(8) Have the plans signed and dated by the qualified professional who prepared them.

f. Prior to the certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Prince George’s County Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

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

g. Add the site plan notes, and revise the architecture as appropriate, as follows:

- “During the construction phase, the applicant shall adhere to all applicable Prince George’s County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise.”
- “No two units located next to, or across the street from each other may have identical front elevations.”
- “Every highly visible side elevation shall display full brick, stone, stucco, or other masonry treatment on the first floor combined with at least three windows, doors, or other substantial architectural features.”

- “A minimum of three dwelling units in any horizontal, continuous, attached group shall have a roof feature containing either a cross gable or dormer window(s).”
 - “All garage doors shall have a carriage-style appearance.”
 - “Above-grade foundation walls shall either be clad with finish materials compatible with the primary façade design or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco.”
- h. Provide either a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.
- i. Designate Lots 1, 13, 19, 20, 24, 25, 29, and 33 as highly visible.
- j. Provide standard sidewalks along both sides of all internal streets, public or private, excluding alleys.
- k. Provide a 10-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with the 2012 *American Association of State Highway and Transportation Official Guidelines* for the development of bicycle facilities, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.
- l. ~~Provide a 10-foot-wide minimum shared-use path connecting the western boundary of the subject site and Warendorf Way, consistent with 2012 American Association of State Highway and Transportation Official Guidelines Guidelines for the development of bicycle facilities.~~
A crosswalk crossing the east end of the southern leg of Road B, connecting sidewalk in front of Lot 13 with sidewalk on Parcel C.
- m. Provide a 10-foot-wide shared-use path connecting Warendorf Way and Westphalia Road, consistent with 2012 *American Association of State Highway and Transportation Official Guidelines* for development of bicycle facilities.
- n. Clearly indicate how the sign is illuminated and provide details, as appropriate.
- ~~o. Provide standard sidewalks along both sides of all internal streets, public or private, excluding alleys.~~
- p.o.** Provide a minimum of a 5-foot-wide landscape buffer along the eastern property line that is planted with 80 plant units (per 100 linear feet of property line) to screen the townhouses from the adjacent property.

- q.p** Provide attractive year-round landscaping at the base of the freestanding sign.
- r.q** Revise the architectural elevations and template to include a dimension showing the depth of the townhouse models, and the garages proposed for each unit.
- s.r** Provide a detail of the pole for the lighting to illuminate the private streets.
- t.s** Any modifications to Preliminary Plan of Subdivision PPS 4-20008, required by its approval and which affect the DSP, shall be reflected on DSP-20023, prior to certification.

2. At the time of building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on building permits stating that, "the affected building shells of these structures have been designed to reduce interior noise levels to 45 dBA Ldn or less."
3. The proposed private recreational facilities shall be constructed and inspected by the Maryland-National Capital Park and Planning Commission, in accordance with the following schedule:
 - a. Construct all of the on-site recreational amenities, prior to approval of the 10th building permit.

It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board, or its designee, under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released, prior to construction of any given facility, shall not exceed 10 percent over the number originally approved by the Planning Board.