



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

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

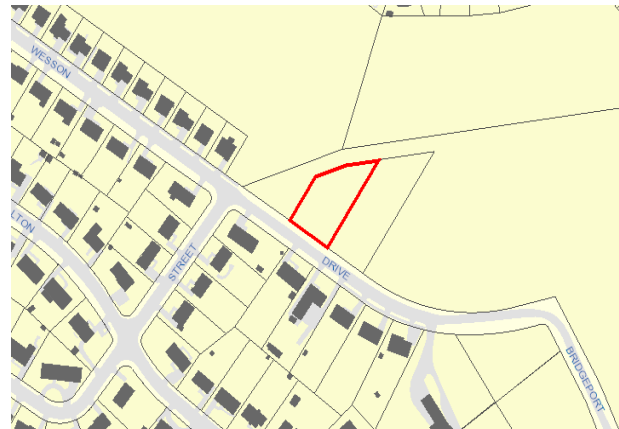
# Detailed Site Plan

## Willis Property

# DSP-18056

REQUEST	STAFF RECOMMENDATION
Development of a single-family detached dwelling.	APPROVAL with conditions

<b>Location:</b> Located on the north side of Wesson Drive, approximately 564 feet west of Bridgeport Drive.	
Gross Acreage:	0.50
Zone:	R-80/D-D-O/M-I-O
Dwelling Units:	1
Gross Floor Area:	N/A
Planning Area:	76A
Council District:	08
Election District:	06
Municipality:	N/A
200-Scale Base Map:	207SE06
<b>Applicant/Address:</b> Ed Willis 1405 South Fern Street Arlington, VA 22202	
<b>Staff Reviewer:</b> Terre Butler <b>Phone Number:</b> 301-780-2458 <b>Email:</b> Terre.Butler@ppd.mncppc.org	



Planning Board Date:	07/08/2021
Planning Board Action Limit:	07/29/2021
Staff Report Date:	06/22/2021
Date Accepted:	05/05/2021
Informational Mailing:	04/24/2021
Acceptance Mailing:	05/05/2021
Sign Posting Deadline:	06/08/2021

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/](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-18056  
Willis Property

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

**EVALUATION CRITERIA**

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

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

**FINDINGS**

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

1. **Request:** This detailed site plan (DSP) requests to develop a single-family detached residential dwelling within a Development District Overlay (D-D-O) Zone.

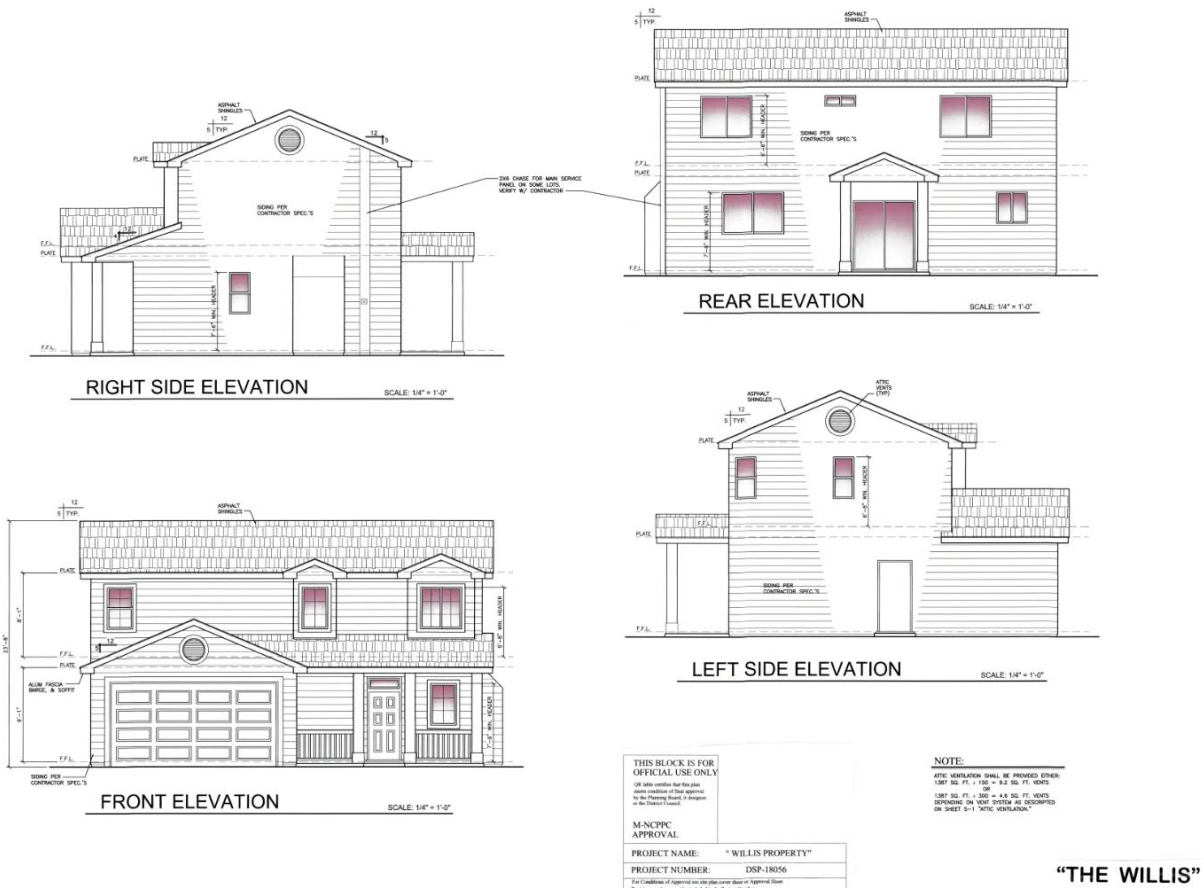
**2. Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-80/D-D-O	R-80/D-D-O
Use(s)	Vacant	Residential
Acreage	0.50	0.50
Lots	1	1
Square Footage/GFA	0	1,633

**Parking Requirements**

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

- 3. Location:** The subject site is located on the north side of Wesson Drive, approximately 564 feet west of Bridgeport Drive, in Planning Area 76A and Council District 8. The site is zoned One-Family Detached Residential (R-80) and is within the Military Installation Overlay (M-I-O) Zone for height, and within the D-D-O Zone, established by the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Area Sector Plan and SMA).
- 4. Surrounding Uses:** The subject property is surrounded by other wooded R-80-zoned properties to the north, west, and east. South of the property is the public right-of-way of Wesson Drive, with existing single-family residential properties, zoned R-55 beyond. The subject site and those surrounding it are also located within the D-D-O and M-I-O Zones.
- 5. Previous Approvals:** The subject property is shown on Tax Map 89 in Grid C-4 as a legal acreage parcel known as Parcel 272, as described in a corrective boundary line adjustment deed, recorded in the Prince George’s County Land Records in Liber 42333 at folio 308 on July 9, 2019. The development has a Stormwater Management (SWM) Concept Approval Letter (4730-2019-00) and associated plan. The approval was issued on May 28, 2020. The disturbed area is less than 5,000 square feet and is exempt from SWM requirements.
- 6. Design Features:** The subject site is a 21,781-square-foot undeveloped wooded lot. The applicant is proposing the development of a two-story, single-family, detached dwelling with a two-car attached garage. The dwelling will be 34 feet in height and 1,633 square feet, with a walkout basement. The proposed dwelling is in conformance with the required front, rear, and side yard setbacks. Access to the single-family home is provided by a 16-foot-wide driveway off of Wesson Drive within an existing single-family detached neighborhood. The exterior of the dwelling includes a design consisting of a covered front porch, front-load garage, siding, rear-covered concrete patio, and asphalt shingles on the gabled roof, which are acceptable.



**Figure 1: Architectural Elevation**

**COMPLIANCE WITH EVALUATION CRITERIA**

7. **2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment:** The subject site is located within the D-D-O Zone of the Southern Green Line Station Sector Plan and SMA. DSP review is required for all projects proposed within the D-D-O Zone; however, the applicability of the D-D-O Zone development standards is limited to areas within close proximity to Metro stations. The subject site is located approximately 1.4 miles east of the Branch Avenue Metro Station, and outside of the area for which specific development standards apply. The subject DSP has been submitted, in accordance with the requirement of the sector plan, and no D-D-O Zone standards apply to the proposed project.
  
8. **Prince George’s County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-80 Zone and Part 10C, M-I-O Zone, of the Zoning Ordinance:
  - a. In accordance with Section 27-441(b) of the Zoning Ordinance, the Table of Uses for Residential Zones, the proposed single-family detached residential development (in general) is a permitted use in the R-80 Zone.

- b. The DSP conforms with Section 27-442 of the Zoning Ordinance, Regulations for Development in Residential Zones, for the R-80 Zone, as follows:

	<b>Required</b>	<b>Provided</b>
<b>(b) Net Lot Area (minimum in sq. ft.)</b>	<b>9,500 sq. ft.</b>	19,268 sq. ft.
<b>(c) Lot Coverage (maximum percent of net lot area)</b>	<b>30 percent</b>	8.45 percent
<b>(d) Lot/Width Frontage (minimum in ft.)</b>		
<b>At front building line</b>	<b>75 ft.</b>	121 ft.
<b>At front street line</b>	<b>50 ft.</b>	114 ft.
<b>(e) Yards (minimum depth/width in feet)</b>		
<b>Front</b>	<b>25 ft.</b>	25 ft.
<b>Side (total of both yards/ minimum of either yard)</b>	<b>17 ft./8 ft.</b>	34.5 ft/41.6 ft.
<b>Rear</b>	<b>20 ft.</b>	61.8+ ft.
<b>(f) Building height (maximum in ft.)</b>	<b>40 ft.</b>	34 ft.

- c. The subject application in the M-I-O Zone for height is subject to Section 27-548.54, Requirements for Height, of the Zoning Ordinance. The proposed single-family dwelling has a maximum height of approximately 34 feet. This is estimated to be well below the applicable requirement for height for the site. However, a condition has been included in the Recommendation section for the applicant to submit calculations for certification, per Section 27-548.54(e)(2)(B).
- d. Section 27-548.25(b) requires that the Prince George's County Planning Board find that the site plan meets the applicable development district standards to approve a DSP. As discussed in Finding 7, there are no specific development district standards that apply to this DSP.

**9. 2010 Prince George's County Landscape Manual:** The proposed project is subject to Section 4.1, Residential Requirements and Section 4.9, Sustainable Landscape Requirements of the Landscape Manual. Staff has found that the DSP provides the required plantings in conformance with these requirements.

**10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property qualifies for a standard exemption from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is less than 40,000 square feet in size, and it contains less than 10,000 square feet of existing woodland. A WCO exemption letter was submitted, which was approved on February 15, 2019 and is

expired. A condition is included herein to provide a valid woodland conservation standard letter of exemption for this site.

An existing Type 2 Tree Conservation Plan, TCP2-053-09, was approved for lands adjacent to the site. A recent lot line adjustment was recorded between the two neighboring properties (Liber 42333 folio 308). The area of the lot line adjustment included with Parcel 272 (0.03 acre) is encumbered with the existing TCP2-053-09 easement and Declaration of Covenants (Liber 31276 folio 343) for an off-site woodland conservation bank. A condition has been included herein to revise TCP2-053-09 to remove the area of the lot line adjustment from the woodland conservation bank, and the Declaration of Covenants for the woodland conservation bank needs to be revised to remove the existing woodland conservation easement encumbrance from the property, included with this DSP. Only after the TCP2 has been revised to remove the portion of woodland conservation currently encumbering the area added to the subject property via the recent lot line adjustment can a standard exemption letter be issued.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The proposed project is exempt from the requirements of Section 25-128, Tree Canopy Coverage Requirements, of the Tree Canopy Coverage Ordinance, as it proposes less than 5,000 square feet of disturbance or gross floor area. This should be noted on the plan, as conditioned herein.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
  - a. **Historic**—In a memorandum dated June 21, 2021 (Stabler/Smith to Butler), it was noted that the subject property does not contain, and is not adjacent to, any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
  - b. **Community Planning**—In a memorandum dated May 21, 2021 (Lester to Butler), the Community Planning Division noted no issues with the project.
  - c. **Transportation and Pedestrian/Bicycle Facilities**—In a memorandum dated June 8, 2021 (Masog to Butler), the Transportation Planning Section noted that a shared-use path should be provided along the subject property's frontage of Wesson Drive, consistent with the *2012 American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities*. A condition has been added to provide the shared-use path.
  - d. **Environmental Planning**—In a memorandum dated June 7, 2021 (Kirchhof to Butler), the Environmental Planning Section noted that the site has a limit of disturbance (LOD) less than 5,000 square feet and proposes the removal of less than 100 cubic yards of material excavated, making it exempt from a Natural Resources Inventory. Additional comments were noted and conditioned below.
  - e. **Permits**—In a memorandum dated June 8, 2021 (Glascoe to Butler), Permits staff noted no comments.

- f. **Subdivision** —In a memorandum dated June 14, 2021 (DiCristina to Butler), it was noted that this application is exempt from filing a preliminary plan of subdivision, per Section 24-107(c)(3) of the Prince George’s County Subdivision Regulations. The subject property considered in this DSP was created in 2008, via an intrafamily conveyance to a direct lineal descendent and is being used solely for a one-family detached dwelling.
  - g. **Washington Suburban Sanitary Commission**—In attachments to an email dated May 21, 2021 (Andreadis to Butler), the Washington Suburban Sanitary Commission (WSSC) provided standard comments on the subject DSP. WSSC’s requirements will be addressed through their separate permitting process.
13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Because no regulated environmental features will be impacted by the proposed development, staff finds that they have been preserved and/or fully restored in a natural state to the fullest extent possible, in accordance with the requirement of Subtitle 24-130(b)(5) of the Prince George’s County Code.

**RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-18056 for Willis Property, subject to the following condition:

- 1. Prior to certification of this detailed site plan, the following revisions shall be made, or information shall be provided:
  - (a) Revise the plans to provide the Military Installation Overlay Zone height calculations to demonstrate conformance with Section 27-548.54(e)(2)(B) of the Prince George’s County Zoning Ordinance.
  - (b) Provide the lot frontage, yards, and tree canopy coverage exemptions as notes on the plan.
  - (c) Revise the Type 2 Tree Conservation Plan, TCP2-053-09, to remove the area of the recent lot line adjustment from the woodland conservation bank. The Declaration of Covenants for the woodland conservation bank shall be revised to remove the



existing woodland conservation easement encumbrance on the property included with this application.

- (d) Submit a valid standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance.
- (e) Provide a shared-use path along the subject property's frontage of Wesson Drive, consistent with the 2012 *American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities*, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

ITEM: 6

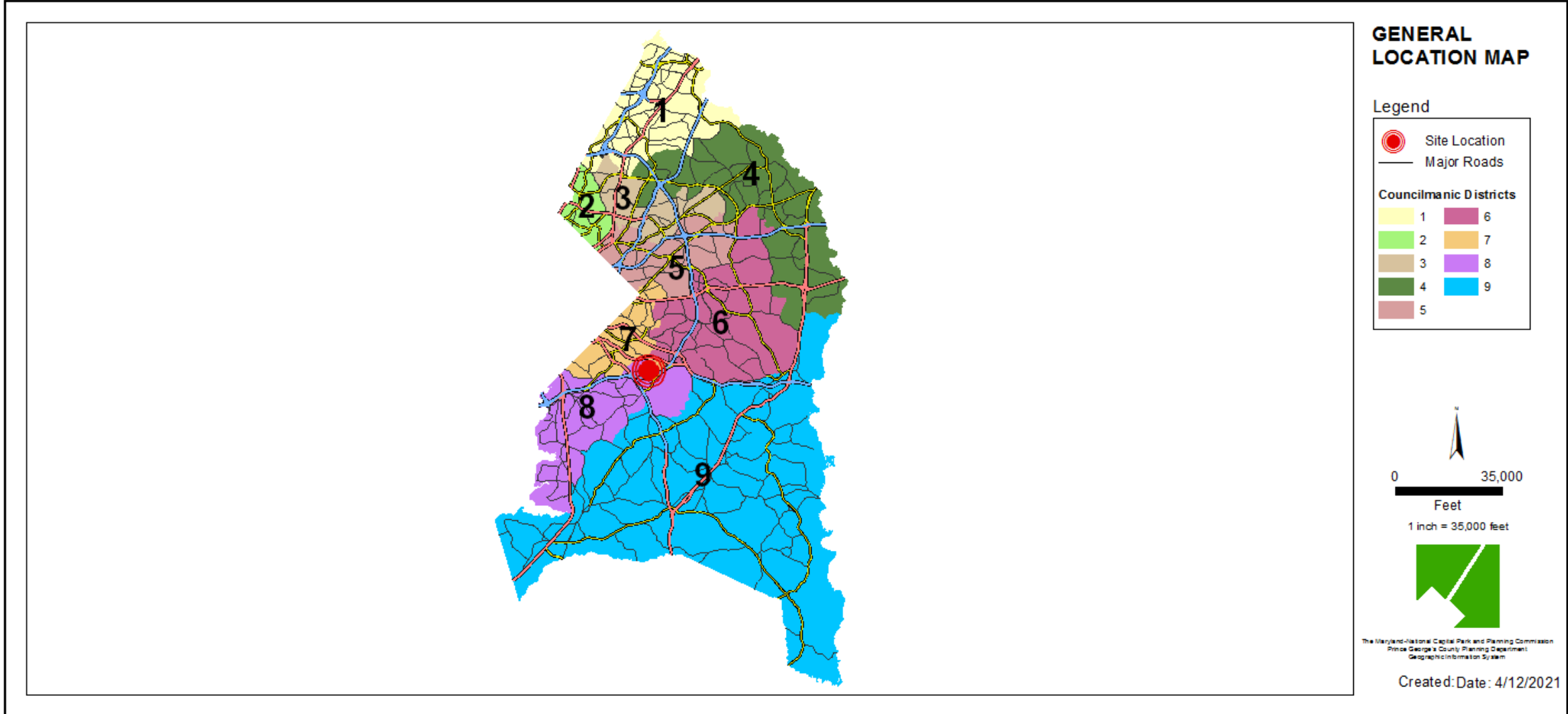
CASE: DSP-18056

# WILLIS PROPERTY

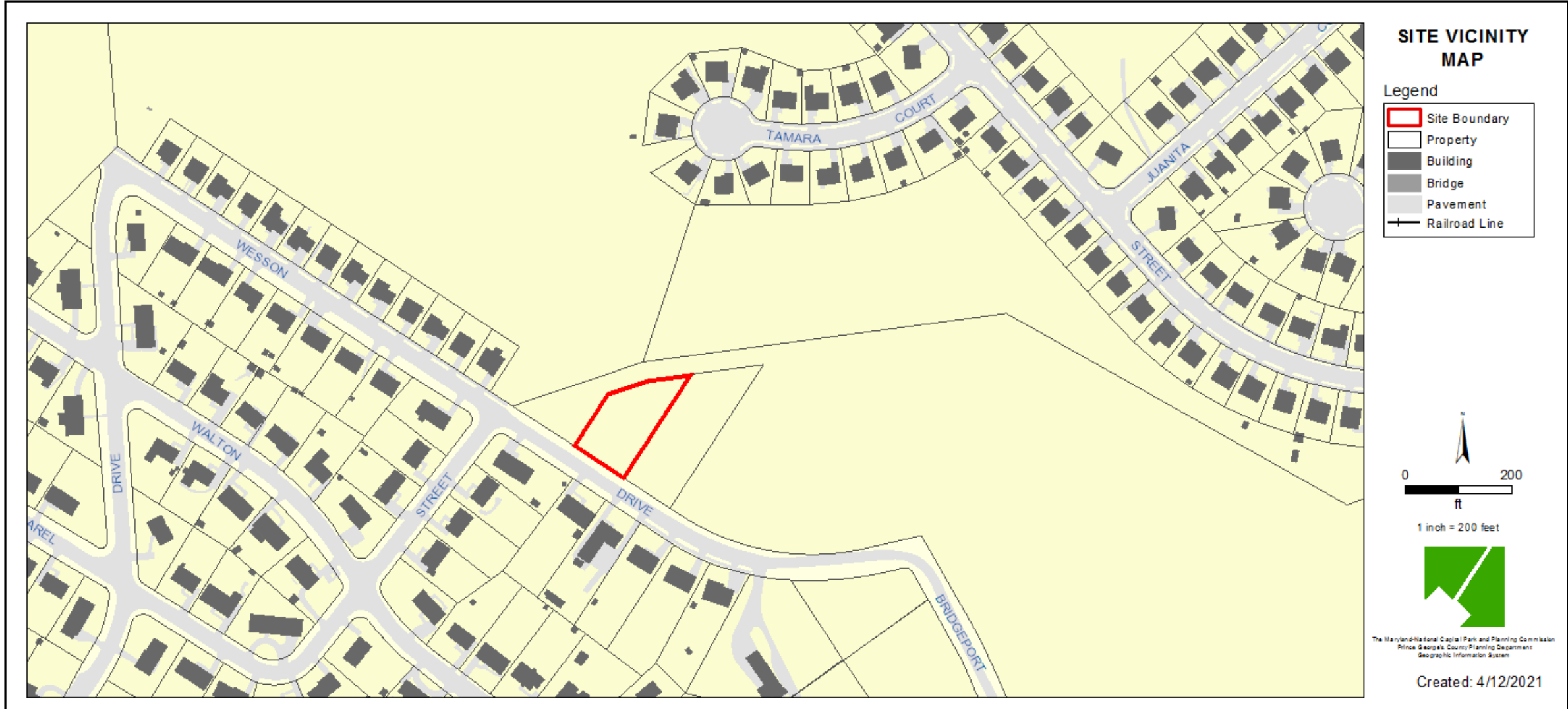
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



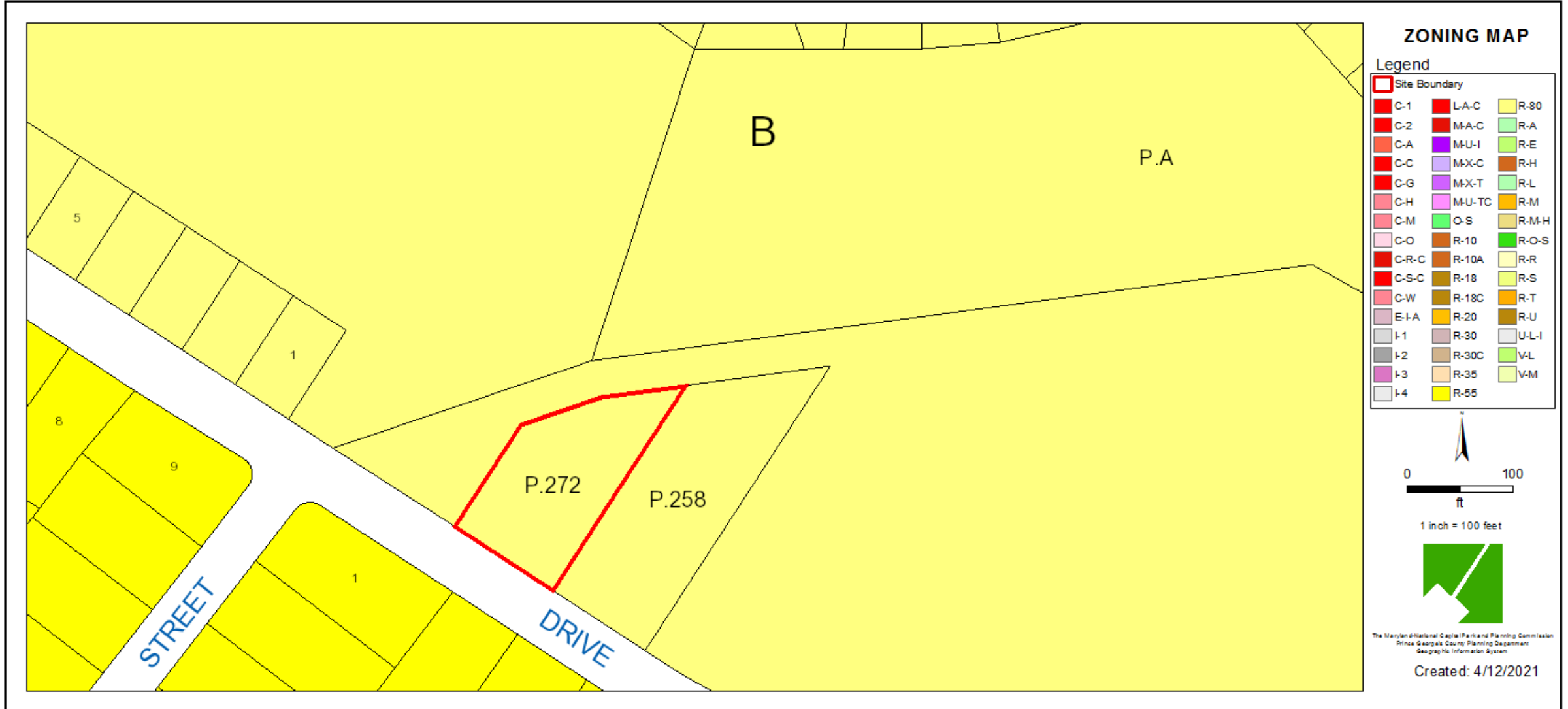
# GENERAL LOCATION MAP



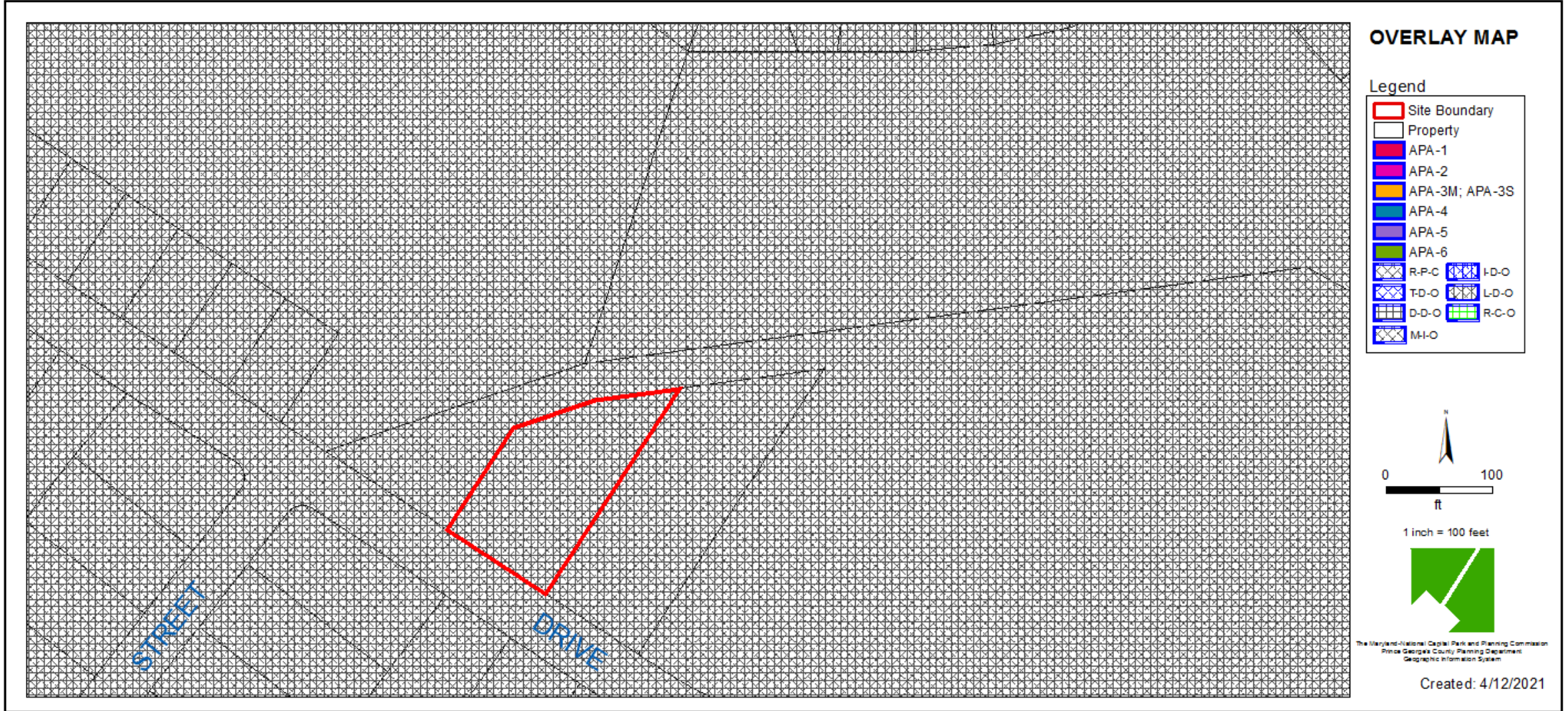
# SITE VICINITY



# ZONING MAP



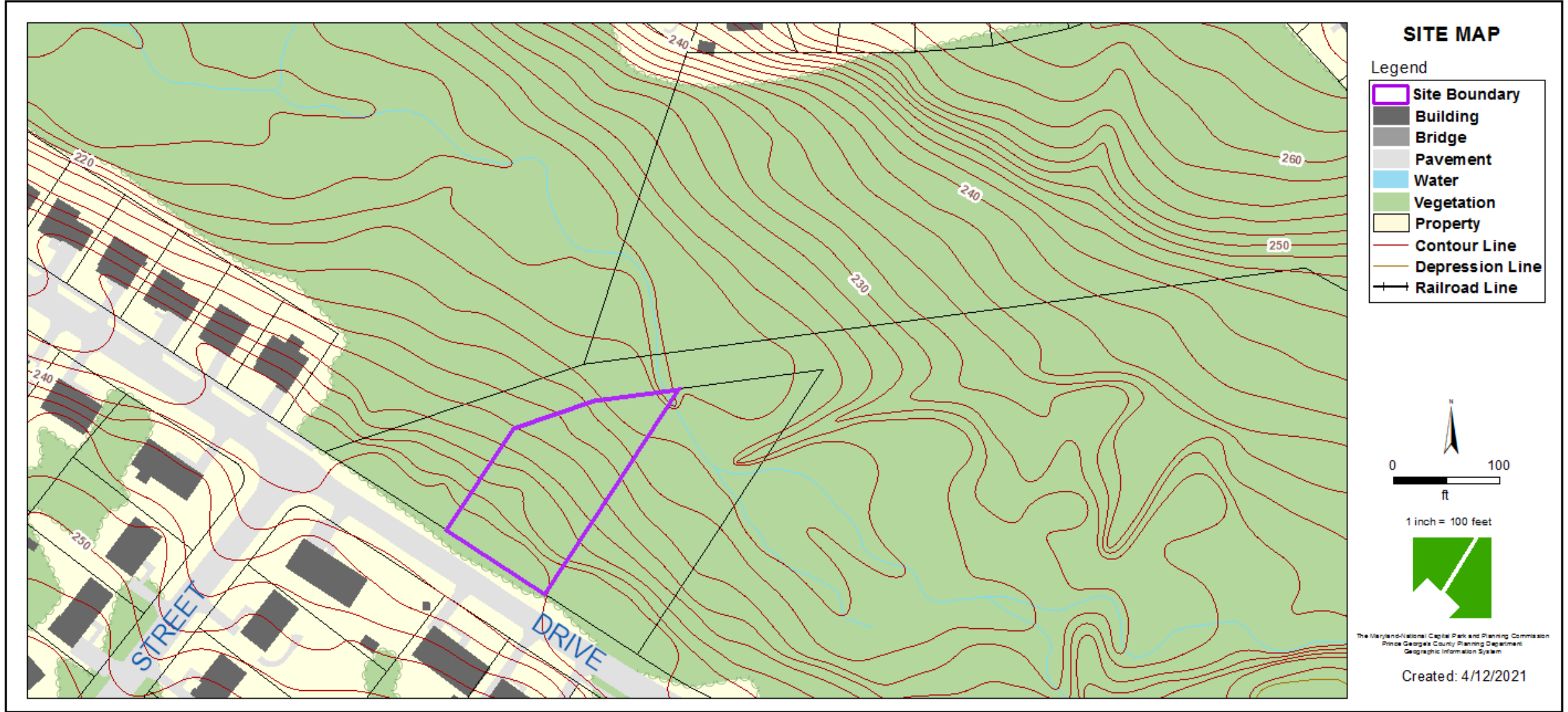
# OVERLAY MAP



# AERIAL MAP

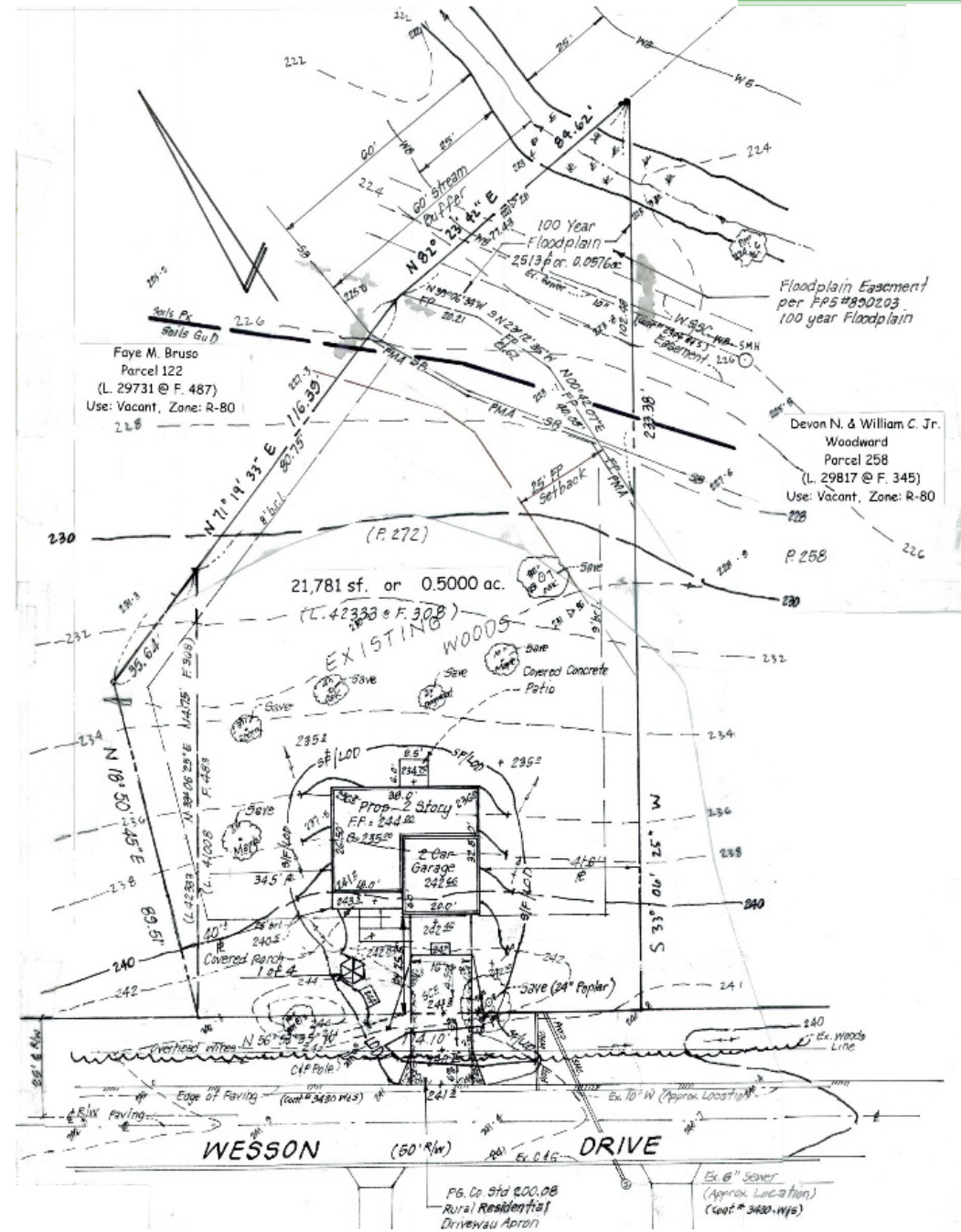


# SITE MAP

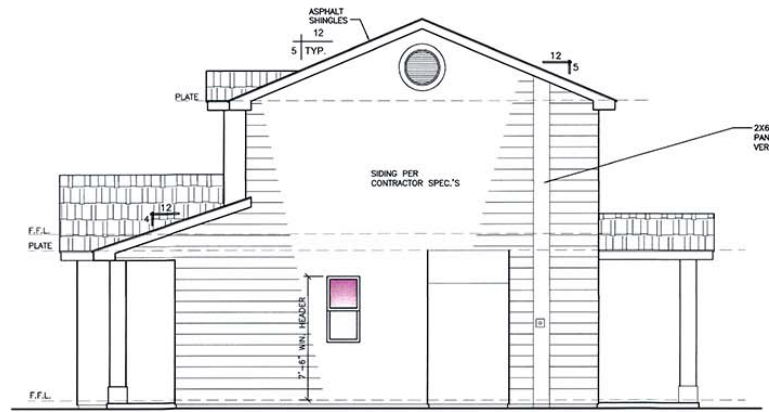




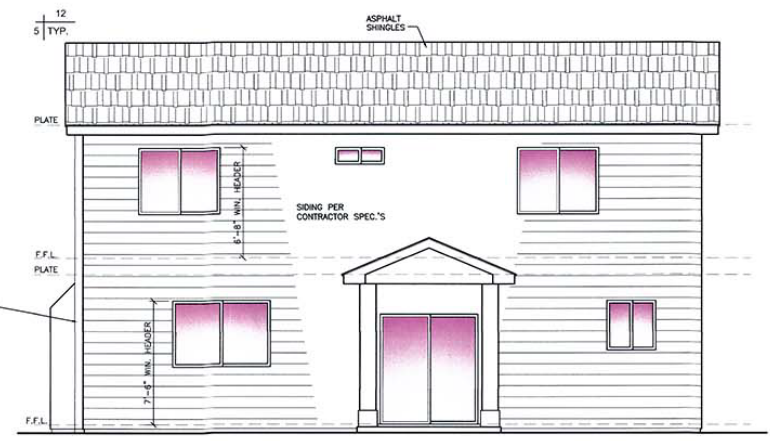
# SITE PLAN



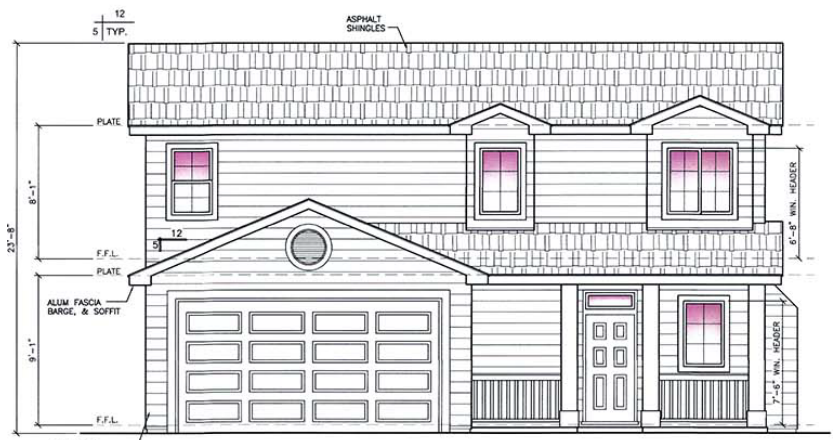
# ELEVATIONS



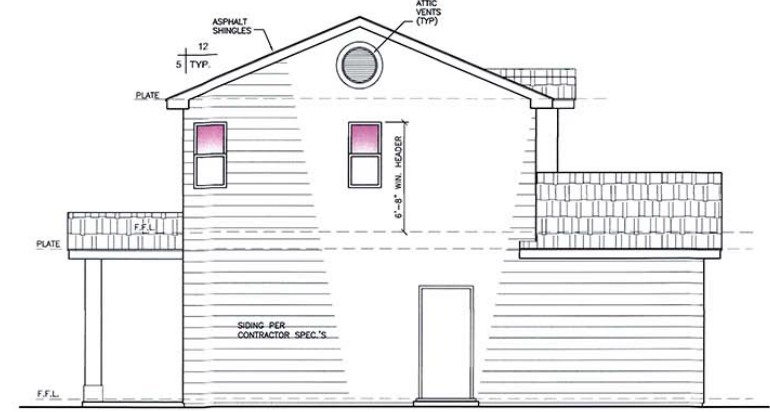
RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"



FRONT ELEVATION SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

NOTE:  
 ATTIC VENTILATION SHALL BE PROVIDED EITHER:  
 1387 SQ. FT. x 150 = 9.2 50. FT. VENTS  
 OR  
 1387 SQ. FT. x 300 = 4.6 50. FT. VENTS  
 DEPENDING ON VENT SYSTEM AS DESCRIBED ON SHEET S-1 "ATTIC VENTILATION."



# SURVEYS, INC.

Surveying \* Engineering \* Land Planning \* Permits

350 Main Street Laurel, Maryland 20707

Phone: 301-776-0561 \* Fax: 301-776-0642 \* surveysinc@verizon.net



To: M.N.C.P. & P.C.

Date: Jan. 10, 2020

14701 Governor Oden Bowie Drive

Upper Marlboro, Md. 20772

Development Review Division

Ref: "WILLIS PROPERTY"

TM 89, Grid C-4, Parcel 373

6100 Wesson Drive

Suitland, Md. 20746

DSP-18056

## JUSTIFICATION STATEMENT

Dear Park and Planning,

### ***Description of Proposed use/request:***

The owner and applicant request to construct a single family dwelling on the above referenced property. The site is zoned R-80 and lies in the outside perimeter of the Southern Green Line Station Area Sector Plan Development Overlay Zone. The site does not lie within areas of special building requirements in the Development Overlay Zone. The Plan will need to comply with the zoning ordinance and Detailed Site Plan requirements.

### ***Description and location of the subject property:***

The site lies on the northeasterly side of Wesson Drive, approximately 282 feet southeast of Darel Street. The property slopes from the street downward to the rear of the property and backs up to a Conservation Area. There is a 100 year floodplain on the rear of this site. The proposed house is located beyond the set back and is in compliance of the Floodplain Ordinance. There are existing houses across the street and nearby adjacent properties are the same zone and residential uses.

### ***Description of each finding:***

This site has 100 year floodplain at the rear of the property. The lot net area is still above 9,500 square feet for the R-80 zone. The disturbed area is under 5,000 square feet, Stormwater Management and Natural Resource Inventory Plans are exempt and the site has under 40,000 square feet of woodlands and is

exempted from Tree Conservation requirements. The deed refers to the exemption from subdivision plat requirements as per Maryland Annotated Code Section 27-107(c)(9) thus making this property a legal building site.

***Variance Request and required findings:***

The property complies with the R-80 zoning ordinance and Southern Green Station Line Sector Plan Development Overlay Zone. Variances are not being sought on this site.

***Summary/Conclusion of request:***

On behalf of the owner of this property, being a legal building site in the Southern Green Line Station Area Sector Plan Development Overlay Zone with no special building/setback provisions according to Community Planning for the Overlay Zone, other than those provided in the zoning ordinance. The Detailed Site Development Plan review would be the same design as a lot/parcel outside the Overlay Zone. We are requesting that the required Detailed Site Plan be reviewed at Planning Director Level to avoid the busy Planning Board schedule and to expedite the approval process.

Gregory C. Benefiel  
Registered Professional  
Land Surveyor, Md. 10994  
License Expiration 08-08-2020



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

June 21, 2021

**MEMORANDUM**

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

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

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

**SUBJECT: DSP-18056 Willis Property**

The subject property comprises 0.50-acres and is located on the north side of Wesson Drive, approximately 564 feet west of Bridgeport Drive. The subject application proposes the development of a detached single-family dwelling. The subject property is Zoned R-80.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any 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-18056 Willis Property with no conditions.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

301-952-3972

May 21, 2021

## MEMORANDUM

**TO:** Tierre Butler, Senior Planner, Urban Design, Development Review Division  
**VIA:** David A. Green, MBA, Master Planner, Community Planning Division  
**FROM:** Thomas Lester, Planner Coordinator, Long-Range Planning Section, Community Planning Division  
**SUBJECT:** DSP-18056 Willis Property

## FINDINGS

Community Planning Division staff finds that, pursuant to Section 27-548.25(b) of the Zoning Ordinance this Detailed Site Plan application meets the applicable standards of the Southern Green Line Development District Overlay Zone.

## BACKGROUND

**Application Type:** Detailed Site Plan in a Development District Overlay Zone

**Location:** 6100 Wesson Drive, Suitland, MD 20746

**Size:** 0.5 acres

**Existing Uses:** Vacant

**Proposal:** Single-family detached dwelling

## GENERAL PLAN, MASTER PLAN, AND ZONING

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

**Master Plan:** The 2014 *Approved Southern Green Line Station Area Sector Plan* proposes **Residential Low** land uses on the subject property.

**Planning Area:** 76A

**Community:** The Heights

**Aviation/MIOZ:** This application is in the Military Installation Overlay Zone, Conical Surface - Left Runway Height Area E which limits height to approximately 365 feet.

**SMA/Zoning:** The 2014 *Approved Southern Green Line Station Area Sectional Map Amendment* rezoned the subject to the Southern Green Line Development District Overlay Zone (DDOZ) over the R-80 (One-Family Detached Residential) zone. The Military Installation Overlay Zoning Map Amendment rezoned the property to the Military Installation Overlay Zone over the Southern Green Line DDOZ and the R-80 zone.

#### **DEVELOPMENT DISTRICT MANDATORY STANDARDS**

Community Planning Division staff finds that all other elements of this application meet the requirements of Section 548.25(b).

The Southern Green Line Station Development District Overlay Zone (DDOZ) permits a residential land use.

c: Long-range Agenda Notebook

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

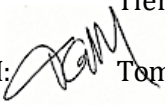
Countywide Planning Division  
Transportation Planning Section

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

301-952-3680

June 8, 2021

**MEMORANDUM**

TO: Tierre Butler, Urban Design Review Section, Development Review Division  
FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division  
SUBJECT: **DSP-18056: Willis Property**

**Proposal**

The applicant is proposing the development of a new single-family residence within a development district overlay zone (DDOZ). This memorandum includes both traffic and active transportation comments on the plan.

**Background**

This detailed site plan (DSP) proposes the development of a single residence within the DDOZ of the Approved Southern Green Line Station Area Sector Plan. The residence is proposed within a parcel that was not created by a subdivision; this is acceptable. There are no other known prior applications.

The site plan is required to address issues related to architecture, building siting, and relationships between the development and any open space. The site plan is also required to address general detailed site plan requirements such as access and circulation. The DSP for this use has no specific transportation-related requirements.

**Review Comments**

Access is proposed from the subject lot onto Wesson Drive, and this is acceptable. The site is not within or adjacent to any master plan rights-of-way. No future dedication is required of this property.

The master plan proposes a hard-surface shared use path along Wesson Drive. This path is intended to provide a non-vehicular connection between the Town of Morningside and the Branch Avenue Metrorail Station. Therefore, provision of a hard-surface shared-use path along the street frontage that is consistent with the 2012 *Guide for the Development of Bicycle Facilities* (American Association of State Highway and Transportation Officials (AASHTO)). AASHTO calls for a 10-foot to 12-foot facility with leeway to do 8 feet if there are other constraints.

**Conclusion**

From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved with the following condition:



1. Prior to certification of the detailed site plan, the applicant, or the applicant's heirs, successors, and/or assignees shall revise the plans to provide:
  - a. A shared use path along the subject property's frontage of Wesson Drive, consistent with the 2012 *Guide for the Development of Bicycle Facilities* (American Association of State Highway and Transportation Officials (AASHTO)), unless modified by DPIE with written correspondence.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Upper Marlboro, Maryland 20772  
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www.mncppc.org/pgco

Countywide Planning Division  
Environmental Planning Section

301-952-3650

June 7, 2021

**MEMORANDUM**

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

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

FROM: Alexander Kirchhof, Planner I, Environmental Planning Section, CWPD *ANK*

SUBJECT: Willis Property (6100 Wesson Drive); DSP-18056

The Environmental Planning Section has reviewed Detailed Site Plan DSP-18056, received on May 20, 2021. Comments were delivered to the applicant at the Subdivision, Development, Review Committee (SDRC) meeting on May 28, 2021. Revised plans were submitted in response to these comments by the applicant and logged in for review on June 4, 2021. The Environmental Planning Section recommends approval of DSP-18056 subject to the conditions found at the end of this memorandum.

**Background**

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

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	S-016-2019	Staff	Approved	2/15/2019	N/A
DSP-18056	N/A	Planning Board	Pending	Pending	Pending

**Proposed Activity**

The current application proposes to construct a single-family dwelling with a driveway on the subject property.

**Grandfathering**

The project is subject to the current regulations of Subtitle 24 and 25 that came into effect on

September 1, 2010 and February 1, 2012 because there are no prior approvals for the site.

### **Site Description**

The 0.50-acre site is Parcel 272, located on the north side of Wesson just east of its intersection with Darel Street. According to available information there are no wetlands, or steep and severe slopes on highly erodible soils located on-site. An area of mapped 100-year floodplain exists on the northeast corner of the site and is indicated as minimal flood hazard. According to the Prince George's County Soil Survey, the soils on-site are Potobac-Issue complex and Grosstown-Urban land complex. Based on available information Marlboro clays and Christiana complexes are not associated with the site. Wesson Drive is not identified as a designated scenic and historic roadway. The site is not within a Sensitive Species Project Review Area (SSPRA). According to the *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan (May 2017)* the site contains Regulated and Evaluation Areas. The site drains to the north to an off-site stream system that drains into the Western Branch then to the Patuxent River. The site is located within the Established Communities Area of the Growth Policy Map and is in Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by Plan Prince George's 2035 Approved General Plan.

### **Environmental Review**

#### **Natural Resource Inventory/ Environmental Features**

This site has a Limit of Disturbance (LOD) less than 5,000 square feet and proposes the removal of less than 100 cubic yards of material excavated, making it exempt from a Natural Resources Inventory.

#### **Woodland Conservation**

This property qualifies for a standard exemption from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is less than 40,000 square feet in size, and it contains less than 10,000 square feet of existing woodland. A WCO was submitted, which was approved on February 15, 2019 and is expired. Prior to the certification of this DSP, a valid Woodland Conservation Standard Letter of Exemption shall be obtained for this site and submitted for the DSP file.

An existing Type 2 Tree Conservation Plan (TCP2-053-09) was approved for lands adjacent to the site. A recent lot line adjustment was recorded between the two neighboring properties (Liber 42333 folio 308). The area of the lot line adjustment included with Parcel 272 (0.03 acres) is encumbered with the existing TCP2-053-09 easement and Declaration of Covenants (L.31276 F.343) for an off-site woodland conservation bank. Prior to certification of the DSP, TCP2-053-09 must be revised to remove the area of the lot line adjustment from the woodland conservation bank, and the Declaration of Covenants for the Woodland Conservation Bank needs to be revised to remove the existing woodland conservation easement encumbrance from the property included with this application. Only after the TCP2 has been revised to remove the portion of woodland conservation currently encumbering the area added to the subject property via the recent lot line adjustment, can a standard exemption letter be issued.

No additional information is required regarding woodland conservation.

### **Soils**

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

### **Specimen, Champion, or Historic Trees**

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

At this time no specimen trees have been noted on the on the site and no variance would be required for their removal because the site qualifies for a standard woodland conservation exemption

### **Preservation of Regulated Environmental Features/Primary Management Area**

Section 27-285(b)(4) of the Zoning Ordinance requires the following finding: "The Planning Board may approve a Detailed Site Plan if it finds that the Regulated Environmental Features (REF) 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)."

Because no REF will be impacted by the proposed development, staff finds that the REF have been preserved and/or fully restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

### **Stormwater Management**

A Stormwater Management Concept Approval Letter (#4730-2019) and associated plan were submitted with the application for this site. The approval was issued on May 28, 2020 from the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). The disturbed area is less than 5,000 square feet and is exempt from stormwater management requirements.

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

### **Summary of Recommended Findings and Conditions**

The Environmental Planning Section recommends approval of DSP-18056 subject to the following recommended findings and conditions.

**Recommended Findings:**

1. Subject to conditions, the site qualifies for a standard woodland conservation exemption letter because the site is less than 40,000 square feet in size. Based on this standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance, no specimen tree variance is required.
2. The 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 tree conservation plan submitted for review. No impacts have been proposed.

**Recommended Conditions:**

The Environmental Planning Section recommends approval of Detailed Site Plan, DSP-18056, subject to the following conditions:

1. Prior to certification of the DSP, TCP2-053-09 shall be revised to remove the area of the recent lot line adjustment from the woodland conservation bank. The Declaration of Covenants for the Woodland Conservation Bank shall be revised to remove the existing woodland conservation easement encumbrance on the property included with this application.
2. Prior to certification of the DSP, a valid standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance shall be submitted.

If you have any questions concerning these comments, please contact me by email at [Alexander.Kirchhof@ppd.mncppc.org](mailto:Alexander.Kirchhof@ppd.mncppc.org).

June 8, 2021

**MEMORANDUM**

TO: Terri Bulter, Urban Design

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

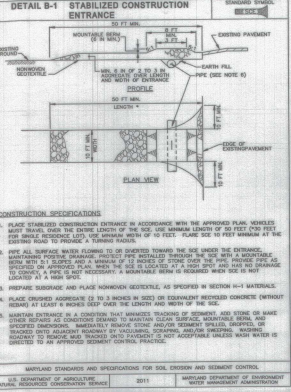
SUBJECT: Referral Comments for **DSP-18056, WILLIS PROPERTY**

1. No comments currently

# LEGEND

These standard symbols will be found in the drawing.

- + EXISTING ELEVATIONS
- ANCHOR/GUYWIRE
- TREE CONSERVATION AREA
- STONE CONST. ENT.
- WATER VALVE
- SEWER MANHOLE
- LIMIT OF DISTURBANCE
- EX. CONTOURS
- SEWER LINE
- EDGE OF PAVING
- STREAM/CREEK
- WATER LINE
- EX. WOODSLINE
- SILT FENCE
- UTILITY POLE
- FIRE HYDRANT
- SPECIFIC TREES



Sample Schedule 4.1-1  
Residential Requirements for One-Family Detached Lots

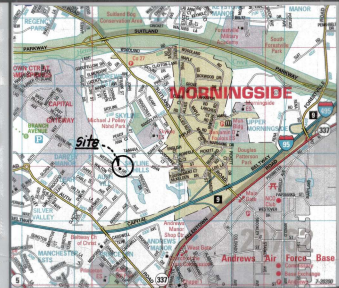
- Lot size range: 2,171 sq. ft.
- Number of lots: 1 lot
- Total number of trees required per lot: 2 trees
- Total number of trees provided: 2 trees
- Number of shade trees required per lot to be located on the south or west side of the residential structure: 2 trees
- Total number of shade trees provided on the south or west side of the residential structure: 2 trees
- Number of trees required per lot to be located on the front yard: 2 trees
- Number of trees provided to be located on the front yard: 2 trees

Sample Schedule 4.1-2  
Sustainable Landscaping Requirements

- Percentage of native plant material required to each category:
  - Shade Trees: 2 trees
  - Cherry/Linden Trees: 2 trees
  - Evergreen Trees: 2 trees
  - Shrub: 2 trees
- Any existing landscape specimen to remain shall be maintained.
- If "not" included in numbers 2-4, a tree established on the plan requiring removal of landscape specimen shall be substituted in accordance with Section 1-2, Construction of Detached of Plant Material.
- Any area proposed to be planted on slopes greater than 3:1.

**SITE STATISTICS**

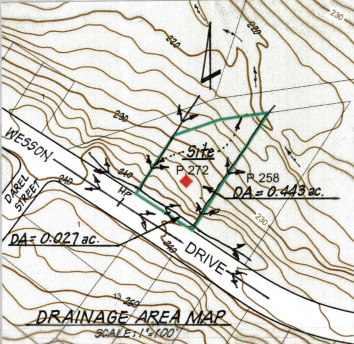
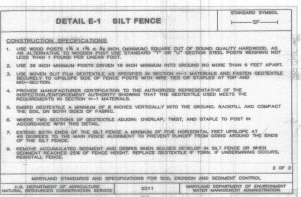
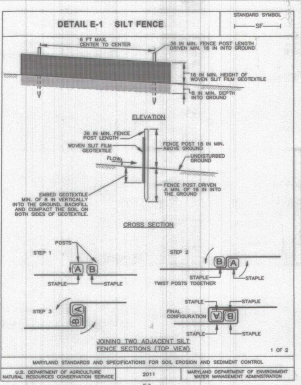
Total Area of Site: 21,781 sf. or 0.5000 ac.  
 Total Area of Woodlands: 21,781 sf. or 0.5000 ac.  
 Total Area of Wetlands: 250 sf. or 0.0057 ac.  
 Total Area of 100 Year Floodplain: 2,513 sf. or 0.0576 ac.  
 Total Acreage of Woodland within the Floodplain: 2,513 sf. or 0.0576 ac.  
 Total acreage and square footage of existing trees and vegetation: 21,781 sf. or 0.5000 ac.  
 Total Area of Stream Buffer: 3,302 sf. or 0.0758 ac.  
 Primary Management Area: 3,357 sf. or 0.0771 ac.  
 Net Lot Area = 21,781 sf. - 2,513 sf. = 19,268 sf. or 0.44 ac.



SCALE = 1" = 2000'  
 Copyright ADC "The Map People" Permitted use no. 20492158

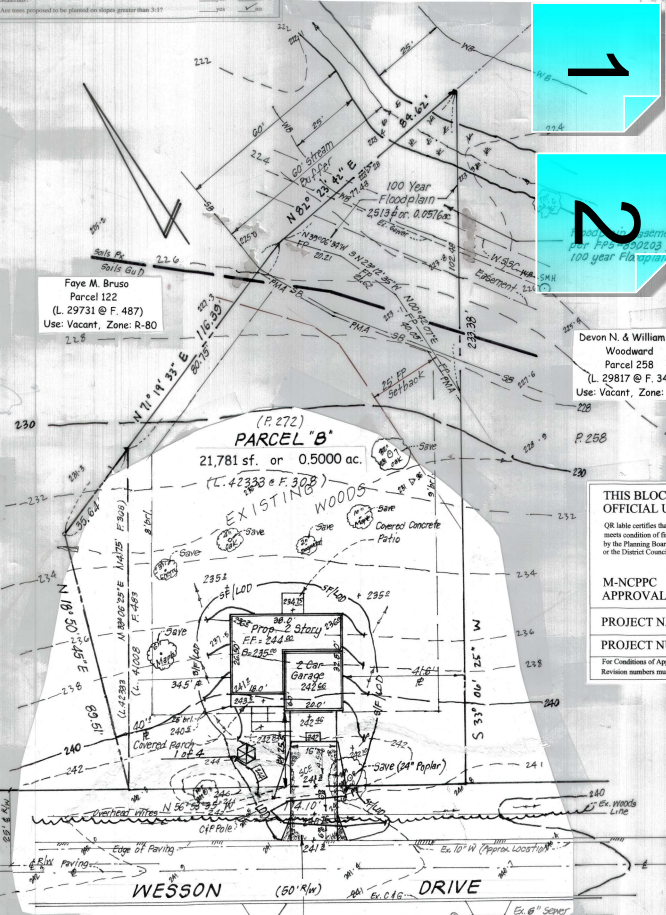
- GENERAL NOTES:**
- Tax Account No. 2485712
  - Property Zoned: R-80
  - Total Area of site: 21,781 sf
  - Total Lot Coverage: 8,457 sf
  - Height of Proposed dwelling: 34'
  - Site Located on ADC Map Page: 29 Grid: C-4
  - Property on Tax Map: 29 Grid: C-4
  - W.S.S.C. 200 Sheet No. 2079E-06
  - This property is located in the 100 year floodplain as per FEMA/FIRM Map.
  - General Plan 2002 Tier: Development
  - Traffic Analysis Zone (TAZ): 232
  - PG Traffic Analysis Zone (TAZ-PG): 009

- There are no historic sites on or in the vicinity of this site.
- There are no cemeteries on or contiguous to the property.
- This site is not within the Chesapeake Bay Critical Area.
- Topography was field shot by Survey's Inc. on 6-18-18.
- Stormwater Management Comp. No. 4730-2019-00
- Proposed Use of the property: Single family residence.
- Water category 3, sewer category 3.
- NRI is not required, disturbance is under 5,000 sf.



**STANDARD SYMBOLS**

PROPERTY BOUNDARY	LIMIT OF DISTURBANCE
SPILT DOWN LINE	CLEARED FLOODPLAIN AREA (10-PP)
DEVELOPED ANY OTHER AREA	DEVELOPED ANY OTHER AREA
REGULATED STREAM BUFFER	REGULATED STREAM BUFFER
100-YEAR FLOODPLAIN	100-YEAR FLOODPLAIN
500-YEAR FLOODPLAIN	500-YEAR FLOODPLAIN
WETLAND	WETLAND
25' WETLAND BUFFER	25' WETLAND BUFFER
EXPANDED WETLAND BUFFER	EXPANDED WETLAND BUFFER
PRIMAR MANHOLES ANY OTHER	PRIMAR MANHOLES ANY OTHER
FOREST INTERIOR SHELTER SPECIES	FOREST INTERIOR SHELTER SPECIES
BASE SHEETED OR EXHIBITED SPECIES	BASE SHEETED OR EXHIBITED SPECIES
EXISTING TREE LINE	EXISTING TREE LINE
EXISTING RESIDENCE OF OTHER	EXISTING RESIDENCE OF OTHER
SOIL BOUNDARY	SOIL BOUNDARY
SLURRY STABILITY 1:3 SAFETY FACTOR LINE	SLURRY STABILITY 1:3 SAFETY FACTOR LINE
MARKED CLAY POINT (TOP AND BOTTOM)	MARKED CLAY POINT (TOP AND BOTTOM)
PO DATA SAMPLE POINT	PO DATA SAMPLE POINT
WETLAND DATA SAMPLE POINT	WETLAND DATA SAMPLE POINT
WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-100)	WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-100)
WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-25)	WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-25)
WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-10)	WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-10)
WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-5)	WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-5)
WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-0)	WOODLAND PRESERVATION SIGN WITH ORIGINAL TREE (100-0)



**Table-K Factor, Whole Soil (Kneif Property)**

Map unit symbol	Map unit name	Rating	Acres in A/D	Percent of A/D
GLD	Conservation/Forest/Grass/Complex, 5 to 15 percent slope	A	1.3	59.7%
Px	Post-harvest complex, frequently flooded	B/D	0.5	41.3%
Totals for Area of Interest			1.8	100.0%

**LANDSCAPE SCHEDULE**

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	METHOD	QTY.	NATIVE	HIGHT
1.	(C)	ACER RUBRUM	RED MAPLE	21/2" x 3"	BAB	0	YES	12-14'
2.	(X)	QUERCUS PALMSTRIS	PIN OAK	21/2" x 3"	BAB	0	YES	12-14'
3.	(*)	CORNUS KOUSA	KOUSA DOGWOOD	11/2" x 3"	BAB	0	YES	8-10'
4.	(X)	PRUNUS SP.	FLOWERING CHERRY	11/2" x 3"	BAB	1	YES	8-10'

**QUALIFIED PROFESSIONAL CERTIFICATION**

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

Signed: *[Signature]* Date: 8-1-18

Gregory C. Benczel, 650 Main Street Laurel, Maryland 20707, Ph. 301-776-0561, E-mail surveys@dcvz.com, Qualified Professional COMAR 08.19.06.01

Water and sewer house connections (new and/or existing upgrades) are to be constructed by a special permit by W.S.S.C. and/or private contractor. This is not to be included by applicants permit(s).

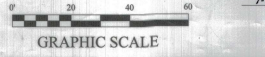
**GRADING CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAN IS IN ACCORDANCE WITH AND IN CONFORMANCE TO THE MINIMUM STANDARDS AND REQUIREMENTS OF SUBTITLE 25, DIVISION 2 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THE SITE AND THAT DRAINAGE FLOWS FROM UPGRADE ON AND DOWNGRADE ONTO PROPERTIES HAS BEEN DETERMINED TO BE FEASIBLE ACCORDING TO APPLICABLE CODES.

TOTAL AREA DISTURBED: 4,100 sq. ft.

DATE: 7-27-2018

LAND SURVEYOR: [Signature] 1994 LICENSE EXPIRES: AUGUST 8, 2018



**DETAILED SITE DEVELOPMENT & LANDSCAPE PLAN**

6100 WESSON DRIVE  
 Tax Map 89, Grid C-4, Parcel 272  
**"WILLIS PROPERTY"**  
 (6th) Spaulding Election District  
 Prince Georges County, Maryland

SCALE: 1" = 20'

DATE	DESIGNER	GB	CHECKED BY	GB
June, 2018	LAURIE	to:gb		

JOB NUMBER: 18-15 SHEET NUMBER: 1 of 3 FILE NUMBER: L-471

DSP# 18056 Backup 13 of 17

OWNER/DEVELOPER/APPLICANT

Mr. Edward Willis  
 6100 Wesson Drive  
 Surtland, MD 20746  
 (703) 868-7096

CALL "MISS UTILITY" TELEPHONE NUMBER 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

**1 - WSSC Plan Review Comments**

Created by: Irene Andreadis  
On: 05/21/2021 01:37 PM

DSP-18056 - Willis Property

----- 0 Replies -----

**2 - WSSC Standard Comments For All Plans**

Created by: Irene Andreadis  
On: 05/21/2021 01:39 PM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
  - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
  - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
  - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
  - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
  - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
  - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
  - g. Upon completion of the site construction, utilities that are found to be located within WSSC's rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSC's system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <https://www.wsscwater.com/business--construction/developmentconstruction-services.html> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

----- 0 Replies -----

**3 - Ex. Water and sewer mains**



Created by: Mahbub Pramanik  
On: 05/26/2021 05:34 PM

Existing water and or sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

WSSC has existing 10-inch water and 6-inch sewer main in Wesson Drive abutting the property and is available for connection. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website. PRV may be required below of an elevation of 275 feet.

Proposed service connections should be shown on the plan. Based on the sewer invert in Wesson Drive and basement elevation as shown on plan gravity sewer service at basement may not work.

----- 0 Replies -----

#### 4 - Service connection size

Created by: Mahbub Pramanik  
On: 05/26/2021 05:55 PM

The WSSC 2019 Plumbing & Fuel Gas Code has been adopted and is effective March 1, 2019. The minimum size new water service connection for Group R-3 occupancies shall be 1.5 inches. Water service connections that are already buried may be utilized provided they are deemed adequate to serve the greater demand of either the total proposed fixture load or the fire sprinkler

system. See WSSC 2019 WSSC Plumbing & Fuel Gas Code 111.1.1.1

----- 0 Replies -----

June 14, 2021

**MEMORANDUM**

**TO:** Tierre Butler, Senior Planner, Urban Design Section  
**VIA:** Mridula Gupta, Planner Coordinator, Subdivision Section *MG*  
**FROM:** Kayla DiCristina, Senior Planner, Subdivision Section *KD*  
**SUBJECT:** DSP-18056 Willis Property

The subject property considered in this Detailed Site Plan (DSP) is located on Tax Map 89 in Grid C-4 and is known as Tax Parcel 272, as described in a corrective boundary line adjustment deed recorded in the Prince George's County Land Records in Liber 42333 at folio 308 on July 9, 2019. Tax Parcel 272 is not the subject of a plat of subdivision. The subject property is vacant, 0.50 acres in area, and located in One-Family Detached Residential (R-80), Military Installation Overlay (M-I-O), and Development District Overlay (D-D-O) Zones. It is subject to the 2015 *Southern Green Line Station Area Sector Plan and Sectional Map Amendment*. The applicant has submitted this DSP to construct a single-family detached dwelling.

There is no record of a Preliminary Plan of Subdivision (PPS) approved for this site. This application is exempt from filing a PPS per Section 24-107(c)(3) of the Subdivision Regulations which states the following:

- (c) **The following shall be exempt from the requirement of filing a preliminary plan and final plat of subdivision, except for any portion of land within the Interim Land Use Control (ILUC) Area subject to Sec. 24-120.03(b) of this Subtitle and consistent with Part 18 of the Zoning Ordinance unless otherwise noted below:**
- (3) **A conveyance of one-half (1/2) acre or more to a son or daughter or lineal descendant or antecedent of the grantor from a tract retaining five (5) or more acres, or two (2) or more acres for property zoned R-A, provided that any lot so created shall be used solely for a one-family detached dwelling and uses accessory thereto and is in compliance with the provisions of Section 24-107(d). Pursuant to this exemption, a grantee may only receive one (1) conveyance from the grantor in a ten (10) year time frame. The grantor shall submit a certified list of all previous grants to any person pursuant to this exception. This exemption may not be used to divide a property that**

**was created pursuant to the provisions for private roads and easements contained in Section 24-128(b) of this Subtitle or used to divide a property that is subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code;**

The subject property considered in this Detailed Site Plan (DSP) was created in 2008 via an intra-family conveyance to a direct lineal descendent and is being used solely for a one-family detached dwelling.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All property line bearings and distances must be clearly shown on the DSP and must be consistent with the legal descriptions of the property or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.