



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

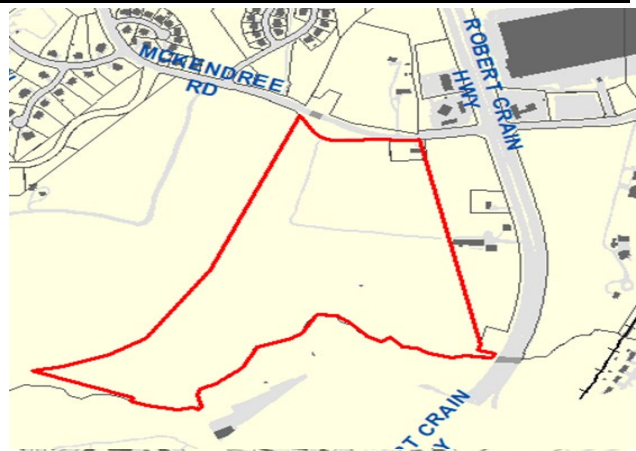
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Detailed Site Plan
Alternative Compliance
Dobson Ridge

DSP-20007
AC-21009

REQUEST	STAFF RECOMMENDATION
<p>DSP: To construct 196 single-family attached (townhouse) dwelling units.</p> <p>AC: Alternative compliance from the requirements of Section 4.10, Street Trees Along Private Streets.</p> <p>Variance to Section 27- 433(d)(2).</p>	<p>APPROVAL with conditions</p>

<p>Location: On the south side of McKendree Road, approximately 413 feet west of its intersection with US 301 (Robert Crain Highway).</p>	
Gross Acreage:	80.94
Zone:	R-T
Dwelling Units:	196
Gross Floor Area:	N/A
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	221SE07
<p>Applicant/Address: D.R Horton 181 Harry S. Truman Parkway, Suite 250 Annapolis, MD 21401</p>	
<p>Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org</p>	



Planning Board Date:	07/01/2021
Planning Board Action Limit:	07/01/2021
Staff Report Date:	06/16/2021
Date Accepted:	04/22/2021
Informational Mailing:	03/04/2020
Acceptance Mailing:	04/12/2021
Sign Posting Deadline:	06/01/2021

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-20007
Type 2 Tree Conservation Plan TCP2-013-2021
Alternative Compliance AC-21009
Dobson Ridge

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 Townhouse (R-T) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-20002;
- 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 196 single-family attached (townhouse) dwelling units, and approval of a variance to Section 27-433(d)(2) of the Prince George's County Zoning Ordinance, to adjust the required width of end units in

building groups of more than six units from 24 to 20 feet within the Dobson Ridge development.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	R-T	R-T
Use	Vacant	Single-family attached dwellings
Total Gross Acreage	80.94	80.94
Floodplain	47.49	47.49
Total Net Acreage	--	33.45
Right-of-way Dedication	--	0.12
Lots	0	196
Parcels	1	14
Dwelling Units	1	196

Parking Information

Parking Required	
2.04 spaces/unit @ 196 units	400
Parking Provided	
196 units @ 1 garage and 1 driveway space per unit	392
On-Street Spaces	82
Handicapped Accessible Parking Spaces	4

Architectural Models

Model Name	Base Finished Square Footage	Total Finished Square Footage	1-Car Garage
The Delmar	1,500	1,500	Yes
The Lafayette	1,969	1,969	Yes

- 3. Location:** The property is located on the south side of McKendree Road, approximately 413 feet west of its intersection with US 301 (Robert Crain Highway), in Planning Area 85A and Council District 9.
- 4. Surrounding Uses:** The site is bounded to the east by single-family detached dwellings and accessory structures in the Commercial Miscellaneous (C-M) Zone and to the west by vacant property in the Residential Agricultural (R-A) Zone, with single family homes in the Residential Estate Zone beyond. McKendree Road abuts the site to the north, with single-family dwellings in the Townhouse (R-T) and Rural Residential Zones, and existing commercial development in the C-M Zone beyond. The property’s southern boundary is the border between Prince George’s County and Charles County, and includes Mattawoman Creek.

5. **Previous Approvals:** The property subject to this DSP application is known as Parcel 1A, described by deed recorded in the Prince George's County Land Records in Liber 43553 at folio 192, in March 2020. The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA) changed the zoning on the subject property from R-A to the current zoning of R-T. The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-20002 and Type 1 Tree Conservation Plan TCP1-013-2020 for Dobson Ridge on January 7, 2021 (PGCPB Resolution No. 2021-04), including 196 lots and 16 parcels.

The site also has a Stormwater Management (SWM) Concept Approval, No. 8768-2020-00, which is valid through April 31, 2023.

6. **Design Features:** The subject site is approximately 80.94 acres and is located in the southern portion of Prince George's County, abutting Mattawoman Creek and Charles County to the south. The subject DSP proposes to construct 196 single-family attached (townhouse) dwelling units and requests a variance to reduce the width of end units in building groups of more than six units from 24 to 20 feet.

More than half of the acreage, in the south and west is in floodplain and will remain undeveloped. The front-loaded townhouses will be served by a series of primary and secondary roadways and a sidewalk network that form a modified loop organized around a series of open spaces and trails. The development includes 392 parking spaces in the one-car garages and driveways of the units, in combination with 86 on-street parking spaces, which is adequate to serve the community.

The proposed recreational facilities will include a central amphitheater, pergola, multi-age playground, passive green space, and sitting areas for the residents of Dobson Ridge. The details of the playground and 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 townhouse models are proposed for the 196 units, the Delmar, 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, with the Lafayette models measuring 36 feet deep, and the Delmar measuring 45 feet in depth. The height of the three-story Lafayette model is approximately 35 feet, while the height of the two-story Delmar is approximately 24 feet. The base finished area of these units range from 1,500 to 1,969 square feet.

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, sunrooms, and decks. However, it is noted that decks are only offered as an option on the Lafayette model. It is recommended that an optional patio be offered on the Delmar model, which is two-story, for the enjoyment of residents, as conditioned herein.

Highly visible side elevations are shown on the building elevations submitted and identified on the DSP. However, staff recommends some additional lots be designated as highly visible due to their proximity to the proposed recreational facilities. 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: Delmar Elevations



Figure 3: Lafayette Elevations

Recreational Facilities

PPS 4-20002 determined that the dedication of 47+/- acres to the Maryland-National Capital Park and Planning Commission (M-NCPPC) was adequate to serve the recreational needs of the future residents of the 196 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 addition to the 49.48 acres of park dedication and master planned trail construction, the DSP proposes a variety of public spaces to serve the residents. These amenities include outdoor spaces such as an amphitheater, pergola, large multi-age playground, a passive green space, and sitting areas. The timing for the completion of the construction 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. Details of the proposed lighting have been provided and are sufficient.

Two freestanding gateway signs, with accompanying feature walls are proposed, on either side of the entrance to the subdivision. The signs are proposed approximately five feet above grade and are mounted to six-foot-tall angular brick walls. The subdivision's name is proposed in block letters which sit on a steel beam that is mounted to the red-brick landscape wall, and cantilevers in front of a nine-foot-tall, decorative, grey masonry landscape wall, which provides a backdrop for the signs. Varied height landscape walls are proposed in the median of the road to emphasize the entrance.

It is unclear if the signs are illuminated, and staff recommends this information be shown, as conditioned herein. In addition, it is also recommended that if the sign is illuminated the lighting not cast glare onto the roadway or residential lots.

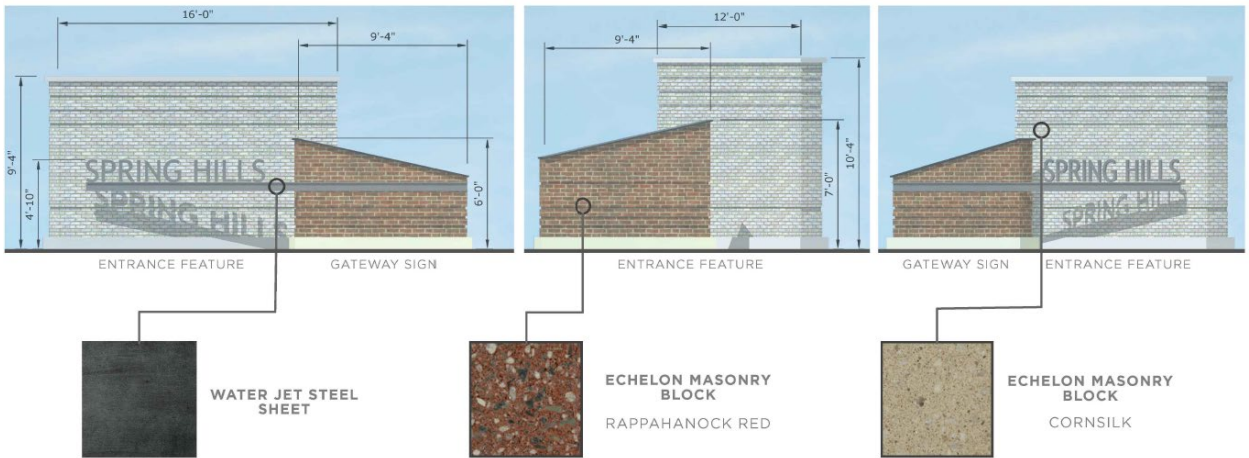


Figure 4: Sign Elevations



Figure 5: Sign plans and elevation

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-T Zone and the site plan design guidelines of the 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. Townhomes are permitted in the R-T Zones, pursuant to Footnote 125, which states in part:

“Permitted use notwithstanding Section 27-223(i); however, if the R-T zoned property is combined with R-55 and I-3 zoned lots...”

Section 27-223(i) of the Zoning Ordinance includes limitations on property rezoned to the R-T Zone through a sectional map amendment such as this one. However, the footnote permits townhouse notwithstanding this section, so therefore, they are permitted. The property is not combined with other zoned lots, so the rest of the footnote does not apply.

- b. Regulations in Section 27-442 of the Zoning Ordinance, concerning density, building height, allowable number of units, net lot area, lot coverage and green area, lot width, frontage, yards, site access, and other requirements of the R-T Zone are reflected on the site plan.
- c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides 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 single-family attached dwellings employ a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.
- d. The subject project also conforms to the design requirements for streets in (e), access to individual lots in (f), minimum area of development in (h), common areas in (i), and front elevation plan in (j) of Section 27-433, R-T Zone. The following analysis is relative to the requirements for dwellings in (d) and the site plan in (k):

(d) Dwellings.

- (1) All dwellings shall be located on record lots shown on a record plat.**

All dwelling units are located on lots approved with PPS 4-20002 and will be recorded on a future plat.

- (2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than**

six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

Six of the 34 building groups, or approximately 18 percent, contain more than six dwelling units. In this case, a variance is being requested from the requirement that end units on such building groups be 24 feet wide and this is discussed further in the report.

- (3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

The minimum width of all dwelling units is 20 feet.

- (4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

The subject DSP proposes townhouses, and the minimum gross living space proposed is 1,500 square feet.

- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

All endwalls have a minimum of three features, and the proposed elevations show highly visible endwalls will have a minimum of three features and the first floor fully finished with masonry. In addition, as conditioned herein, this should be noted on the plan to govern any future architectural models.

- (6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

A condition has been included in the Recommendation section of this report to include a note on the DSP, prior to certification, requiring the specified treatment of above-grade foundation walls.

- (7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

A condition has been included in the Recommendation section of this report to include a note on the DSP, prior to certification, requiring the specified treatment of front elevations.

- (8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high-quality materials such as brick or stone and contain other distinctive architectural features.**

One-family attached metropolitan dwellings are not proposed. Therefore, this is not applicable.

(k) Site plan.

- (1) A Detailed Site Plan shall be approved for all attached dwellings, in accordance with Part 3, Division 9, of this Subtitle.**

This DSP was filed in fulfillment of this condition.

- (2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall include:**

- (A) An identification of two (2) or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-180 of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking locations; and**

- (B) The type and location of required streetlights.**

This DSP shows the type and location of streetlights for adequate illumination. However, the plan does not identify two or more dwelling units that could potentially be made accessible. Therefore, a condition is included herein, requiring this to be added.

- (3) **In addition to the site design guidelines of Section 27-283, the Planning Board shall also consider the orientation and identification of dwelling units with respect to topography and other site characteristics, so that a variety of potential housing opportunities is provided throughout the proposed development for barrier-free design construction.**

Multiple lots throughout the site are relatively flat with driveway slopes less than five percent, and no stairs are needed to reach the front doors of these slab on-grade units. In addition, it is noted that the Delmar model proposes only two-stories and provides a variety of housing options for the development and potential for barrier-free design.

- e. **Variance:** The applicant requests a variance to the requirements of Section 27-433(d)(2) to adjust the end width in building groups with more than six units from 24 feet to 20 feet. Pursuant to Section 27-230(a) of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

- (1) **A specific parcel of land has exceptional, narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations, or conditions;**

The applicant states the property is oddly shaped and is significantly impacted by environmental conditions specifically on the western and southern portions of the property, which include streams and wetlands that limit the developable area of the site. Specifically, that of the total property area (80.94 acres), approximately 48.38 acres are encumbered by regulated environmental features, leaving only 32.56 acres of developable area. Staff finds these areas should be protected and that the site has exceptional shape and environmental conditions that limit development of the property and meet this criterion.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The applicant indicates that the DSP proposes a mix of townhouse styles, as required by the R-T Zone, however the strict application of Section 27-433(d)(2) will result in practical difficulties. This requirement would only effect 6 of the 34 sticks, as they include more than 6 units, or 12 dwelling units. To maintain consistency in the development through the construction process, the applicant is requesting that all end units be reduced to 20 feet.

Through the proposed two- and three-story units, in addition to the variation in facades, a mix of styles is proposed with this DSP. In conclusion, the applicant notes that by, granting of the variance to allow twelve end units to be 20-foot-wide, it will have little to no impact on the visual appearance of the community and will still create a variety of product to

serve the potential buyers. Staff finds that the application meets this criterion.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

The master plan recommends “Residential Medium” development on the property and the sectional map amendment rezoned the property from the R-A to the R-T Zone for development with single-family detached or townhouse units. The request to reduce the size of end units does not impair the intent, purpose, or integrity of the master plan, which envisions townhouses on this property. Furthermore, it is noted that the purposes of the R-T Zone support the “maximum possible amount of freedom” in design and layout of townhouses. This reduced end unit width would allow for freedom in the design of the townhouses while also preserving important natural features on the property. Staff finds that this criterion is met.

Staff believes that the applicant has provided justification, incorporated herein by reference, to meet the criteria for approval of a variance. Therefore, staff recommends APPROVAL of the variance to Section 27-433(d)(2), to allow 20-foot-wide end units on townhouses groups with more than six units.

8. Preliminary Plan of Subdivision 4-20002: The Planning Board approved PPS 4-20002 for Dobson Ridge on January 7, 2021 (PGCPB Resolution No. 2021-04), for 196 lots and 14 parcels to support development of 196 townhouse units. The conditions that are relevant to the review of this DSP warrant the following discussion:

2. At the time of final plat, in accordance with Section 24-134(a)(4) of the Prince George's County Subdivision Regulations, approximately 47 +/- acres of parkland as shown on the preliminary plan of subdivision (Parcels M, N, and P) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

The submitted DSP shows that Parcel P, consisting of 49.48 acres of open space, will be dedicated to M-NCPPC.

d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

The DSP shows one location where the limit of disturbance crosses over onto Parcel P. This disturbance is necessary to provide a sewer connection to an existing Washington Suburban Sanitary Commission (WSSC) sewer line, and to provide a section of the master planned Mattawoman Creek Trail, which extends to the western property line. The applicant stated in their point-by-point response letter dated May 21, 2021 that the Prince George's County Department of Parks and Recreation (DPR) concurred with the proposed trail alignment at a meeting held between staff and the applicant on May 17, 2021.

- f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.**

The DSP and SWM concept plan do not show stormdrain outfalls onto Parcel P.

- g. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, DPR recognizes that there may be need for conservation, or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR. DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond, maintenance and easement agreements may be required prior to the issuance of any grading permits.**

The submitted plans show woodland conservation on Parcel P. The plans also show several utility easements on Parcel P, most of which are existing. There is one proposed new utility easement which extends onto Parcel P from the developed part of the property; this utility easement is needed to connect a proposed sewer line to an existing line within an existing WSSC easement. The applicant will need to obtain written consent from DPR for the woodland conservation easement and the new utility easement prior to approval of a final plat.

- 3. The applicant and the applicant's heirs, successors, and/or assignees shall construct the Timothy Branch and Mattawoman Creek Master Planned Trails on The Maryland-National Capital Park and Planning Commission's property or an alternative on-site location as determined at the time of detailed site plan (DSP), subject to the following:**

- a. The Master Planned Trails Material and width shall be determined at the time of DSP.**

- b. The Master Planned Trails shall be designed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.**
- c. The timing of construction of the trails shall be determined with the approval of the DSP.**

The DSP proposes 10-foot-wide natural surface master planned trails, which are proposed to be overlaid with a public use easement in areas where it is located within the homeowners association (HOA) parcels. The width of this easement is not labeled on the DSP and should be shown for consistency.

In correspondence between the applicant and staff (Howe to Bishop, May 21, 2021), the applicant indicates that “staff requests a natural surface trail with minimal impacts.” Staff recommends that these trails limit their impact on the area and consider natural surface as an option to limit the impact. However, DPR staff recommends that the trail be hard surface (asphalt) for maintenance and patrolling by Park Police. This includes the section along “Street A” which should be 10 foot-wide. Environmental constraints exist on this property and the applicant is permitted to mitigate these environmental impacts for the trail development where necessary to reduce these impacts. The current plans indicate that most of the proposed trail alignment is outside of the primary management area (PMA), thus, the trail should be hard surface where possible. A detailed trail construction plan shall be submitted to DPR for approval, prior to any construction. The exact widths and any natural surface areas may be adjusted with that approval. In addition, it is noted that the plans indicate several locations of a six-foot-wide connector trail, to be located on HOA property which should be an asphalt surface as well. Conditions related to the master planned trails and their timing and construction have been included herein.

- 5. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant's BPIS Exhibit), in accordance with Section 24-124.01 of the Prince George's County Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:**
 - a. McKendree Road and Lavender Dream Lane: crosswalk across north leg of McKendree Road, crosswalk across Lavender Dream Lane, one new ramp along McKendree Drive, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**

- b. **McKendree Road and Desert Peace Court: crosswalk across south leg of McKendree Road, crosswalk across Desert Peace Court, one new ramp along McKendree Road, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**
 - c. **McKendree Road and English Point Lane: crosswalk across English Point Lane, crosswalk across McKendree Road, Americans with Disabilities Act ramps on both sides of McKendree Road, and two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**
 - d. **McKendree Road and Dawn Chorus Lane: crosswalk across Dawn Chorus Lane.**
6. **Prior to the acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, specifications, and details of the off-site pedestrian and bicyclist adequacy facilities approved with this Preliminary Plan of Subdivision 4-20002, consistent with Section 24-124.01(t) of the Prince George's County Subdivision Regulations.**

The applicant provided an exhibit with the DSP submission showing the proposed off-site pedestrian and bicyclist adequacy facilities. The exhibit shows a series of crosswalks along McKendree Road, which are consistent with the conditions set forth in PPS 4-20002. These facilities will be reviewed prior to the approval of the first building permit.

7. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**
- a. **Prior to the approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall provide \$420 to the Prince George's County Department of Permitting, Inspections, and Enforcement for the placement of one R4-11 bikeway signage assembly along the subject site frontage of McKendree Road.**
 - b. **A shared lane marking (sharrow) along the subject site frontage of McKendree Road, unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement, with written correspondence.**

The DSP shows a bike lane along the subject site frontage of McKendree Road instead of a sharrow. The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) identifies McKendree Road as a shared roadway, where sharrows will generally be provided. A bicycle lane provides a designated space for people to bicycle and thus meets and exceeds the requirements of the recommended shared-lane (sharrow) bicycle facility. Staff supports a bicycle lane in lieu of shared-lane markings and recommends that the signage exhibit be replaced with

the appropriate R3-17/Bike Lane and R3-17b/Bike Lane Ends signage. In addition, staff also recommends that the width of the bicycle lane be labeled on the plans, as condition herein.

- 8. Prior to approval of the detailed site plan, the applicant shall update plans and provide an exhibit displaying the location, limits, specifications, and details displaying:**
 - a. The Timothy Branch Trail to be located outside the primary management area, to the extent practical.**
 - b. The Mattawoman Creek Trail to be located outside the primary management area, to the extent practical.**
 - c. A minimum of two Inverted-U bicycle racks, or racks that provide two points of contact for supporting and securing a parked bicycle.**
 - d. Minimum five-foot-wide sidewalks along the subject site frontage of McKendree Road and along both sides of all internal roads, excluding alleys.**

The Timothy Branch Trail and Mattawoman Creek Trail are shown on the applicant's submission. Staff supports the proposed location of the trails and finds them to be reflective of previous conditions of approval. In addition, it is noted that four inverted-U style bicycle racks are shown, and a detail of the rack style is included in the landscape plan. Staff supports the style and location of the bicycle racks.

- 9. Prior to approval of a final plat:**
 - a. The final plat shall include the grant of 10-foot-wide public utility easements along the public and private rights-of-way.**

The DSP shows all the required public utility easements in general conformance with the PPS.

- c. The final plat shall include the dedication of 18 feet of right-of-way for the portion of MC-502 along the property's northeastern boundary.**

The DSP shows the required right-of-way dedication area.

- 18. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (8768-2020-0) and any subsequent revisions.**

A copy of approved SWM Concept Plan 8768-2020-0 was submitted with the DSP application. There have been updates to the site plan since approval of the SWM Concept Plan, most prominently the addition of the master planned trails. The addition of these trails should not significantly affect the stormwater facilities, or their treatment of the stormwater runoff generated by the site.

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 it has previously approved tree conservation plans. A Type 2 Tree Conservation Plan, TCP2-013-2021, was submitted with the DSP application.

Based on the TCP2 submitted with this application, the site’s gross tract area is 80.94 acres, with 47.49 acres of 100-year floodplain and has a net tract area of 33.45 acres. The site contains 3.28 acres of woodland on the net tract and 28.08 acres of wooded floodplain. Because this site contains very little existing net tract woodland, the 15 percent afforestation threshold becomes part of the planting requirement for the site’s overall required woodland conservation.

The Woodland Conservation Worksheet proposes the removal of zero acres in the net tract area, and 0.02 acre within the floodplain for a woodland conservation requirement of 5.04 acres. According to the TCP2 worksheet, the requirement is proposed to be met with 3.28 acres of woodland preservation on-site and 1.76 acres of afforestation/reforestation on-site. No on-site specimen trees will be removed as part of this application.

Currently, the TCP2 shows infrastructure such as master planned road layout, water and sewer lines, stormwater structures, reforestation areas, specimen trees, the location of two master plan trails, 196 single-family attached dwellings, and proposed clearing for one sanitary sewer connection. A minor technical revision is required to the TCP2, which has been included in the Recommendation section of this report.

10. **2010 Prince George’s County Landscape Manual:** This development will be subject to the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets, of the Landscape Manual. The required plantings and schedules are provided in conformance with the Landscape Manual and are acceptable, except for Section 4.10.

The applicant has requested Alternative Compliance, AC-21009, from the requirements of Section 4.10(c)(1) Street Trees Along Private Streets throughout the site, as follows:

Section 4.10. Street Trees Along Private Streets

REQUIRED: Section 4.10(c)(1). Street Trees Along Private Streets, along Private Streets A-E

Length of Landscape Strip	3,535 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	101 (Total)

PROVIDED: Section 4.10(c)(1). Street Trees Along Private Streets, along Private Streets A-E

Length of Landscape Strip	3,535 linear feet
Width of Landscape Strip	N/A
Shade Trees (1 per 35 linear feet)	156 (Total)

Justification

The applicant is requesting alternative compliance from Section 4.10(c)(1), Street Trees Along Private Streets, which requires a five-foot-wide landscape strip between the street curb or edge of paving and the sidewalk.

The applicant is proposing front-loaded garage townhouses with associated driveways connecting directly to private roadways, which necessitates the sidewalk to be located directly adjacent to the curb, rather than behind a landscape strip. As a result, the landscape strip typically provided for street trees is nonexistent, resulting in the plantings to be located on each individual lot that has sufficient room for tree growth, to meet the requirements of Section 4.10(c)(1).

Section 4.10 of the Landscape Manual also requires one shade tree to be planted for every 35 linear feet of private street. Private Streets A-E have a total of 3,535 linear feet in length. Using this ratio, the applicant would be required to plant 101 street trees. The applicant is proposing to plant 156 shade trees rather than the required 101 shade trees. Of the applicant's proposed 156 shade trees, 19 of the shade trees would fall within a landscape strip located between the curb and the sidewalk around the main entrance to the subdivision, that would be in conformance with Section 4.10. The remaining 137 shade trees would be located directly behind the sidewalks.

The Alternative Compliance Committee finds the applicant's proposal equally effective as normal compliance with Section 4.10, Street Trees Along Private Streets, as the proposed solution provides sufficient space for shade trees while allowing front-loaded townhouses with driveways connecting directly to private streets. In addition, the applicant will plant 55 additional street trees, which is 54 percent more than the normal requirements of the Landscape Manual.

The Planning Director recommends APPROVAL of Alternative Compliance AC 21009, from the requirements of Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual*, specifically along Private Streets A, B, C, D, and E, to allow the planting strip for street trees to be located behind the sidewalks, as proposed on the site plan.

- 11. Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit for more than 5,000 square feet of disturbance. The requirement for the R-T Zone is 15 percent, which is 12.14 acres or 528,818 square feet for this property. A TCC schedule has been provided, however, it calculates the required amount of TCC incorrectly and should be revised. A condition has been included herein, to revise the Tree Canopy Cover Schedule on the plans, in accordance

with the 15 percent requirement. Due to the large amount of tree preservation on-site within the floodplain and proposed plantings, the requirement will be met.

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 May 3, 2021 (Stabler and Smith to Bishop), incorporated herein by reference, it was noted that a Phase I archeological survey was conducted on the subject property in May 2020. Three archeological sites were delineated: sites 18PR1178, 18PR1179 and 18PR1180. The artifacts did not provide significant data on historic or prehistoric lifeways in southern Prince George's County, and no further work was recommended.

b. **Community Planning**—In a memorandum dated January 4, 2021 (Calomese 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 May 7, 2021 (Burton to Bishop), incorporated herein by reference, the Transportation Planning Section provided an analysis of this application for conformance with the prior approvals, which have been incorporated into the Findings above, and provided the following summarized comments on this application, as follows:

The property is in an area where the development policies are governed by the Subregion 5 Master Plan and SMA and the MPOT. The subject property currently fronts on McKendree Road, which is recommended in both master plans to be upgraded to a major collector (MC-502). While MC-502 is proposed with a variable width right-of-way, the northeastern section of the property will need an additional 18 feet of dedication. This additional right-of-way is accurately reflected on the plan.

In addition, it was noted that this application proposes 196 dwelling units, which is the same number that was the subject of the PPS approval. Therefore, the trips generated from this DSP, will not exceed the trip totals from the approved PPS.

From the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a DSP and recommended no transportation related conditions of approval on the subject application.

d. **Pedestrian and Bicycle Facilities**—In a memorandum dated June 4, 2021 (Ryan to Bishop), incorporated herein by reference, the trails planner provided an evaluation of this DSP for conformance with applicable conditions attached to prior approvals that has been included in the findings above.

The trails planner concludes that the pedestrian and bicycle transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, the relevant design guidelines for transportation, the conditions of approval for the subject PPS, and concludes that the submitted DSP is acceptable from the standpoint of bicycle and pedestrian transportation, subject to conditions, which have been included herein.

- e. **Subdivision Review**—In a memorandum dated June 3, 2021 (Diaz-Campbell to Bishop), incorporated herein by reference, the Subdivision Section provided an analysis of this application for conformance with the governing PPS 4-20002, as incorporated above. They concluded that the DSP is in substantial conformance with the approved PPS and recommended approval of this DSP, with four conditions, which have been included in the Recommendation section of this report.
- f. **Environmental Planning**—In a memorandum dated June 3, 2021 (Schneider to Bishop), incorporated herein by reference, the Environmental Planning Section provided a response to previous conditions of approval and 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 Natural Resource Inventory, NRI-028-2020, was approved on June 23, 2020 and provided with this application. The site contains 100-year floodplain, wetlands, streams, and their associated buffers which comprise the PMA. There are 41 specimen trees scattered throughout the woodland areas of the property. The TCP2 and the DSP show all the required information correctly, in conformance with the NRI.

Preservation of Regulated Environmental Features/Primary Management Area (PMA)

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to the infrastructure required for the reasonable use, orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. SWM outfalls may also be considered necessary if the site has been designed to place the outfall at a point of least impact. The type of impacts that should be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

With the PPS, one PMA impact was approved (Impact A). The PMA impact approved with the PPS totals 0.02 acre for construction of a sanitary sewer connection. This approved impact area will disturb a portion of a 75-foot stream buffer and a 100-year floodplain.

As part of the DSP review process, a more defined look at the proposed on-site master planned trail and the westward crossing of the Timothy Branch stream was required. Both the proposed on-site master planned trails (Mattawoman and

Timothy Branch) have stayed outside of the PMA as much as possible with no impacts or woodland clearing. The master plan is showing a trail crossing of the Timothy Branch to continue the master plan trail network to the west parallel to Mattawoman Creek. The applicant was requested to propose a location with the least amount of PMA impact by crossing at the narrowest width of the floodplain and stream. The applicant proposed the trail crossing to collocate where the approved sanitary sewer connection PMA impact is located and continue the trail in a westerly direction. The M-NCPPC staff (DPR, Transportation Section, and the Environmental Planning Section) have conceptually concurred with this westerly trail location. A statement of justification (SOJ) was received on May 25, 2021 for the proposed trail impact to the PMA.

The SOJ includes the previously approved impact of 0.02 acre for the installation of one sanitary sewer pipe connection and the addition of 0.27 acre for two sections of master planned trail impacts. This sewer connection will service the entire 196 single-family attached development. The proposed subdivision has two proposed master planned trails sections located onsite that follow along Timothy Branch and Mattawoman Creek that will serve County residents.

Analysis of Impacts

Based on the revised SOJ, the applicant is requesting a total of three impacts as described below:

Impact A—PMA impacts totaling 0.02 acre were requested for construction for a sanitary sewer connection with the prior PPS 4-20002. This impact area will disturb a portion of a 75-foot stream buffer and a 100-year floodplain. This impact has not changed since PPS 4-20002.

Impact B—PMA impacts totaling 0.05 acre are requested for construction of a master planned trail section behind the proposed townhouses located in Block B, specifically Lots 36 through 40. The adjacent Mattawoman Creek PMA limits are expanded due to steep slopes, beyond the stream buffer. Minimizing these impacts to the PMA and woodlands for this trail section have been the main environmental concern of the trail design throughout this development proposal. The most suitable location for the master planned trail is in a very narrow opening between the PMA and the proposed townhouse lots. This impact is for the grading and construction of the master planned trail and will disturb only the expanded steep slopes of the PMA.

Impact C—This impact of 0.22 acre is for the proposed master trail continuation from the previously approved PMA “Impact A” westward across Timothy Branch stream, providing a connection to the property to the west. The proposed trail alignment will impact 30 linear feet of the Timothy Branch, 0.21 acre of stream buffer, and 0.22 acre of 100-year floodplain area. This trail impact area has not been engineered at this time and the type of trail system such as raised boardwalk, hard surface, gravel, or wood chips has not been decided. The impact area will disturb stream, 75-foot stream buffer, and 100-year floodplain.

The proposed subdivision has two master planned trail systems located on-site. There needs to be a crossing of Timothy Branch to make the Mattawoman and Timothy Branch master planned trail viable. This stream impact location was chosen to create the least amount of PMA impacts due to the trail crossing at the narrowest floodplain and stream width. The proposed trail PMA impacts are supported.

Stormwater Management

A SWM concept plan and approval letter were submitted with the subject application (No. 8768-2020). Proposed SWM features include two submerged gravel wetlands, one grass swale, and five micro-bioretenion facilities. The concept approval expires July 31, 2023. The concept letter indicates the approval of the payment of a SWM fee-in-lieu in the amount of \$52,480.00.

- g. **Permit Review**—In a memorandum dated April 28, 2021 (Chaney 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 (SHA)**—At the time this technical staff report was written, SHA had not provided comments on the subject application.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time this technical staff report was written, DPIE had not provided comments on the subject application.
- j. **Prince George’s County Health Department**—At the time this technical staff report was written, the 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. **The Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated June 8, 2020 (Sun to Bishop), incorporated herein by reference, DPR indicated that they have reviewed and evaluated this DSP for conformance with the requirements and conditions of prior approvals as they pertain to public parks and recreational facilities. DPR recommends approval of this DSP with conditions that have been incorporated in the Recommendation section of this report, as appropriate.
- l. **Prince George’s County Police Department**—At the time this technical staff report was written, the Police Department had not provided comments on the subject application.
- m. **Washington Suburban Sanitary Commission (WSSC)**—At the time this technical staff report was written, WSSC had not provided comments on the subject application.
- n. **Prince George’s County Fire/EMS Department**—In an email dated May 13, 2021 (Reilley to Bishop), incorporated herein by reference, the Fire Department noted that they had no comments at this time.

13. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, 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 impact exhibit, and the conditions included herein, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible. Impact A for the sewer connection remains unchanged as approved under PPS 4-20002. New impact areas B and C are proposed for the master planned trail adjacent to Mattawoman Creek and the master planned trail crossing at Timothy Branch stream, respectively.

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-20007, Alternative Compliance AC-21009, and Type 2 Tree Conservation Plan TCP2-013-2021 for Dobson Ridge, subject to the following conditions:

1. Prior to certification of this detailed site plan, the following revisions shall be made, or information shall be provided:
 - a. Revise General Note 2 to state that the property is recorded in Liber 43553 folio 192.
 - b. Revise General Note 7 to state that the property's total acreage is 80.92 acres. Update other acreage values on the plan as needed, to ensure they correctly add up to the total value.
 - c. Revise the Type 2 tree conservation plan as follows:
 - (1) Move the proposed master planned trail section on Sheet 5 of 10 north so as not to impact woodlands. The proposed trail limits of disturbance shall be moved to where the woodlands are less than 50 feet wide.

- (2) Add the liber and folio of the recorded woodland and wildlife habitat conservation easement 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.”

- (3) Have the property owner sign the Owner’s Awareness Certificate.
- (4) Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

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

- “During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
- “During the construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George’s County Code.”
- “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 facade design or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco.”
- “A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.”

- e. Provide an optional deck or patio on all townhouse models.
- f. Provide a 10-foot-wide connection to the Mattawoman Creek Trail from the sidewalk adjacent to Lot 7, Block B in the southeast portion of the subject site.
- g. Provide a 10-foot-wide connection to the Mattawoman Creek Trail from the sidewalk along Street A between Lots 9 and 10, Block C.
- h. Provide a 10-foot-wide connection to the Mattawoman Creek Trail from the sidewalk adjacent to Lot 1, Block C in the southwest portion of the subject site.
- i. Provide a 10-foot-wide shared-use path along the west side of Street A between the intersection of the Timothy Branch Trail connection and McKendree Road.
- j. Provide a 10-foot-wide shared-use path along the south side of McKendree Road between Street A and the western boundary of the subject site, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
- k. Replace the W11-1 and W16-1/ Share the Road and Bicycle signage exhibit with the R3-17/Bike Lane and R3-17b/Bike Lane Ends signage.
- l. Label the width of the bicycle lane along McKendree Road.
- m. Revise the master planned trails to be hard surface (asphalt) and 10-foot in width, unless modified by the Prince George's County Department of Parks and Recreation, with written correspondence.
- n. Label the width of the proposed public utility easement for the master planned trails.
- o. Remove the development standards chart for fences, decks, and sheds as these will be governed by the Prince George's County Zoning Ordinance.
- p. Revise the Tree Canopy Coverage schedule to show the 15 percent requirement for this property in the Townhouse Zone.
- q. Provide a chart that indicates a minimum of 800 square feet has been allocated for the front, side, and/or rear yard, or if decks are shown a minimum of 500 square feet, on each lot.
- r. Indicate if the gateway sign is illuminated and provide the applicable details.
- s. Provide a brick tracking chart to ensure a minimum of 60 percent of all townhouse units have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.
- t. Identify two or more dwelling units (at different locations) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-180 of Subtitle 4 of the County Code).

- u. Designate the following additional lots as highly visible:
 - Block A, Lots: 6 and 7
 - Block B, Lots: 1, 6, 7, 11, 12,
 - Block C, Lots: 1, 9, 10, 27, 28, and 35
 - Block D, Lots: 7, 8, 27, 46, 51, and 52
- 2. At the time of submission of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - (a) Submit a detailed Trail Construction Plan to the Prince George's County Department of Parks and Recreation for review and approval.
 - (b) Submit a Public-Use Easement for the Master-Planned Trails to the Prince George's County Department of Parks and Recreation (DPR) for their review and approval. Upon approval by DPR, the Public-Use Easement shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland, with the recording reference noted on the final plat prior to plat recordation.
- 3. The public Recreational Facilities Agreements for the construction of the master planned trails shall include the following timing:
 - a. Construct the trails on site by the 126th building permit, with the exception of the trail adjacent to Lots 7-11, Block B, which will be constructed in phase with the dwelling units.
 - b. Construct the western connection of the Mattawoman Creek Trail across Timothy Branch prior to the 186th building permit.
- 4. At a minimum of three weeks prior to the start on any trail construction or prior to the 26th building permit (whichever occurs first), the applicant shall submit to the Prince George's County Department of Parks and Recreation a performance bond, letter of credit, or other suitable financial guarantee, to ensure the construction of the master-planned trails.
- 5. 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 the pergola and amphitheater on Parcel K prior to approval of the 50th building permit.
 - b. Construct the multi-age playground on Parcel K prior to approval of the 75th building permit.
 - c. Construct the sitting area on Parcel K prior to approval of the 100th 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 Planning Board.

ITEM: 11

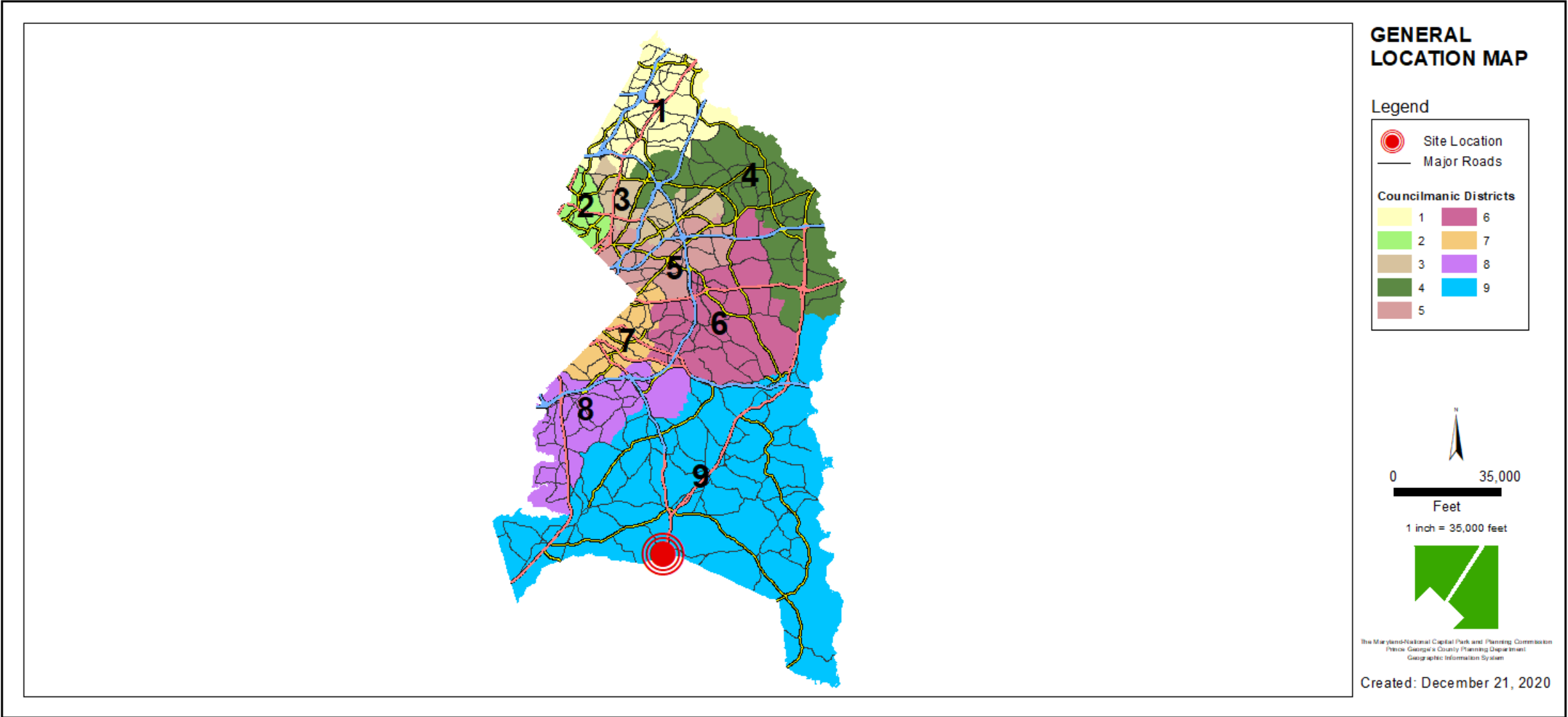
CASE: DSP-20007

DOBSON RIDGE

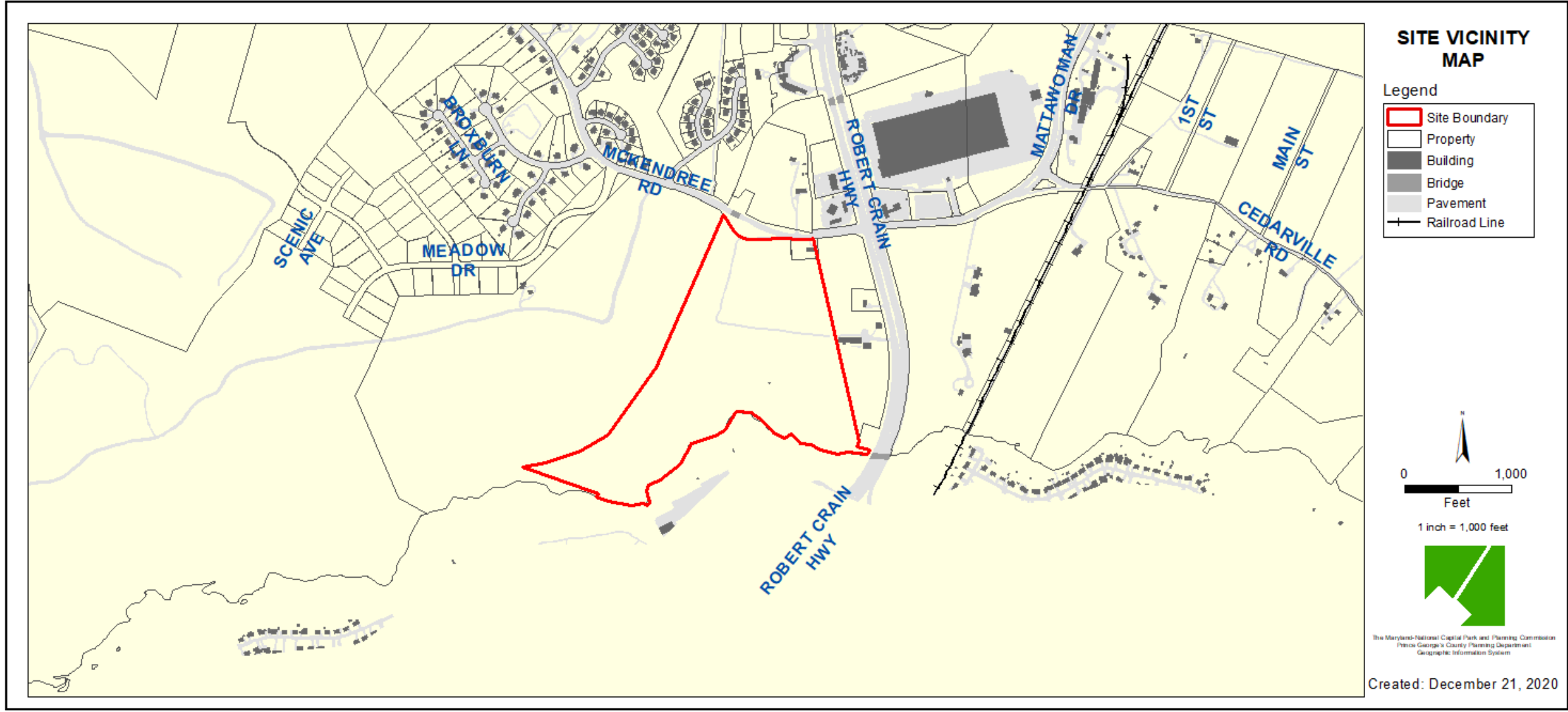
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



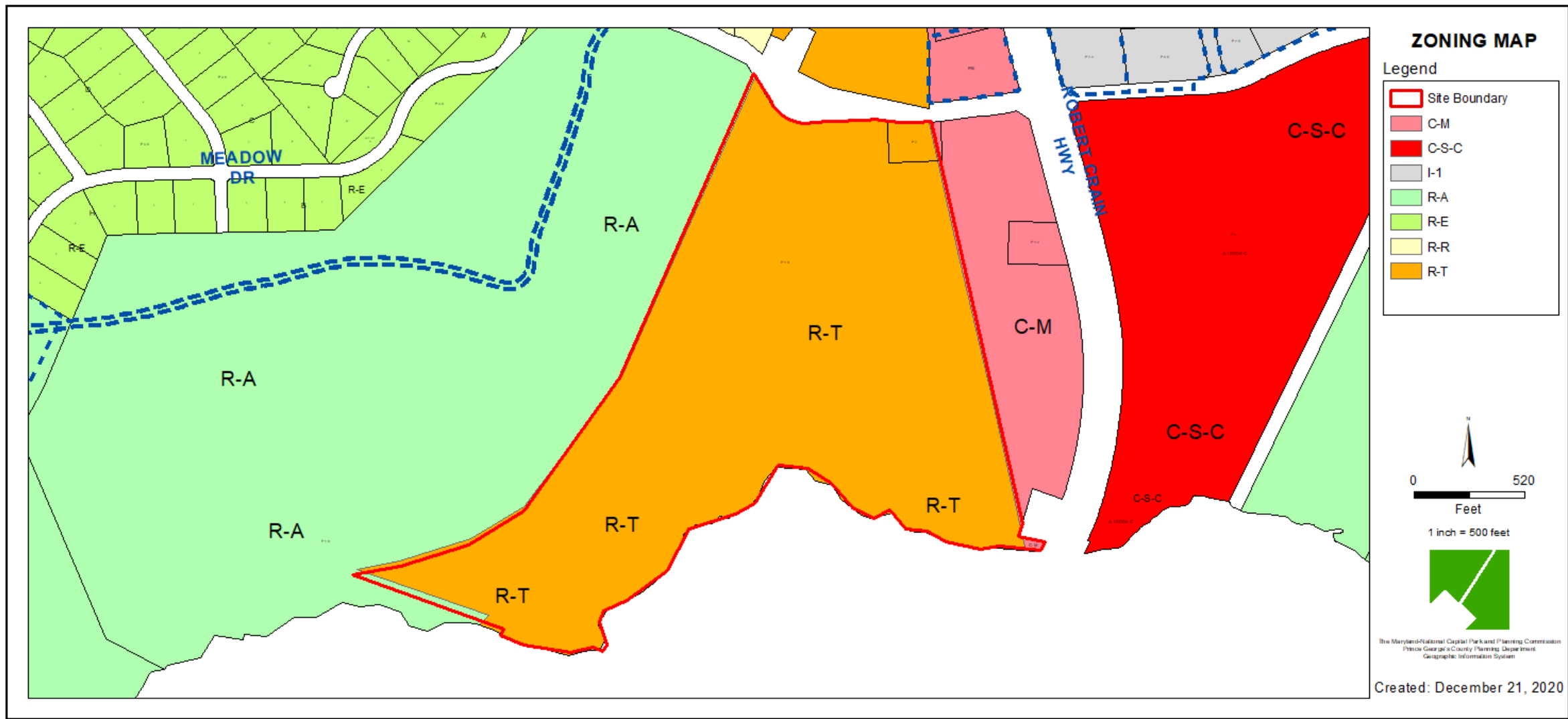
GENERAL LOCATION MAP



SITE VICINITY



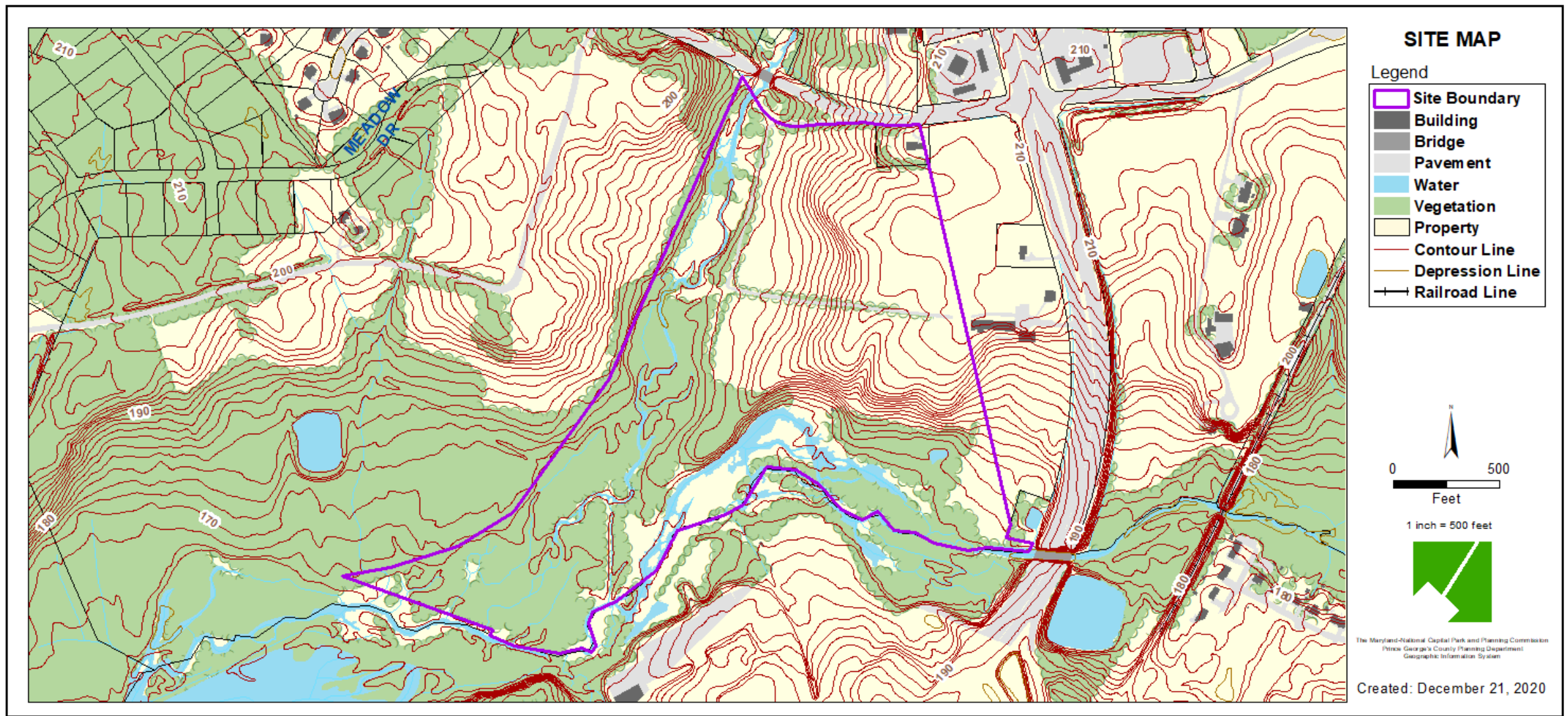
ZONING MAP



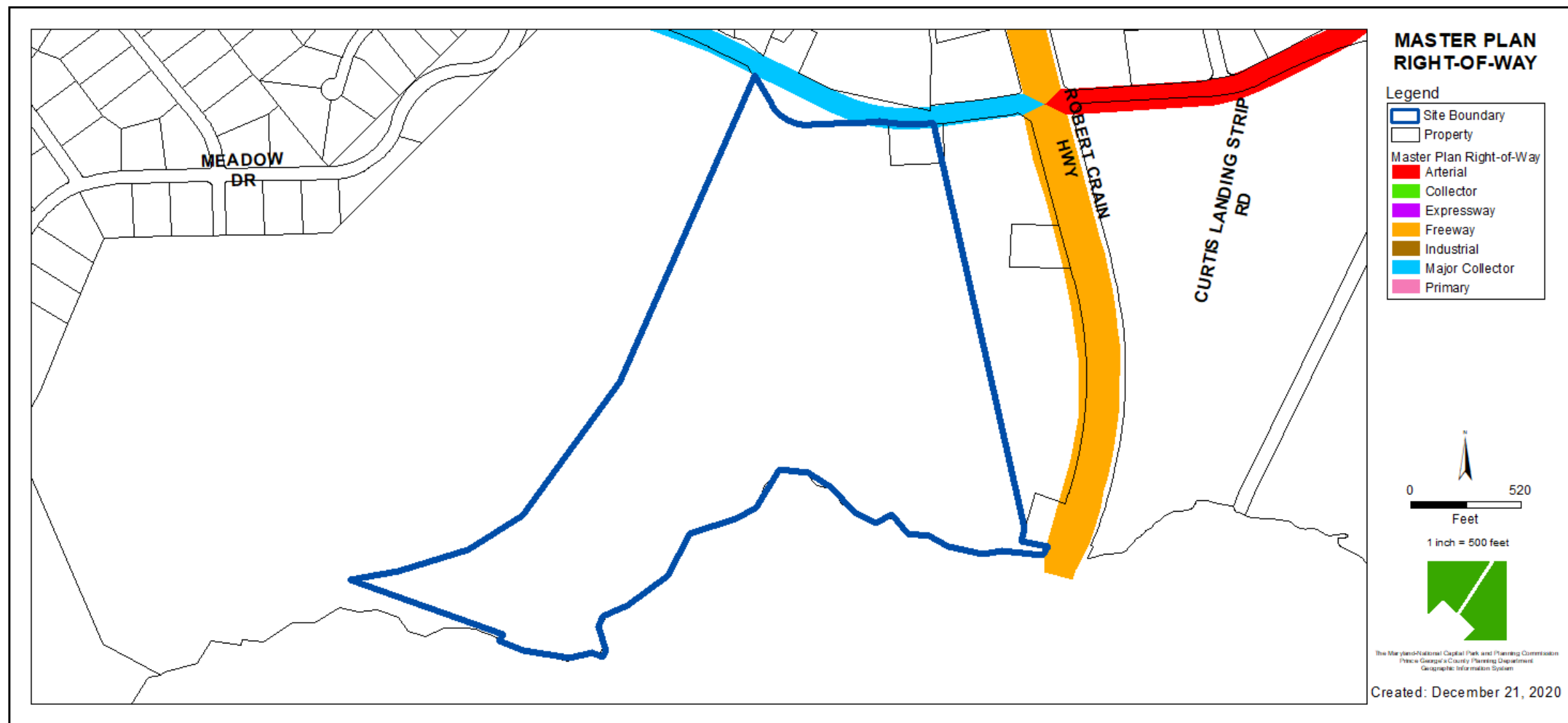
AERIAL MAP



SITE MAP

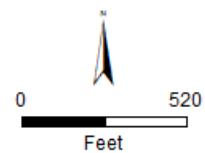


MASTER PLAN RIGHT-OF-WAY MAP



MASTER PLAN RIGHT-OF-WAY

- Legend
- Site Boundary
 - Property
 - Master Plan Right-of-Way
 - Arterial
 - Collector
 - Expressway
 - Freeway
 - Industrial
 - Major Collector
 - Primary



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

Created: December 21, 2020

SITE RENDERING



LAYFAYETTE FRONT LOAD RENDERING



LAYFAYETTE FRONT AND SIDE ELEVATIONS



**HIGH VISIBILITY
SIDE ELEVATION**

FRONT ELEVATIONS

**HIGH VISIBILITY
SIDE ELEVATION**

LAFAYETTE

LAYFAYETTE REAR ELEVATIONS



DELMAR FRONT LOAD RENDERING



DELMAR



DELMAR FRONT ELEVATIONS



Elevation "A"

Elevation "B"

Elevation "C"

Elevation "D"

Elevation "E"



Delmar
20' x 45' 5-Plex
Front Elevation

09.23.19



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
 ©2019 gmdesigngroup of ga, inc.



DELMAR REAR ELEVATIONS



Elevation "E"

Elevation "D"

Elevation "C"

Elevation "B"

Elevation "A"



Delmar
20' x 45' 5-Plex
Rear Elevation

09.23.19



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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DELMAR



**Delmar
20' x 45' 5-Plex
Left Side Elevation**



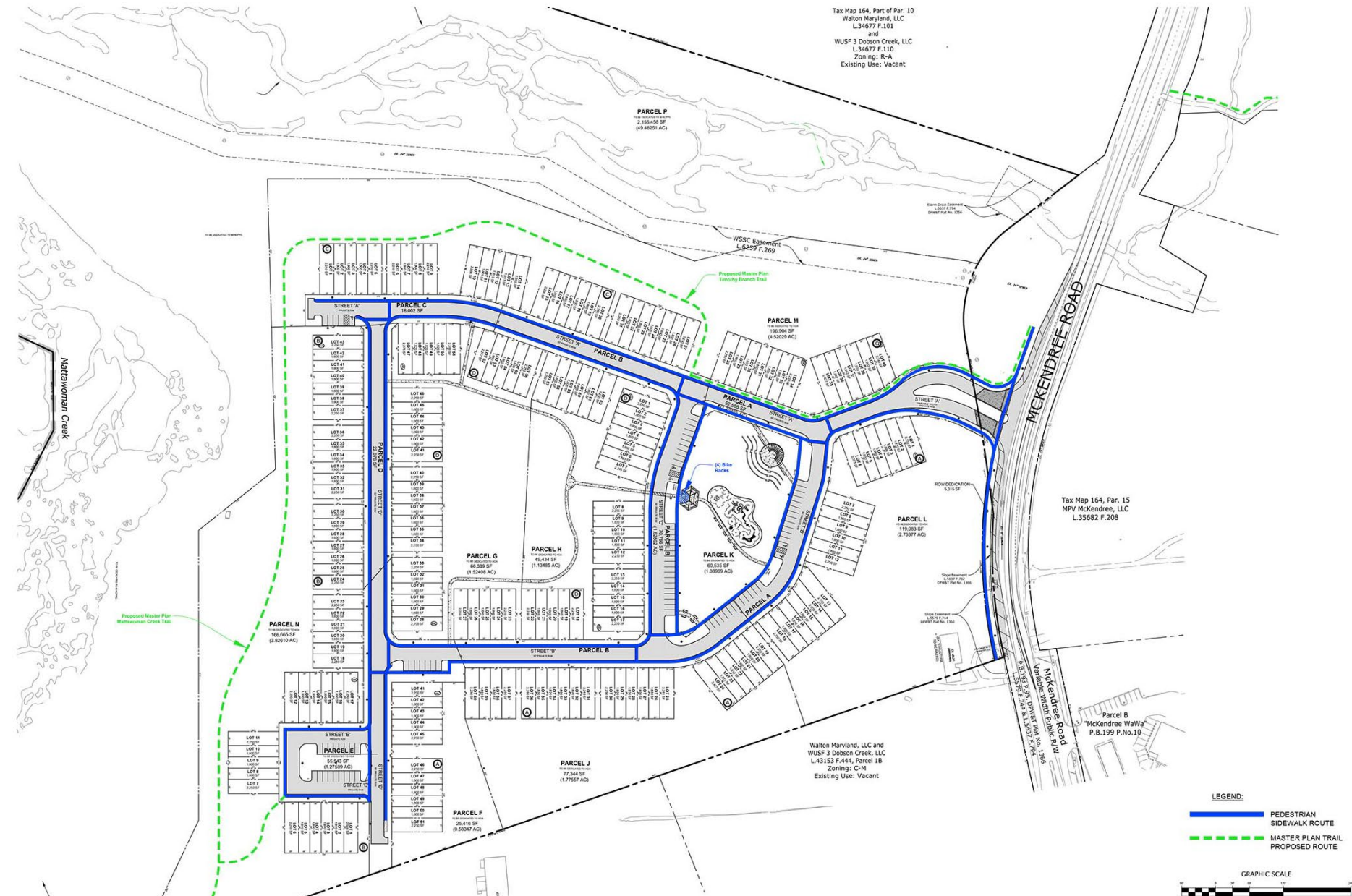
**Delmar
20' x 45' 5-Plex
Right Side Elevation**

DELMAR



Delmar
High Visibility Side Elevation

PEDESTRIAN CIRCULATION AND TRAILS EXHIBIT



Tax Map 164, Part of Par. 10
 Walton Maryland, LLC
 L.34677 F.101
 and
 WUSF 3 Dobson Creek, LLC
 L.34677 F.110
 Zoning: R-A
 Existing Use: Vacant

Tax Map 164, Par. 15
 NPV McKendree, LLC
 L.35682 F.208

Walton Maryland, LLC and
 WUSF 3 Dobson Creek, LLC
 L.43153 F.444, Parcel 1B
 Zoning: C-M
 Existing Use: Vacant

Parcel B
 'McKendree WaWa'
 P.B.199 P.No.10



SIGNAGE

ENTRANCE FEATURE GATEWAY SIGN ENTRANCE FEATURE GATEWAY SIGN ENTRANCE FEATURE

WATER JET STEEL SHEET ECHELON MASONRY BLOCK RAPPAHANOCK RED ECHELON MASONRY BLOCK CORNSILK

SPRING HILLS

SIGNAGE ELEVATION
SCALE: 1" = 1/2"

SIGNAGE AREA:
TOTAL = 11.67 SQ. FT.

ENTRY FEATURE DESIGN + MATERIALS

MG2 enviro|collab
MG2 CORPORATION 2021 LANDSCAPE ARCHITECTURE

McKendree Road

PLAN

ELEVATION

ILLUSTRATIVE PLAN + ELEVATION

MG2 enviro|collab
MG2 CORPORATION 2021 LANDSCAPE ARCHITECTURE

TYPE II TREE CONSERVATION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

TREE CONSERVATION PLAN 2 FOR DSP-20007

DOBSON RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter areas for each category)

1) Total Area	23.42
2) Area of Wetlands	47.48
3) Area of Forested Land	39.42
4) Area of Wetlands	0.00
5) Area of Forested Land	0.00

SECTION II - Determining Requirements (Enter areas for each category)

1) Wetland	0.00
2) Wetland	0.00
3) Wetland	0.00
4) Wetland	0.00
5) Wetland	0.00
6) Wetland	0.00
7) Wetland	0.00
8) Wetland	0.00
9) Wetland	0.00
10) Wetland	0.00
11) Wetland	0.00
12) Wetland	0.00
13) Wetland	0.00
14) Wetland	0.00
15) Wetland	0.00
16) Wetland	0.00
17) Wetland	0.00
18) Wetland	0.00
19) Wetland	0.00
20) Wetland	0.00
21) Wetland	0.00
22) Wetland	0.00
23) Wetland	0.00
24) Wetland	0.00
25) Wetland	0.00
26) Wetland	0.00
27) Wetland	0.00
28) Wetland	0.00
29) Wetland	0.00
30) Wetland	0.00

SECTION III - Identifying the Requirements (Enter areas for each category)

1) Wetland	0.00
2) Wetland	0.00
3) Wetland	0.00
4) Wetland	0.00
5) Wetland	0.00
6) Wetland	0.00
7) Wetland	0.00
8) Wetland	0.00
9) Wetland	0.00
10) Wetland	0.00
11) Wetland	0.00
12) Wetland	0.00
13) Wetland	0.00
14) Wetland	0.00
15) Wetland	0.00
16) Wetland	0.00
17) Wetland	0.00
18) Wetland	0.00
19) Wetland	0.00
20) Wetland	0.00
21) Wetland	0.00
22) Wetland	0.00
23) Wetland	0.00
24) Wetland	0.00
25) Wetland	0.00
26) Wetland	0.00
27) Wetland	0.00
28) Wetland	0.00
29) Wetland	0.00
30) Wetland	0.00

Woodland Conservation Summary Table

Sheet	Cons. Year	300-year Plan	Net Loss Area	Ex. Woodland (WPA)	Ex. Woodland (WPA-NC)	Woodland Cleared (WCA)	Woodland Restored (WRA)	Woodland Preserved (WPA-NC)	Woodland Information Area (WPA)	Woodland Information Area (WPA-NC)	Woodland Not Credited (WPA-NC)	Woodland Assumed Cleared (WRA-1)	Woodland Assumed Cleared (WRA-2)
2	5.76	8.37	8.39	0.00	-	-	-	1.00	0.00	-	-	-	-
3	13.61	6.31	7.40	3.76	0.15	-	0.00	-	0.14	0.15	0.15	-	-
4	29.40	-	10.40	-	-	-	-	-	-	-	-	-	-
5	9.50	6.36	3.34	1.89	0.46	-	-	0.47	-	-	-	-	-
6	8.71	5.12	3.61	0.58	0.43	-	-	0.43	0.55	-	-	-	-
7	14.00	11.79	2.30	8.64	2.34	-	-	2.34	-	-	-	-	-
8	8.84	9.83	0.81	6.87	-	-	-	-	-	-	-	-	-
9	4.91	4.91	0.00	4.92	-	-	-	-	-	-	-	-	-
Total	80.34	47.49	33.45	28.08	3.38	0.00	0.00	0.00	3.25	1.76	1.31	0.00	0.00

- Type 2 TYP NOTES:**
- This plan is submitted to fulfill the woodland conservation requirements for DSP-20007. If DSP-20007 expires, then this TYP also expires and is no longer valid.
 - Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designer shall be subject to a \$5.00 per square foot mitigation fee.
 - A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
 - The developer or builder of the lot, or persons shown on this plan shall adhere to any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
 - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within the Developing Tier and is zoned R-7 (Townhouse).
 - The property is adjacent to Rockledge Road, which is designated as a historic roadway.
 - The property is adjacent to Robert Crain Highway (US 301), which is classified as an arterial roadway.
 - This plan is not grandfathered under DP-27.03(b), Section 55-117 (g).

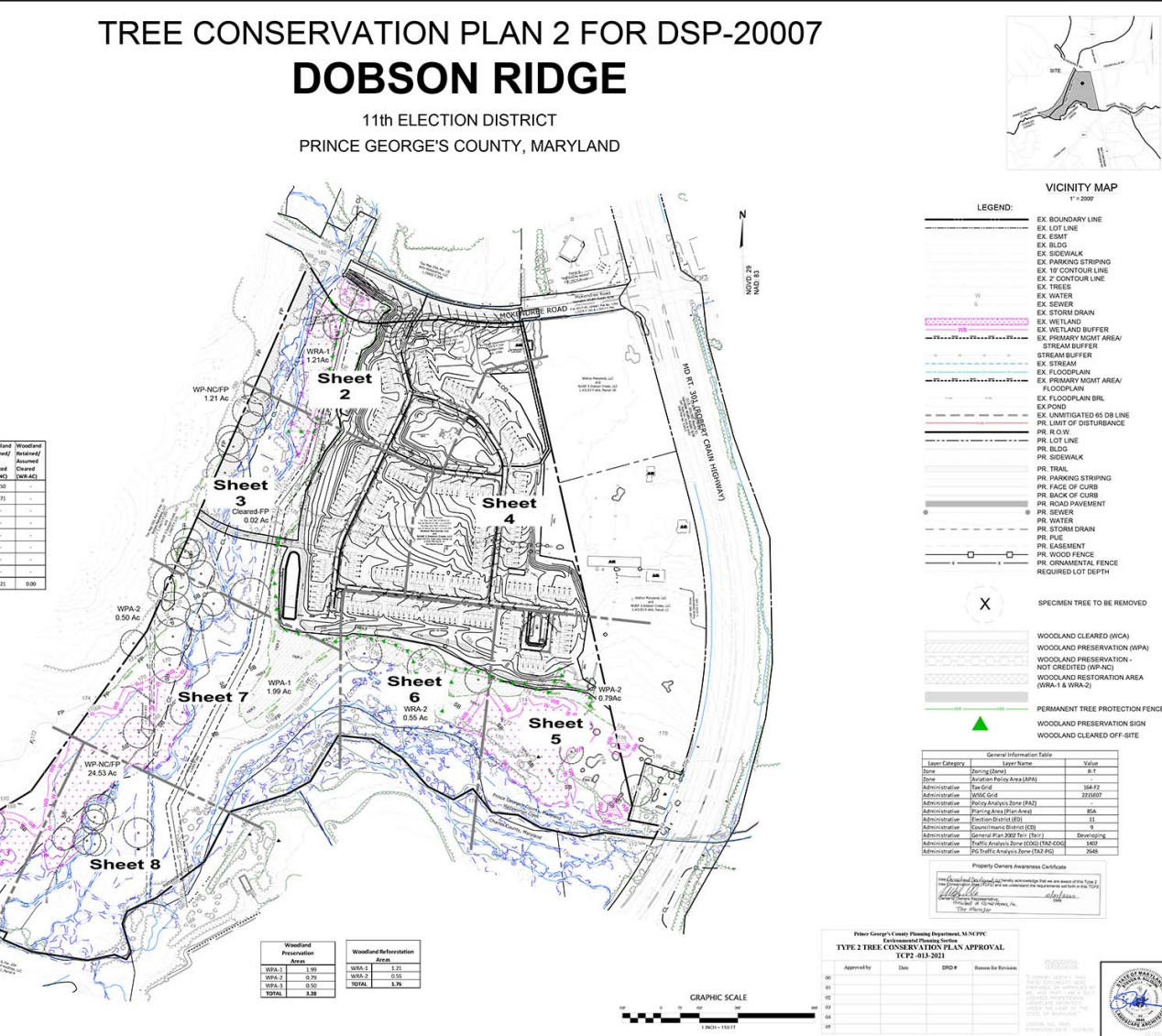
NOTE: ARCHITECTURAL PHOTOGRAPHS ARE REQUIRED FOR RESTORATIVE PURPOSES ONLY. FINAL ARCHITECTURAL PHOTOGRAPHS MUST BE SUBMITTED TO THE PLANNING DIRECTOR PRIOR TO BEGINNING CONSTRUCTION.

NOTE: PHOTOGRAPHS OF WOODLAND ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT ANY TIME DURING CONSTRUCTION.

CALL "MISS UTILITY" AT 1-800-807-7777 at 48 Hours Before Start of Construction

APPLICANT / DEVELOPER:
D.R. HORTON
121 Harry S. Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: 410-326-8470
Contact: Cuffie Burns
Email: GRBurns@horton.com

OWNER:
WALTON MARYLAND, LLC
14014 North Kentland Blvd., Suite 120
Scottsdale, AZ 85254
Phone: 471-281-5021
Contact: Adam Merman
Walton Global Holdings, LLC





February 2, 2021

D.R. Horton
181 Harry S. Truman Parkway, Suite 250
Annapolis, MD 21401

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-20002
Dobson Ridge

Dear Applicant:

This is to advise you that, on **January 28, 2021**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

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

Sincerely,
James R. Hunt, Chief
Development Review Division

By: *Antonio Heater*
Reviewer

Attachment: PGCPB Resolution No. **2021-04**

cc: Persons of Record

R E S O L U T I O N

WHEREAS, Walton Maryland is the owner of an 80.94-acre parcel of land known as Parcel 1A, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Residential Townhouse (R-T); and

WHEREAS, on July 9, 2020, D.R. Horton filed an application for approval of a Preliminary Plan of Subdivision for 196 lots and 16 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-20002 for Dobson Ridge was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on January 7, 2021, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on January 7, 2021, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVES Type 1 Tree Conservation Plan TCP1-013-2020, and further APPROVES Preliminary Plan of Subdivision 4-20002 for 196 lots and 16 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:
 - a. Delineate and label a 10-foot-wide public utility easement along McKendree Road.
 - b. Indicate the existing dwelling located in the northeast area of the property is to be razed.
 - c. Consolidate the contiguous areas to be conveyed to the Maryland-National Capital Park and Planning Commission into one parcel.
2. At the time of final plat, in accordance with Section 24-134(a)(4) of the Prince George's County Subdivision Regulations, approximately 47 +/- acres of parkland as shown on the preliminary plan of subdivision (Parcels M, N and P) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

- a. An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, Upper Marlboro, along with the application of first final plat.
 - b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, trails, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.
 - c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
 - e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - g. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, DPR recognizes that there may be need for conservation, or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR. DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond, maintenance and easement agreements may be required prior to the issuance of any grading permits.
3. The applicant and the applicant's heirs, successors, and/or assignees shall construct the Timothy Branch and Mattawoman Creek Master Planned Trails on The Maryland-National Capital Park and Planning Commission's property or an alternative on-site location as determined at the time of detailed site plan (DSP), subject to the following:

- a. The Master Planned Trails Material and width shall be determined at the time of DSP.
 - b. The Master Planned Trails shall be designed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.
 - c. The timing of construction of the trails shall be determined with the approval of the DSP.
4. Prior to a submission of a final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original, executed Public Recreational Facilities Agreements (RFA) for the construction of any Master Planned Trails on-site for approval by the Prince George's County Department Parks and Recreation (DPR). Upon approval by the DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland, with the recording reference noted on the final plat prior to plat recordation.
5. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant's BPIS Exhibit), in accordance with Section 24-124.01 of the Prince George's County Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
- a. McKendree Road and Lavender Dream Lane: crosswalk across north leg of McKendree Road, crosswalk across Lavender Dream Lane, one new ramp along McKendree Drive, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.
 - b. McKendree Road and Desert Peace Court: crosswalk across south leg of McKendree Road, crosswalk across Desert Peace Court, one new ramp along McKendree Road, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.
 - c. McKendree Road and English Point Lane: crosswalk across English Point Lane, crosswalk across McKendree Road, Americans with Disabilities Act ramps on both sides of McKendree Road, and two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.
 - d. McKendree Road and Dawn Chorus Lane: crosswalk across Dawn Chorus Lane.
6. Prior to the acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, specifications, and details of the off-site pedestrian and bicyclist adequacy facilities approved with this Preliminary Plan of Subdivision 4-20002, consistent with Section 24-124.01(f) of the Prince George's County Subdivision Regulations.

7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. Prior to the approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall provide \$420 to the Prince George's County Department of Permitting, Inspections, and Enforcement for the placement of one R4-11 bikeway signage assembly along the subject site frontage of McKendree Road.
 - b. A shared lane marking (sharrow) along the subject site frontage of McKendree Road, unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement, with written correspondence.
8. Prior to approval of the detailed site plan, the applicant shall update plans and provide an exhibit displaying the location, limits, specifications, and details displaying:
 - a. The Timothy Branch Trail to be located outside the primary management area, to the extent practical.
 - b. The Mattawoman Creek Trail to be located outside the primary management area, to the extent practical.
 - c. A minimum of two Inverted-U bicycle racks, or racks that provide two points of contact for supporting and securing a parked bicycle.
 - d. Minimum five-foot-wide sidewalks along the subject site frontage of McKendree Road and along both sides of all internal roads, excluding alleys.
9. Prior to approval of a final plat:
 - a. The final plat shall include the grant of 10-foot-wide public utility easements along the public and private rights-of-way.
 - b. The applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision and Zoning Section to ensure that the rights of The Maryland-National Capital Park and Planning Commission are included. The Liber/folio of the declaration of covenants shall be noted on the final plat, prior to recordation.
 - c. The final plat shall include the dedication of 18 feet of right-of-way for the portion of MC-502 along the property's northeastern boundary.

10. Prior to approval of a building permit for each townhouse dwelling unit, a fee calculated as \$1,338 multiplied by (Engineering News Record Highway Construction Cost Index for first quarter, 1993), as shown in accordance with Prince George's County Council Resolution CR-9-2017, shall be determined. All fees shall be paid to Prince George's County (or its designee), to be indexed by the appropriate cost indices to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement.
11. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised as follows:
 - a. Add a trail symbol and label to the legend.
 - b. Replace the trail notes with "General location of Master Plan Mattawoman Creek Trail" and "General location of Master Plan Timothy Branch" as applicable. Remove the sentence "The alignment and construction of this trail will be completed by M-NCPPC under a separate plan".
 - c. Label the sanitary sewer easement on sheet 2 of 3.
 - d. Add the missing property information for 16401 McKendree Road.
 - e. Remove forest stand boundary lines from plan view.
 - f. Have the revised plan signed and dated by the qualified professional preparing the plan.
12. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
13. Development of this subdivision shall be in compliance with an approved Type 1 Tree Conservation Plan (TCP1-013-2020). The following notes shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-013-2020), or as modified by a future Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

14. Prior to the approval of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the Final Plat of Subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

15. Prior to the issuance of any permits, which impact 100-year floodplain, wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
16. Prior to approval of building permits, the applicant and the applicant’s heirs, successors, and/or assignees shall convey, to the homeowners association, land as identified on the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:
- a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision and Zoning Section of the Development Review Division.
 - b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division.
 - f. The Prince George’s County Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.

17. Any nonresidential development of the subject property shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.
18. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (8768-2020-0) and any subsequent revisions.
19. Unless waived pursuant to Section 24-122.01(f) of the Prince George's County Subdivision Regulations, prior to the issuance of a grading permit for the development, A Public Safety Mitigation Fee shall be paid in the amount of \$976,668 (\$4,983 x 196 dwelling units). The per unit factor of \$4,983 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the grading permit is issued.

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

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located south of McKendree Road, approximately 500 feet west of US 301 (Robert Crain Highway) in Brandywine, Maryland. The property is known as Parcel 1A, described by deed recorded in Liber 43157 folio 444 and consists of 80.94 total acres in the Residential Townhouse (R-T) Zone. The site is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan). This preliminary plan of subdivision (PPS) includes 196 lots and 16 parcels for the development of single-family attached development. There is an existing, abandoned single-family detached dwelling in the northeast corner of the site, which is to be razed. The proposed development is subject to a PPS, in accordance with Section 24-107 of the Prince George's County Subdivision Regulations.
3. **Setting**—The property is located on Tax Map 164 in Grid F2, in Planning Area 85A, and is zoned R-T. The site is bounded to the east by single-family detached dwellings and accessory structures in the Commercial Miscellaneous (C-M) Zone. The property directly to the west of the subject site contains an access driveway for properties further to the west and is in the Residential Agricultural (R-A) Zone. McKendree Road abuts the site to the north, and beyond McKendree Road to the north are single-family detached dwellings in the R-T and Rural Residential Zones, and commercial development in the C-M Zone. The property's southern boundary acts as Prince George's County's border with Charles County. More than half of the site's acreage is occupied by environmentally sensitive areas, as a result of Mattowoman Creek, which runs along the properties southern border, and Timothy Branch Creek, which is on the western portion of the property.

4. **Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	APPROVED
Zone	R-T	R-T
Use(s)	Vacant	Residential
Acreage	80.94	80.94
Lots	0	196
Parcels	1	16
Dwelling Units	1	196
Gross Floor Area	N/A	N/A
Variance	No	No
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on July 27, 2020.

5. **Previous Approvals**—No prior approvals are associated with this site.
6. **Community Planning**—The subject site is within the area of the master plan, which reclassified the property from the R-A to the R-T Zone. Conformance with the 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and master plan are evaluated as follows:

Plan 2035

The application is in the Established Communities Growth Policy area designated in Plan 2035. The vision for the Established Communities area is most appropriate for context-sensitive infill and low- to medium-density development (page 20).

Master Plan Conformance

The master plan recommends a future land use of residential medium-high for the subject property. The residential medium-high land use recommends residential areas between 3.5 and 8 dwelling units per acre with a mix of dwelling unit types, including apartments. The density for the proposed development is approximately 5.86 dwelling units per acre. Prince George’s County Council Bill CB-29-2019 was enacted on September 17, 2019 and permits townhouse development in the R-T Zone.

Pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this application conforms to the master plan.

7. **Stormwater Management**—An approved Stormwater Management (SWM) Concept Plan and approval letter (8768-2020-0), reviewed and approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) were submitted with the subject application. According to the plan, two submerged gravel wetlands, five micro-bioretenion

facilities, and one grass swale are proposed to provide stormwater retention and attenuation on-site. The concept letter also indicates the payment of a SWM fee-in-lieu will be required. The concept approval expires July 31, 2023. Development of the site shall conform with the SWM concept approval, and any subsequent revisions, to ensure no on-site or downstream flooding occurs.

- 8. Parks and Recreation**—This PPS was reviewed for conformance with the requirements and recommendations of the approved master plan, the Land Preservation, Parks and Recreation Program (LPPRP) for Prince George’s County, and the 2013 *Formula 2040 Functional Master Plan for Parks, Recreation and Open Space*, as they pertain to public parks and recreational facilities.

The subject property is not adjacent to any existing Maryland-National Capital Park and Planning Commission (M-NCPPC) parkland. There are several developed facilities in the immediate area, and they include the Rose Creek Connector Trail (on the north side of McKendree Road), and Accokeek East Park (approximately 4.5 miles to the west), which includes soccer fields, basketball courts, loop trail, picnic shelter and a playground. Approximately 3.25 miles northeast is the Southern Aquatic Recreation Complex, which contains the newly constructed state of the-art, multi generation center. In addition, M-NCPPC owns several disjointed smaller parcels two miles to the west and one mile to east, which is designated as the beginning assemblages of the Mattawoman Stream Valley Park.

As per the approved master plan, there is a 50-acre Community Park designated as short-term need along McKendree Road at its intersection with US 301.

In accordance with Section 24-134(a) of the Subdivision Regulations, at the time of PPS, a residential subdivision is required to provide mandatory dedication of parkland to M-NCPPC. Based on the density proposed with this application, 4.05 acres of mandatory parkland dedication suitable for active recreation would be required.

However, Section 24-134(a)(4) of the Subdivision Regulations also provides guidance with regards to the dedication of the stream valley as follows:

When land is shown for preservation as part of a stream valley park on an official master plan, such land may be dedicated or preserved in lieu of active recreation, provided that the Planning Board finds that there is a reasonable amount of active recreation in the general area and that any trails shown on the master plan are provided.

The Prince George’s County Department of Parks and Recreation (DPR) staff discussed the mandatory parkland dedication requirement with the applicant. DPR staff recommended that since the subject property contains over 47 acres of 100-year floodplain and over 48 acres of environmental regulated features constituting the primary management area (PMA), that this area be dedicated by the applicant to M-NCPPC for conservation and preservation of natural resources, in partial fulfillment of the provisions of Section 24-134(a)(4). In addition,

Mattawoman Creek has been designated as highly sensitive environmental feature as evidenced by the designation of a Mattawoman Creek Special Conservation Area, just west of the subject property as shown on the master plan.

The applicant provided plans which show 52.41 acres of land to be dedicated to M-NCPPC. Approximately 5.1 acres are outside of 100 year-floodplain and designated PMA and the applicant is proposing woodland conservation within that area. Also indicated on the plans is a very conceptual alignment of the two master planned trails through the property within the PMA, and notes that the trails are to be built by M-NCPPC. In order to satisfy the requirements of Section 24-134(a)(4), however, the Planning Board finds that the applicant is also required to construct the trails.

As per the adequacy finding of Trails provided further below, the applicant is required to build the two trails. Therefore, because staff also determined that there is a reasonable amount of active recreation in the general area, Section 24-134(a)(4) is satisfied by the applicant's agreement to dedicate the land and construct the trails.. At the Planning Board hearing, the Board also accepted the applicant's request to reduce the proposed area to be dedicated to M-NCPPC by the 5.1 acres outside of the PMA.

The dedication of the 47+/- acres and construction of the designated master plan trails will provide conformance to the master plan and mandatory dedication of parkland requirement. DPR staff coordinated discussions with the property owner adjacent to this project area for potential acquisition of parkland to satisfy the master plan recommendations for a 50-acre Community Park. DPR recommends that M-NCPPC seek a suitable location for the active recreation through potential acquisitions and/or with the future development applications for properties along McKendree Road.

DPR staff will work with the applicant and the Prince George's County Planning Department staff to determine the best possible location to construct the Timothy Branch and Mattawoman Creek Master Planned Trails on the subject site taking into account the sensitive environmental features and woodland conservation requirement. A more detailed analysis is needed to fully design and engineer the trails, so the exact location of the trails will be determined with the submission of the detailed site plan (DSP). The master planned trails will be constructed within a) dedicated parkland and/or b) along internal roads or open space parcels within the subdivision, within a Public Use Easement area.

9. **Trails**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan, to provide the appropriate pedestrian and bicycle transportation facilities.

Existing Conditions, Sidewalks and Bike Infrastructure

The subject application seeks to develop an 80.94-acre parcel of land located slightly southwest of the intersection of McKendree Road and US 301, for the construction of 196 townhouse units. McKendree Road fronts the subject property and is a planned MPOT shared roadway. All vehicular access for the proposed location will use McKendree Road as the point of entry.

There are currently no sidewalk or bicycle facilities along the subject property's frontage of McKendree Road. The subject property fronts a small portion of US 301 along its southeast edge where no development is intended. A network of sidewalks is included in the PPS and serves the entire subject site. There are no dedicated bike lanes.

Review of Master Plan Compliance

This development case is subject to the MPOT, which recommends the following facilities:

- McKendree Road planned shared roadway

The applicant has indicated that the finding for shared lane markings and "share the road with a bike" signage along the subject property's frontage of McKendree Road is acceptable and will be coordinated with DPIE.

In addition, the following improvements are required:

- Construction of the Timothy Branch and Mattawoman Creek Planned hard surface trail

The submitted pedestrian exhibit depicts the approximate alignments for both the master plan trails, however, this exhibit also indicates that neither trail would be constructed as part of this development application. The submitted parks dedication exhibit illustrates the proposed stream valley buffer dedication and the useable park area dedication, which coincides with the depicted alignments for the master plan trails. The proposed dedicated area surrounding Timothy Branch and Mattawoman Creek is shown as designated PMA for this project. The stream valley dedication be designated as the PMA. The location of the master plan trails will be determined at the time of DSP. As a development subject to Section 24-124.01 of the Subdivision Regulations, pedestrian and bicycle adequacy is found to the degree of which pedestrian and bicycle facilities recommended in the approved master plan are implemented. Section 24-123 of the Subdivision Regulations details the general requirements for transportation and circulation within new subdivisions. Per Sections 24-121(a)(5) and 24-123(a)(6) of the Subdivision Regulations:

- (a) **The Planning Board shall require that proposed subdivisions conform to the following:**
 - (5) **The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant recommendations within the comprehensive plan no longer appropriate, is no longer applicable, or the District Council has not imposed the recommended zoning.**
- (a) **The Planning Board shall require that preliminary plan conform to the following:**

- (6) **Land for bike trails and pedestrian circulation systems shall be shown on the preliminary plan and, where dedicated or reserved, shown on the final plat when the trails are indicated on a master plan, the County Trails Plan, or where the property abuts an existing or dedicated trail, unless the Board finds that previously proposed trails are no longer warranted.**

In addition, 24-124(c) requires the developer/property owner of any development project requiring the subdivision or resubdivision of land within Centers and Corridors to construct adequate pedestrian and bikeway facilities, including but not limited to, trails throughout the subdivision. The applicant shall construct the master plan trails, pursuant to the requirements for new subdivisions. The exact trail alignment shall be determined at the time of DSP, in consultation with DPR and Planning Department staff.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling:

Policy 1: Provide standard sidewalks along both of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

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

The Transportation Systems Section of the master plan makes the following recommendations (page 121):

Install bicycle signage and safety improvements along designated shared-use roadways when development occurs or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage.

Develop bicycle facilities in conformance with the 1999 AASHTO Guide for the Development of Bicycle Facilities.

The property falls in the developing tier and sidewalks are required on both sides of all roads,

public or private, excluding alleys. The applicant's submission includes five-foot-wide sidewalks along both sides of all new roads and crosswalks at all locations where sidewalks intersect with roads.

The subject property fronts on McKendree Road to its north. The applicant shall provide shared lane markings and bikeway signage along McKendree Road unless modified by DPIE. In addition, the applicant has included a conceptual location for a bicycle rack, centrally located within the development on Homeowners Association Parcel K. Providing the bicycle parking is a condition of this approval.

Pedestrian and Bicycle Adequacy

The proposed development is subject to Section 24-124.01, Adequate Public Pedestrian and Bikeway Facilities required in County centers and corridors. The applicant has submitted an off-site adequacy exhibit to provide crosswalk facilities at four locations within the immediate vicinity of the subject property.

Adequacy of On-Site Facilities

The applicant has included an exhibit detailing the proposed on-site facilities, which includes sidewalks along all frontages, continental style crosswalks, and a conceptual location for outdoor bicycle parking. The applicant shall provide shared lane markings, and bikeway signage along the frontage of McKendree Road.

As discussed above, the applicant shall construct the Timothy Branch and Mattawoman Creek Trails on the subject site. In addition to providing facilities in conformance with the master plan, these trails facilities will contribute to the subject application meeting pedestrian and bikeway adequacy within the subdivision, per Section 24-124.01(b)(2)(A) of the Subdivision Regulations.

- (2) The finding of adequate public bikeway facilities shall, at a minimum, include the following criteria:**
 - (A) The degree to which the bike lanes, bikeways, and trails recommended in the Countywide Master Plan of Transportation and applicable area master plans or sector plans have been constructed or implemented in the area;**

The on-site sidewalks, crosswalks, conceptual bicycle parking facilities, and bicycle-related road improvements along McKendree Road, along with the construction of the Timothy Branch Trail and Mattawoman Creek Trail, with the exact alignment of trails to be determined at the time of DSP, will contribute to meeting the pedestrian and bicycle adequacy findings, pursuant to Section 24-124.01(b) of the Subdivision Regulations.

Adequacy of Off-Site Facilities

The subject application includes proposed off-site bicycle and pedestrian adequacy improvements pursuant to Section 24-124.01(c) of the Subdivision Regulations. The cost cap for the site is \$59,422. This number was developed by multiplying the nonresidential square footage by

\$0.35 (\$0), adding the number of dwelling units multiplied by \$300 (\$58,800), and then adjusting the total amount for inflation based on the U.S. Bureau of Labor Statistics Cost Price Index between June 2013, the effective date of the adequacy legislation, and today.

Demonstrated Nexus Finding

The proposed subdivision imposes burdens on the demand for public pedestrian and bicycle facilities. The applicant proffered crosswalk facilities at four locations within the immediate vicinity of the subject property to satisfy this demand Planning Department and DPIE staff have reviewed the improvements. The applicant shall provide crosswalks crossing both legs of the intersection of McKendree Road and Lavender Dream Lane and the intersection of McKendree Road and Desert Peace Court. In addition, the applicant proposes a crosswalk crossing English Point Lane at its intersection with McKendree Road and another crosswalk crossing Dawn Chorus Lane at its intersection with McKendree Road. The applicant's Bicycle and Pedestrian Impact Statement (BPIS) Exhibit provides further details on the location and specifics of these improvements. The applicant shall provide additional Americans with Disabilities Act ramps and crosswalks crossing McKendree Road at its intersection with English Point Lane. There are sidewalks on both sides of McKendree Road.

The Rosewood Estates Subdivision (PPS 4-02069) is located on the north side of McKendree Road, directly northwest of the subject property. The Timber Village Subdivision (PPS 4-04153) is located on the south side of McKendree Road, approximately 0.25 mile west of the subject property. Both subdivisions have frontage along the portion of McKendree Road where the applicant intends to install these crosswalk improvements. The off-site pedestrian and bikeway facilities proffered by the applicant and those required will improve pedestrian movement along McKendree Road while complementing other development projects in the immediate vicinity of the subject property.

Pursuant to Section 24-124.01, there is a demonstrated nexus between the proffered and required pedestrian and bikeway facilities for the proposed development and nearby destinations and the required improvements are roughly proportional to the demand imposed by the proposed subdivision. The proffered and required off-site facilities will contribute to meeting the Pedestrian and Bicycle Adequacy Findings, pursuant to Section 24-124.01(b), and are within the cost cap, pursuant to Section 24-124.01(c).

Based on the findings presented above, adequate pedestrian and bicycle transportation facilities will exist to serve the PPS as required under Subtitle 24.

- 10. Transportation**—The subject property is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume of 1,450 or better. Mitigation per Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the

Transportation Review Guidelines.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections:

- (A) Vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets are computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed. A two-part process is employed for all-way stop-controlled intersections:
- (B) Vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed.

Analysis of Traffic Impacts

The applicant submitted a traffic impact study (TIS) with a date of April 1, 2020. The findings outlined below are based upon a review of these materials and analyses conducted consistent with the “Transportation Review Guidelines, Part 1- 2012”. The table below shows the intersections deemed to be critical, as well as the levels of service representing existing conditions:

EXISTING CONDITIONS		
Intersections	AM	PM
	(LOS/CLV)	(LOS/CLV)
US 301 and McKendree Road / Cedarville Road	B/1080	D/1418
McKendree Road and Site Access*	n/a	n/a
<p>*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed. If the critical lane volume falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.</p>		

The traffic study identified 19 background developments (including a pending development) whose impact would affect some, or all of the study intersections. In addition, a growth of two percent over six years was also applied to the traffic volumes along MD 5. A second analysis was done to evaluate the impact of the background developments. The analysis revealed the following results:

BACKGROUND CONDITIONS

Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
US 301 and McKendree Road / Cedarville Road	E/1594	F/2119
McKendree Road and Site Access*	n/a	n/a

Using projected trip generation identified in Table 1, the total traffic analysis indicates the following results:

Table 1 – Trip Generation							
		AM Peak			PM Peak		
		In	Out	Tot.	In	Out	Tot.
Townhouse (Guidelines)	196 Units	27	110	137	102	55	157
Total new trips		27	110	137	102	55	157

The table above indicates that the proposed development will be adding 137 (27 in; 110 out) AM peak-hour trips and 157 (102 in; 55 out) PM peak-hour trips. A third analysis depicting total traffic conditions was done, yielding the following results:

TOTAL CONDITIONS		
Intersections	AM	PM
	(LOS/CLV)	(LOS/CLV)
US 301 and McKendree Road / Cedarville Road	F/1665	F/2130
McKendree Road and Site Access*	13.5 seconds	18.2 seconds
<p>*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed. If the critical lane volume falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.</p>		

The results under total traffic conditions show that the intersection of US 301 and McKendree Road/ Cedarville Road intersection will operate inadequately. Consequently, the TIS recommends that the application be approved with a condition requiring payment in the Brandywine Road Club.

Having reviewed the traffic study, staff concurred with its findings and conclusions. The subject property is located within Planning area 85A and is affected by the Brandywine Road Club. Specifically, Prince George’s County Council Resolution CR-9-2017 indicates the following:

- (1) Establishes the use of the Brandywine Road Club for properties within Planning Areas 85A and 85B as a means of addressing significant and persistent transportation deficiencies within these planning areas.
- (2) Establishes a list of projects for which funding from the Brandywine Road Club can be applied.
- (3) Establishes standard fees by development type associated with the Brandywine Road Club to be assessed on approved development.

This Resolution works in concert with CB-22-2015, which permits participation in roadway improvements as a means of demonstrating adequacy for transportation, as required in Section 24-124 of the Subdivision Regulations. Specifically, CB-22-2015 allows the following:

- (1) Roadway improvements participated in by the applicant can be used to alleviate any inadequacy as defined by the "Guideline". This indicates that sufficient information must be provided to demonstrate that there is an inadequacy.
- (2) To be subject to CB-22-2015, the subject property must be in an area for which a road club was established prior to November 16, 1993. In fact, the Brandywine Road Club was included in CR-60-1993 adopted on September 14, 1993, and it was developed and in use before that date.

Pursuant to CR-9-2017, the Brandywine Road Club fee for the subject application will be \$1,338 per dwelling unit to be indexed by the appropriate cost indices to be determined by DPIE. Pursuant to CB-22-2015, once the appropriate payment is made to the satisfaction of DPIE, no further obligation will be required of the applicant regarding the fulfillment of transportation adequacy requirements of Section 24-124(a) of the Subdivision Regulations.

The TIS was referred out to County and State agencies for review and comment. Below are some of the salient issues expressed by the Maryland State Highway Administration (SHA) in italics, along with responses from the traffic consultant and staff:

The LOS (level of service) analysis results in Exhibit 9 on page 17 of the report indicate that the LOS at the US 301 / McKendree Road / Cedarville Road intersection is expected to deteriorate from a LOS B to LOS F in the morning peak and from a LOS D to a LOS F in the evening peak. On page 18 in the Conclusions/Recommendations section of the report, it states that the developer's contribution to the Brandywine Road Club satisfies the mitigation requirements of the Adequate Public Facilities Ordinance (APFO) of Section 24-124. While the requirements of the APFO are satisfied with a contribution to the Brandywine Road Club, the need for mitigation at this intersection would remain until funds are used from the Brandywine Road Club to address it, therefore would be a delay between the time the Dobson Ridge development and other Brandywine area developments move forward in which mitigation measures are implemented. The report should include some discussion regarding how and when the Brandywine Road Club

improvements for the US 301/McKendree Road/Cedarville Road intersection will be implemented to mitigate traffic impacts at that location.

TIS Response: This project is located within the geographic boundaries of the Brandywine Road Club (BRC) and therefore the sole responsibility of the developer to achieve Adequate Public Facilities (APF) is through a payment of the Brandywine Road Club fee. The BRC is designed to provide a means of funding significant infrastructure improvements in the area that will improve traffic operations in the vicinity as opposed to requiring developers make multiple minor improvements along the corridor that do not greatly improve overall capacity or traffic operations.

Staff Response: Staff concurs with this explanation.

For the McKendree Road Property background development, this TIS says that there are 8 single family units. The same site was shown to have 62 Townhouses in the Elion Logistics Park DC TIS. This discrepancy should be addressed.

TIS Response: The McKendree Road Property background development has been updated to reflect the current plan for the site which consists of 62 townhouse units. The relevant exhibits and analyses have been updated accordingly.

Staff Response: Staff concurs with this explanation.

While CLV provides a general overview of the intersection, it does not capture the detailed operations and issues associated with complex intersections such as US 301 and McKendree Road / Cedarville Road. Therefore, we would suggest providing additional Synchro and SimTraffic analyses to better understand intersection operations and critical movements.

TIS Response: Critical lane volume analysis is required per the adequacy requirements of Prince George's County. Synchro and SimTraffic analyses are not required to determine adequacy. While the US 301 and McKendree Road / Cedarville Road intersection does host high peak hour volumes, the intersection itself operates with relatively simple phasing and no additional analyses should be required.

Staff Response: Staff concurs with this explanation.

Some of the key issues contained in an August 19, 2020 letter from DPIE, as well as the Prince George's County Department of Public Works and Transportation are as follows:

The applicant should be conditioned to provide a westbound (WB) left turn bay on McKendree Road at the site access. The number of WB left turning volumes into the site warrants a left turn bay per the Maryland State Highway Administration (SHA) guidelines. We do not recommend the applicant contribute to the road club as this improvement is needed presently.

Staff Response: This request is considered to be operational in nature and therefore should be addressed at the time of permitting.

Conceptual queuing analysis performed by OPIE shows eastbound (EB) queues at US 301 and McKendree Road backing up past the site access. The applicant should be conditioned to add a second EB left turn bay at the intersection of US 301 and McKendree Road to alleviate the EB queues that backs up past the site access at this intersection. We do not recommend the applicant contribute to the road club as this improvement is needed presently.

Staff Response: This request is considered to be operational in nature and therefore should be addressed at the time of permitting.

Master Plan and Site Access

The property is in an area where the development policies are governed by the master plan as well as the MPOT. The subject property currently fronts on McKendree Road which is recommended in both master plans to be upgraded to a major collector (MC-502). While MC-502 is proposed with a variable width right-of-way, the northeastern section of the property will need an additional 18 feet of dedication. This additional right-of-way is accurately reflected on the plan.

All other aspects of the site regarding access and layout are deemed to be acceptable.

Based on the preceding findings of staff, the Planning Board finds adequate transportation facilities will exist to serve the subdivision, as required, in accordance with Section 24-124.

- 11. **Schools**—This PPS was reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CR-23-2001. The subject property is located within School Cluster 5, which is located outside the I-495 Beltway. Results of the analysis are as follows:

**Impact on Affected Public School Clusters
 Single-Family Attached/Detached Dwelling Units**

Affected School Clusters	Elementary School Cluster 5	Middle School Cluster 5	High School Cluster 5
Total Dwelling Units	196	196	196
Townhouse (TH)	196	196	196
TH (PYF)	0.114	0.073	0.091
TH *PYF	22.344	14.308	17.836
Total Future Subdivision Enrollment	22	14	18
Adjusted Enrollment in 2019	6,428	2797	3668
Total Future Enrollment	6450	2811	3686

State Rated Capacity	7913	3304	5050
Percent Capacity	81%	85%	72%

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is \$9,741 per dwelling if a building is located between Interstate 495 and the District of Columbia; \$9,741 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$16,698 per dwelling for all other buildings. This project is outside of the I-495 Capital Beltway; thus, the surcharge fee is \$16,698. This fee is to be paid to DPIE at the time of issuance of each building permit.

- 12. Public Facilities**—In accordance with Section 24-122.01 of the Subdivision Regulations, water and sewerage facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section dated August 17, 2020 (Thompson to Heath), incorporated by reference herein.

Residential Emergency Response Times

Police Facilities

This PPS was reviewed for adequacy of police services, in accordance with Section 24-122.01(c) of the Subdivision Regulations. The subject property is served by Police District VII in Fort Washington. The response standard is 10 minutes for emergency calls and 25 minutes for nonemergency calls. The test is applied on the date the application is accepted or within the following three (3) monthly cycles, pursuant to Section 24-122.01(e)(2) of the Subdivision Regulations. The times are based on a rolling average for the preceding 12 months. The application was accepted by the Planning Department on July 9, 2020.

Reporting Cycle	Date	Priority	Non-Priority
Acceptance Date	July 2, 2020	11	5
Cycle 1	August 2020	11	5
Cycle 2	September 2020	11	5
Cycle 3	October 2020	11	5
	November 2020	11	5

The response time standards of 10 minutes for priority calls was not met in the first monthly cycle following acceptance. Therefore, mitigation may be required. However, per CB-20-2020 enacted July 21, 2020 the Public Safety Facilities mitigation requirement may be waived by Council Resolution. Pursuant to CR-69-2006, the Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A,B) of the Subdivision Regulations, regarding sworn police and fire and rescue personnel staffing levels. The Police Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

At the time of approval of this PPS, a passing response time was not reported and mitigation has not been waived by Council resolution. Therefore, prior to Planning Board approval of the PPS, the applicant entered into and submit a ratified Public Safety Mitigation Fee agreement with M-NCPPC-Prince George's County Planning Department for 196 single-family dwelling units, in accordance with the Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure (CR-078-2005), since a passing response time was not achieved for priority calls. Pursuant to the Adequate Public Safety Mitigation Guidelines (CR-078-2005), the mitigation fee is paid to Prince George's County at the issuance of grading permit for the project. The mitigation fee is adjusted annually by the Office of Management and Budget of Prince George's County, and will be further adjusted based on the year that the grading permit is issued.

Fire and Rescue

This PPS was reviewed for adequacy of fire and rescue services, in accordance with Section 24-122.01(d) of the Subdivision Regulations. The response time standard established by Section 24-122.01(e) is a maximum of seven-minutes travel time from the first due station. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of July 26, 2020, the proposed project is within a seven-minute travel time from the first due station, Marlboro Volunteer Fire/EMS Co. 840. The Department has reported that there is adequate equipment to meet the standards stated in CB-56-2005.

13. **Public Utility Easement (PUE)**—Section 24-122(a) of the Subdivision Regulations requires that, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748.”

The standard requirement for PUEs is 10 feet wide along both sides of all public rights-of-way. The subject site fronts on the public right-of-way of McKendree Road and includes an internal network of private streets. Section 24-128(b)(12) of the Subdivision Regulations requires that 10-foot-wide PUEs be provided along one side of all private streets. The required PUEs are delineated on the PPS along the private streets but not along McKendree Road. Revisions to the plans will be required to show the PUE along McKendree Road, prior to signature approval.

14. **Historic**—A Phase I archeological survey was conducted on the subject property in May 2020. The subject property was part of the tract known as Part of Gantt's Enlargement Enlarged that was owned by the Gantt family until the 1780s. The land was then sold to Leonard Townshend and then to Hezekiah Ward in the nineteenth century. Ward is shown on the 1878 Hopkins map as residing to the east of what is now Branch Avenue. The subject property changed hands several times in the twentieth century and became known as Spring Hill Farm (85A-063). Another house was constructed in the northeast corner of the subject property in the mid-twentieth century.

A total of 552 shovel test pits were excavated across the site, 36 of which contained cultural material. Three archeological sites were delineated: sites 18PR1178, 18PR1179 and 18PR1180. All of the sites were prehistoric and historic field scatters that likely relate to the twentieth

century agricultural activity or ephemeral prehistoric occupations. All artifacts were recovered from disturbed plow zone contexts and no discrete activity areas were identified in their distribution. No intact features were encountered. Therefore, the sites have a low potential to provide significant data on historic or prehistoric lifeways in southern Prince George's County. No further work was recommended. No further archeological investigations are necessary on the subject property.

15. **Environmental**—The following applications and associated plans have been reviewed for the subject site:

Background

Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
NRI-028-2020	N/A	Staff	Approved	06/23/2020	N/A
4-20002	TCP1-013-2020	Planning Board	Pending	Pending	Pending

Proposed Activity

The applicant is requesting approval of a PPS (4-20002) and a Type 1 Tree Conservation Plan (TCP1-013-2020) for the construction of 196 lots and 16 parcels for single-family attached dwellings. The TCP1 shows the proposed lotting pattern and associated infrastructure (road layout, water and sewer lines, SWM facilities, woodland conservation areas, specimen trees, proposed clearing, and master planned trails).

Grandfathering

This project is subject to the current regulations of Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because the application is for a new PPS.

Master Plan Conformance

Plan 2035: The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035: the Established Communities of the General Plan Growth Policy Map and Mixed-Use of the General Plan Generalized Future Land Use.

Master Plan: The master plan section on Environment contains eight (8) sections (A-H), each of which contain policies and strategies.

(A) Green Infrastructure

Implement the master plan’s desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.

Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.

Protect, preserve, and enhance the identified green infrastructure network.

The Green Infrastructure Plan has identified the Mattawoman Creek Stream Valley as a Special Conservation Area (number 10 in the plan). These are areas of countywide significance in need of special attention because they contain unique environmental features that should be carefully considered when land development proposals are reviewed in the vicinity to ensure that their ecological functions are protected or restored and that critical ecological connections are established and/or maintained. The main stem of the Mattawoman Creek is located on the site and runs east to west along the southern portion of the property.

In addition to being identified as a Special Conservation Area in the Green Infrastructure Plan, the Mattawoman Creek is also identified in the master plan as a Primary Corridor. These corridors include the mainstems of the major waterways within the study area and are identified for conservation and preservation. Also identified in the master plan as a Secondary Corridor is the Timothy Branch which is also located on the site and runs from the north to the south along the western portion of the site. Secondary corridors are areas where connectivity is critical to the long-term viability and preservation of the green infrastructure network, and they are critical to preserving the subregion's water quality. The confluence of these two major waterways occurs on the southwestern portion of the site.

The site contains mapped Regulated Area within the Green Infrastructure Plan along the stream valleys. The woodland adjacent to the Regulated Areas is mapped as Evaluation Area within the Green Infrastructure Plan. These areas are the highest priority for preservation of regulated environmental features and woodland.

The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) requires priority be placed on the preservation and planting of floodplain, wetlands, stream corridors, and emphasizes the preservation of large contiguous woodland within the green infrastructure network. The site contains mapped Forest Interior Dwelling Species habitat, which is another high priority for preservation and enhancement of on-site woodland.

The Mattawoman Creek is designated by the state as a Tier II waterway, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. The approved natural resource inventory (NRI) and the submitted TCP1 show the delineation of the Tier II buffer.

The on-site woodlands will be retained with the exception of a small clearing impact to connect to an existing sanitary sewer line. The two on-site stream systems, the Mattawoman Creek, and the Timothy Branch, will not otherwise be impacted for SWM facilities, utility installations, or road crossings. Reforestation will occur in open floodplain areas to expand the riparian stream buffer to the two streams and to meet the entire woodland conservation requirement on-site.

The site is required to provide bio-retention and infiltration per the approved SWM concept letter. Impacts to this sensitive area have been limited to those required, or only necessary for development, such as one sanitary sewer connection.

The MPOT and the master plan call for pedestrian connections and stream valley trails associated with the Timothy Branch and the Mattawoman Creek stream valleys. The master plan and Green Infrastructure Plan also both identify these stream valleys as important for the preservation and enhancement of the existing regulated environmental features. The plans as submitted show the general locations of the required trails; however, the final location of the trails will be determined with future applications and minimized to the extent possible.

There is opportunity to provide pedestrian connections within the proposed development envelope as well as the stream valley trail within the 5.10 +/- acre area abutting the PMA which is proposed by the applicant to be dedicated to the Parks Department. Because this site is located at the confluence of the Timothy Branch and the Mattawoman Creek, it contains areas of high priority for preservation of both the PMAs, as well as woodland conservation. The applicant has minimized the impacts to the PMA and is proposing to meet the entire woodland conservation requirement for the project on-site. The minimization of impacts and meeting the woodland conservation requirements on-site satisfy the environmental policies and strategies outlined in the master plan and the Green Infrastructure Plan.

(B) Water Quality, Stormwater Management, and Groundwater

Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.

Protect and restore groundwater recharge areas such as wetlands and the headwater areas of streams.

The SWM design is required to be reviewed and approved by DPIE to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code. This requires that environmental site design be implemented to the maximum extent practicable. The site has an approved SWM Concept Plan. The SWM Concept Plan (8768-2020) submitted with the subject application proposes one grass swale, two submerged gravel wetlands, and five micro-bioretenention facilities. The application proposes one sanitary sewer line connection that will impact the 100-year floodplain and stream buffer. The wetlands on this property are being preserved with this application.

(C) Watersheds

Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.

Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).

Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.

This proposal is for the construction of a residential subdivision on former agricultural fields with environmentally sensitive woodlands along the western and southern boundary. These woodlands contain the Timothy Branch along the western boundary and the Mattawoman Creek along the southern boundary. There are former field areas that are located within the 100-year floodplain of both stream systems. These open floodplain areas will be planted with native plants to the fullest extent possible. No woodlands will be removed other than 0.02 acre which is a necessary sanitary sewer connection to an existing sanitary sewer line that parallels Timothy Branch. This sewer connection will be the only impact to the existing on-site woodlands. All the remaining woodlands will be preserved, and the open floodplain areas will be reforested.

The subject property is located within the Environmental Strategy Area 2, which was formerly the developing tier. All of the proposed development will be outside the environmentally sensitive areas except for one impact to connect to the sanitary sewer pipe. The remaining sensitive areas will be persevered. The use of environmentally sensitive design is proposed with the SWM concept plan.

(D) Chesapeake Bay Critical Area

Enhance the County's Critical Area protection program in response to local, regional, and statewide initiatives and legislative changes.

The subject property is not located in the Chesapeake Bay Critical Area.

(E) Air Quality and Greenhouse Gas Emissions

Reduce air pollution through transportation demand management (TDM) projects and programs.

Promote "climate-friendly" development patterns through planning processes and land use decisions.

Increase awareness of the sources of air pollution and greenhouse gas emissions.

Air quality is a regional issue that is currently being addressed by the Council of Governments.

Conformance with the Countywide Green Infrastructure Plan

According to the 2017 *Countywide Green Infrastructure Plan*, of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, the site contains both Regulated and Evaluation Areas within the designated network of the plan. The conceptual design as reflected on the PPS and the TCP1 is in keeping with the goals of the *Green Infrastructure Plan* and focuses development outside of the most sensitive areas of the site. A detailed evaluation of major green infrastructure components has been provided in the master plan conformance section of this finding.

Environmental Review

Natural Resource Inventory Plan/Existing Features

NRI-028-2020 was approved on June 23, 2020 and provided with this application. The site contains 100-year floodplain, wetlands, streams, and their associated buffers which comprise the PMA. There are 41 specimen trees scattered throughout the woodland areas of the property. The TCP1 and the PPS show all the required information correctly in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-013-2020) was submitted with the PPS application.

Based on the TCP1 submitted with this application, the site's gross tract area is 80.94 acres with 47.49 acres of 100-year floodplain and has a net tract area of 33.45 acres. The site contains 3.28 acres of woodland on the net tract and 28.08 acres of wooded floodplain. Because this site contains very little existing net tract woodland, the 15-percent afforestation threshold becomes part of the planting requirement for the sites overall woodland conservation required.

The Woodland Conservation Worksheet proposes the removal of 0.00 acre in the net tract area, and 0.02 acre within the floodplain for a woodland conservation requirement of 5.04 acres. According to the TCP1 worksheet, the requirement will be met with 3.28 acres of woodland preservation on-site and 1.76 acres of afforestation/reforestation on-site. The forest stand delineation has identified 41 specimen trees on-site. No on-site specimen trees will be removed as part of this application.

Currently, the TCP1 shows infrastructure such as masterplan road layout, water and sewer lines, stormwater structures, reforestation areas, specimen trees, two master plan trails, 196 single-family attached dwellings, and proposed clearing for one sanitary sewer connection.

Technical revisions are required to the TCP1 which are included as conditions of this approval.

Regulated Environmental Features / Primary Management (PMA)

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. SWM outfalls may also be considered necessary if the site has been designed to place the outfall at a point of least impact. The types of impacts that should be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

A proposed impact to the PMA is for one sanitary sewer pipe connection. A statement of justification (SOJ) was received with the application dated June 17, 2020, and a revised SOJ was received on September 9, 2020, for the proposed impact to the PMA.

The original SOJ requested three impacts including two grading areas and the sanitary sewer connection for a total impact of 0.10 acre. Revised plans received subsequent to the SDRC meeting reduced the impacts by eliminating lot grading and entrance road grading from the requested impacts. The sanitary sewer connection is a needed impact.

Statement of Justification

The SOJ includes a request to impact 0.02 acre (947 square feet) of on-site PMA for the installation of one sanitary sewer pipe connection. This sewer connection will service the entire 196 single-family attached development.

Analysis of Impacts

Based on the revised SOJ, the applicant is requesting a total of one impact as described below:

Impact A—PMA impacts totaling 0.02 acre are requested for construction for a sanitary sewer connection. The impact area will disturb 75-foot stream buffer and 100-year floodplain.

Analysis of Impacts

The subject sanitary sewer connection will provide service to the entire 196 lot subdivision. The existing on-site sewer alignment goes along the entire east side of the Timothy Branch's floodplain. Several locations were investigated for a connection, but the PMA impacts would be greater, and this sewer connection is needed to serve the site. The Planning Board approved the proposed PMA impacts.

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the TCP1 for a single impact for a sewer connection.

16. **Urban Design**—Conformance with the Prince George’s County Zoning Ordinance (Subtitle 27) is evaluated as follows:

Conformance with the Zoning Requirements

The project meets the purposes of the zone as stated in Section 27-433(a) of the Prince George’s County Zoning Ordinance through the preservation of trees on the west side of the site and by providing visible open space in the development. The proposed one-family attached residential use (townhouse) in the R-T Zone will be subject to DSP review and approval.

Conformance with regulations of the Zoning Ordinance is required at the time of DSP review, including but not limited to the following:

- Section 27-433 regarding requirements in the R-T Zone;
- Section 27-441(b) regarding the Table of Uses for the R-T Zone;
- Section 27-442 regarding regulations in the R-T Zone;
- 11, Off-street Parking and Loading; and,
- Part 12, Signs.

Conformance with the 2010 Prince George’s County Landscape Manual

The development is subject to the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) Specifically, the site is subject to Sections 4.1, 4.6, 4.7, 4.9, and 4.10, which will be reviewed at the time of DSP.

The application generally appears to meet the spacing requirements of the Landscape Manual. However, due to the lack of the cross sections of the proposed roadways, based upon the lot layout provided, there are concerns about the site’s conformance with the requirements of Sections 4.10, Street Trees Along Private Streets. Specifically, the layout continues to show street sections that would require alternative compliance from the requirements of Section 4.10 for the proposed private streets due to the location of the sidewalk directly adjacent to the roadway. The subject site is large enough to accommodate the necessary private street improvements in accordance with Section 4.10. The location of the sidewalk should be revised to eliminate the need for alternative compliance at the time of DSP.

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, 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 zoned R-T are required to provide a minimum of 15 percent of the gross tract area covered by tree canopy. The subject site is 80.94 acres in size and the required tree canopy coverage is 12.14 acres of tree canopy coverage. Compliance with the tree canopy coverage requirement will be evaluated with the future DSP.

Private Recreational Facilities

The PPS will dedicate 47 +/- acres of the land west and south of the development for the stream valley for the purposes of meeting the mandatory parkland dedication requirement. In addition, open space Parcels G, H, and K are proposed with this application and will serve as active and passive recreation areas to serve the community.

The applicant has indicated that Parcels G and H will be passive recreational spaces while Parcel K will include active recreational amenities. Due to the location of this Parcel K at the entrance of the community, the proposed elements of the open space shall be designed with the health, safety, and welfare of residents in mind. The final design of these open spaces will be further evaluated at the time of DSP.

Other Urban Design Issues

Parking in townhouse developments has been a concern in the County. Additional parking, which is between five to 10 percent more than the normally required parking, for visitors should be provided and be evenly distributed throughout the entire development. Parking will be reviewed at time of DSP.

The applicant is encouraged to incorporate Crime Prevention Through Environmental Design (CPTED) strategies in the site and building design. Crime can be averted through positive physical designs and allowing for natural surveillance of public spaces. Further review of this issue will be carried out at time of DSP.


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

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, January 7, 2021, in Upper Marlboro, Maryland.

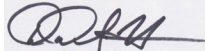
Adopted by the Prince George's County Planning Board this 28th day of January 2021.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:AH:nz

APPROVED AS TO LEGAL SUFFICIENCY




David S. Warner
M-NCPPC Legal Department
Date: January 21, 2021



DATE: May 17, 2021

TO: Andree Green Checkley, Esq., Planning Director


VIA: Henry Zhang, Co-Chair, Alternative Compliance Committee
 Jill Kosack, Co-Chair, Alternative Compliance Committee

FROM: Benjamin Ryan, Alternative Compliance Committee Member 

PROJECT NAME: Dobson Ridge

PROJECT NUMBER: Alternative Compliance AC-21009

COMPANION CASE: DSP-20007

ALTERNATIVE COMPLIANCE			
Recommendation:	<u> X </u>	Approval Section 4.10	<u> </u> Denial
Justification: SEE ATTACHED			
			Benjamin Ryan
			
			_____ Reviewer's Signature

PLANNING DIRECTOR'S REVIEW					
<u> </u>	Final Decision	<u> </u>	Approval	<u> </u>	Denial
<u> X </u>	Recommendation	<u> X </u>	Approval	<u> </u>	Denial
<u> X </u>	To Planning Board				
	To Zoning Hearing Examiner				
Planning Director's Signature _____					Date

APPEAL OF PLANNING DIRECTOR'S DECISION			
Appeal Filed:			
Planning Board Hearing Date:			
Planning Board Decision:	<u> </u>	Approval	<u> </u> Denial
Resolution Number:			

Alternative Compliance: AC-21009
 Name of Project: Dobson Ridge
 Companion Case: DSP-20007
 Date: May 17, 2021

Alternative compliance is requested from the requirements of Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), specifically along Private Streets A, B, C, D, and E to allow for street trees to be located behind the sidewalks, as proposed on the site plan.

Location

The subject property is located on the south side of McKendree Road, approximately 413 feet west of its intersection with US 301 (Robert Crain Highway). The site is irregularly shaped and a small portion of the site fronts along US 301 on its southeast bounds. The site is in the Townhouse Zone and is currently unimproved. The property is bounded to the north by the right-of-way of McKendree Road, to the east by a property in the Commercial Miscellaneous Zone, and to the west by Residential-Agricultural-zoned residential properties. The subject property is located at the southernmost bounds of Prince George's County, and the properties located to the south fall within Charles County.

The property is also located within the geography previously designated as the Developing Tier of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see Prince George's County Council Resolution CR-26-2014).

Background

Detailed Site Plan DSP-20007 seeks to construct 196 single-family attached homes on the property. The applicant requests alternative compliance from the requirements of Section 4.10, Street Trees Along Private Streets, relative to the required planting strip between the street curb or edge of paving and the sidewalk. Specifically, the applicant is seeking relief, as follows:

Section 4.10. Street Trees Along Private Streets

REQUIRED: Section 4.10(c)(1). Street Trees Along Private Streets, along Private Streets A-E

Length of Landscape Strip	3,535 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	101 (Total)

PROVIDED: Section 4.10(c)(1). Street Trees Along Private Streets, along Private Streets A-E

Length of Landscape Strip	3,535 linear feet
Width of Landscape Strip	N/A
Shade Trees (1 per 35 linear feet)	156 (Total)

Justification of Recommendation

The applicant is requesting alternative compliance from Section 4.10(c)(1), Street Trees Along Private Streets, which requires a 5-foot-wide landscape strip between the street curb or edge of paving and the sidewalk.

The applicant is proposing front-loaded garage townhouses with associated driveways connecting directly to private roadways, which necessitates the sidewalk to be located directly adjacent to the curb, rather than behind a landscape strip. As a result, the landscape strip typically provided for street trees is nonexistent, resulting in the plantings to be located on each individual lot that has sufficient room for tree growth, to meet the requirements of Section 4.10(c)(1).

Section 4.10 of the Landscape Manual also requires one shade tree to be planted for every 35 linear feet of private street. Private Streets A–E have a total of 3,535 linear feet in length. Using this ratio, the applicant would be required to plant 101 street trees. The applicant is proposing to plant 156 shade trees rather than the required 101 shade trees. Of the applicant's proposed 156 shade trees, 19 of the shade trees would fall within a landscape strip located between the curb and the sidewalk around the main entrance to the subdivision, that would be in conformance with Section 4.10. The remaining 137 shade trees would be located directly behind the sidewalks.

The Alternative Compliance Committee finds the applicant's proposal equally effective as normal compliance with Section 4.10, Street Trees Along Private Streets, as the proposed solution provides sufficient space for shade trees while allowing front-loaded townhouses with driveways connecting directly to private streets. In addition, the applicant will plant 55 additional street trees, which is 54 percent more than the normal requirements of the Landscape Manual.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-21009, from the requirements of Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual*, specifically along Private Streets A, B, C, D, and E, to allow the planting strip for street trees to be located behind the sidewalks, as proposed on the site plan.

**STATEMENT OF JUSTIFICATION
DSP-20007
Dobson Ridge**

OWNER: Walton Maryland LLC
P.O. Box 2249
Cumming, GA 30028

APPLICANT: D.R. Horton
Attn: Griffin Burns
181 Harry S. Truman Parkway, Suite 250
Annapolis, Maryland 21401

ATTORNEY/AGENT: Matthew C. Tedesco, Esq.
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770
(301) 441-2420 Voice
(301) 982-9450 Fax

CIVIL ENGINEER: Rodgers Consulting
Attn.: Alex Villegas & Charlie Howe
1101 Mercantile Lane, Suite 280
Largo, Maryland 20774
(301) 948-4700

LAND PLANNER: Del Balzo Development Services, LLC
Attn: Joe Del Balzo, AICP
12 S. Adams Street
Rockville, MD 20850
(410)-916-6433

REQUEST: Detailed Site Plan (DSP-20007) to develop 196 Single-Family Attached (Townhouse) Residential Homes within Phase I of the overall Dobson Ridge development, and a Variance to adjust the required width of end units in building groups of more than six (6) units from 24' to 20'.

I. DESCRIPTION OF PROPERTY

1. Location – An address has not been assigned to the subject property, but is known as Parcel 1A, and is located on the south side of McKendree Road, approximately 413 linear feet west of its intersection with Robert Crain Highway (US 301/MD 5).

2. Use – Phase 1 is part of the overall Dobson Ridge development in the R-T Zoned portion of the property. Specifically, Phase 1 proposes 196 Single-Family Attached (townhouse) Residential Units and 14 Parcels.
3. Incorporated Area – None.
4. Council District – 9.
5. Lots/Parcels – Parcel 1A, as described in Book 43553 at Page 192.
6. Total Area – 80.94 acres.
7. Tax Map/Grid – Tax Map 164/F2.
8. Zoned: R-T (Townhouse).
9. Zoning Map – 221SE07.

II. APPLICANT'S PROPOSAL

D.R. Horton, Inc., (the “Applicant”) presents in this Detailed Site Plan application Phase 1 of a new development proposal for Dobson Ridge (the “Property”). Dobson Ridge lies within the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (“Master Plan” and “SMA”), which rezoned the subject property to the R-T Zone. The Subregion 5 Master Plan establishes development policies, objectives and strategies that are consistent with the recommendations of the 2002 Prince George’s County Approved General Plan. It was approved with three distinct areas, each with their own personality: the Accokeek, Brandywine and Clinton/Tippett areas. Economic development and growth are primarily directed to the MD 5 corridor and Brandywine. Brandywine is the subregion’s most diverse community, including rural, residential, large-scale industrial, and highway-oriented commercial uses. The master plan envisions the center of the Brandywine community along MD 5, south of the MD 5/US 301 intersection. This center implements the 2002 General Plan policy to direct growth into designated areas, creating in Brandywine a core within an approximately 120-acre transit-oriented, mixed-use area on the east side of MD 5/US 301. It would be focused on a transit station, with high-density, mixed residential, commercial, and employment uses abutting existing and planned major commercial land uses to the south, and mixed residential uses to the north. Since the adoption of the Master Plan, in 2014, the County updated the General Plan, known as “Plan Prince George’s 2035” (Plan 2035), which placed the subject property in the Established Communities Growth Policy Area. Plan 2035:

Classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established Communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services

(police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

(Plan 2035 at p. 20).

Legally identified as Parcel 1A (*see* Deed recorded in Book 43553 at Page 192), (Tax Map 164, Grid F-2) the Property comprises approximately 80.94 acres in the R-T Zone, with 48.38 acres of Environmental Regulated Features and 32.56 acres of developable area. The applicant proposes a development of 196 Single-Family Attached (townhouse) Residential Homes and 14 Parcels. With 32.56 acres, this translates to a density of 5.86 dwellings per acre—within the medium-density range provided in the Master Plan and Plan 2035. The Applicant is also requesting a Variance to adjust the size of the end units in building groups of more than six (6) units from 24' to 20'. The criteria for the Variance request are discussed further in Section VI of this statement.

III. COMMUNITY

The subject property is located in Planning Area 85A within Councilmanic District 9. More specifically, the site is located on the south side of McKendree Road approximately 413 linear feet west of its intersection with Robert Crain Highway (US 301/MD 5) Brandywine, Maryland. The property is also located in the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment area.

The subject property is surrounded by the following uses:

North: McKendree Road and beyond, single-family homes in the R-R Zone, vacant land in the R-T Zone and existing commercial use in the C-M Zone.

South: Border with Charles County, Maryland.

East: Vacant land in the C-M Zone, beyond Robert Crain Highway (US 301), and beyond vacant land in the C-S-C Zone.

West: Vacant land in the R-A and R-E Zone (Part of the remaining Dobson Ridge property), and beyond the vacant land are single family homes in the R-E Zone.

As mentioned previously, the subject property is within the area of the Master Plan and SMA that reclassified the property from the R-A Zone to the R-T Zone. Conformance with Plan 2035 and the Sub V Master Plan was determined at the time of PPS approval. :

IV. PREVIOUS APPROVALS

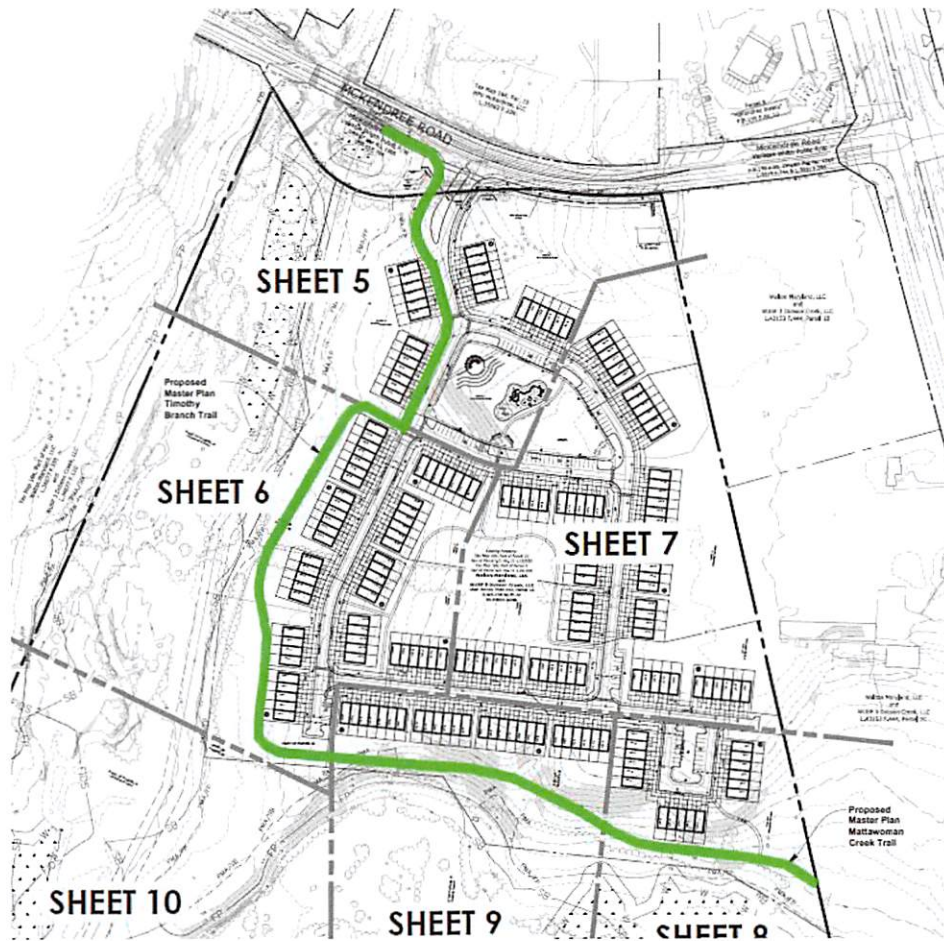
Preliminary Plan of Subdivision (4-20002) was approved and adopted by the Planning Board on January 28, 2021 with the following conditions:

3. The applicant and the applicant's heirs, successors, and/or assignees shall construct the Timothy Branch and Mattawoman Creek Master Planned Trails on The Maryland-

National Capital Park and Planning Commission's property or an alternative on-site location as determined at the time of detailed site plan (DSP), subject to the following:

- a. The Master Planned Trails Material and width shall be determined at the time of DSP.
- b. The Master Planned Trails shall be designed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.
- c. The timing of construction of the trails shall be determined with the approval of the DSP.

COMMENT: The Detailed Site Plan depicts the location of the proposed Timothy Branch and Mattawoman Creek Trails on-site, as depicted thereon and below.



5. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant's BPIS Exhibit), in accordance with Section 24-124.01 of the Prince George's County Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit

process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

- a. **McKendree Road and Lavender Dream Lane: crosswalk across north leg of McKendree Road, crosswalk across Lavender Dream Lane, one new ramp along McKendree Drive, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**
- b. **McKendree Road and Desert Peace Court: crosswalk across south leg of McKendree Road, crosswalk across Desert Peace Court, one new ramp along McKendree Road, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**
- c. **McKendree Road and English Point Lane: crosswalk across English Point Lane, crosswalk across McKendree Road, Americans with Disabilities Act ramps on both sides of McKendree Road, and two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**
- d. **McKendree Road and Dawn Chorus Lane: crosswalk across Dawn Chorus Lane.**

COMMENT: This condition will be satisfied at the time of building permit.

6. Prior to the acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, specifications, and details of the off-site pedestrian and bicyclist adequacy facilities approved with this Preliminary Plan of Subdivision 4-20002, consistent with Section 24-124.01(f) of the Prince George's County Subdivision Regulations.

COMMENT: The BPIS Exhibit has been included with the DSP submittal package.

7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

- a. **Prior to the approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall provide \$420 to the Prince George's County Department of Permitting, Inspections, and Enforcement for the placement of one R4-11 bikeway signage assembly along the subject site frontage of McKendree Road.**
- b. **A shared lane marking (sharrow) along the subject site frontage of McKendree Road, unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement, with written correspondence.**

COMMENT: Noted.

8. Prior to approval of the detailed site plan, the applicant shall update plans and provide an exhibit displaying the location, limits, specifications, and details displaying:

- a. **The Timothy Branch Trail to be located outside the primary management area, to the extent practical.**
- b. **The Mattawoman Creek Trail to be located outside the primary management area, to the extent practical.**
- c. **A minimum of two Inverted-U bicycle racks, or racks that provide two points of contact for supporting and securing a parked bicycle.**
- d. **Minimum five-foot-wide sidewalks along the subject site frontage of McKendree Road and along both sides of all internal roads, excluding alleys.**

COMMENT: The DSP provides the location, limits, specifications and details of the Timothy Branch Trail, the Mattawoman Creek Trail, and bicycle racks. The DSP has five foot wide sidewalks along the site frontage on McKendree Road and along both sides of all internal roads.

10. Prior to approval of a building permit for each townhouse dwelling unit, a fee calculated as \$1,338 multiplied by (Engineering News Record Highway Construction Cost Index for first quarter, 1993), as shown in accordance with Prince George’s County Council Resolution CR-9-2017, shall be determined. All fees shall be paid to Prince George’s County (or its designee), to be indexed by the appropriate cost indices to be determined by the Prince George’s County Department of Permitting, Inspections and Enforcement.

COMMENT: The Brandywine Road Club Fee will be paid at the time of building permit for each residential unit.

18. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (8768-2020-0) and any subsequent revisions.

COMMENT: The DSP is in conformance with the Site Development Concept Plan (Case No. 8768-2020-0), which expires on July 31, 2023.

V. CRITERIA FOR APPROVAL OF A DETAILED SITE PLAN & DESIGN GUIDELINES

The following Sections of the Prince George’s County Zoning Ordinance are applicable to this application.

Section 27-285. Planning Board procedures.

(b) Required findings.

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

COMMENT: Based on the points and reasons provided herein, in addition to the evidence filed in conjunction with this application (or any other previously approved applications as incorporated herein, as needed), the applicant contends that DSP-20007 represents the most reasonable

alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses.

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

COMMENT: A Conceptual Site Plan is not required in the R-T 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.**

COMMENT: Not applicable. DSP-20007 is not a detailed site plan for infrastructure.

- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

COMMENT: An approved Stormwater Management (SWM) Concept Plan and approval letter (8768-2020-0), reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) was submitted with the PPS application. According to the plan, two submerged gravel wetlands, five micro bio-retention facilities, and one grass swale are proposed to provide stormwater retention and attenuation on-site. The concept letter also indicates the payment of a SWM fee-in-lieu in will be required. The concept approval expires July 31, 2023. Development of the site shall conform with the SWM concept approval, and any subsequent revisions, to ensure no on-site or downstream flooding occurs. Moreover, as contemplated in the PPS, since the subject property contains over 47 acres of 100-year floodplain and over 48 acres of environmental regulated features constituting the primary management area (PMA), DPR recommended that this area be dedicated to M-NCPPC for conservation and preservation of natural resources, which is contemplated by the applicant.

Section 27-281. Purpose of Detailed Site Plans.

(b) General purposes.

- (1) **The general purposes of Detailed Site Plans are:**
 - (A) **To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**
 - (B) **To help fulfill the purposes of the zone in which the land is located;**
 - (C) **To provide for development in accordance with the site design guidelines established in this division; and**

- (D) **To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**
- (c) **Specific purposes.**
- (1) **The specific purposes of Detailed Site Plans are:**
 - (A) **To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
 - (B) **To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;**
 - (C) **To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**
 - (D) **To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

COMMENT: This Detailed Site Plan will promote the purposes found in Section 27-281.

Section 27-283. Site Design Guidelines

- (a) **The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (b) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.**

COMMENT: Generally, Section 27-274 provides design guidelines regarding parking, loading, and circulation, lighting, views, green area, site and streetscape amenities, grading, service areas, public spaces, and architecture. It is worth noting that every sub-part of Section 27-274(a) uses the word “should” when describing each of the guidelines. Thus, none of the design guidelines are mandatory; instead, they are as they appear, guidelines used to promote the purposes of the zone. The Planning Board is authorized to approve a detailed site plan so long as the plan represents a *reasonable alternative to satisfying the guidelines* – without requiring unreasonable costs or detracting substantially from the utility of the proposed development for its intended (and *permitted*) use.

Specifically, the applicant offers the following:

Section 27-274. Design Guidelines

In addition to the purposes set forth in Section 27-281, Section 27-274 further requires the Applicant demonstrate the following:

- (2) **Parking, loading, and circulation**

- (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- (B) **Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) **Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

COMMENT: DSP-20007 will provide garage parking for the residents and on street parking and minor parking lots for visitors. Resident parking is shown on the lots it serves. Surface parking is adjacent to recreational facilities; some overflow parking is appropriately provided in the street near residences. There are no large uninterrupted expanses of pavement. None of the parking is generally visible from outside DSP-20007. No loading docks are proposed. Main entrance to the Property is from McKendree Road. Sidewalks are proposed along the public and along all of the private roads of DSP-20007 to provide safe and efficient pedestrian circulation, minimizing conflicts between pedestrians and vehicles. Crosswalks are clearly marked.

(3) Lighting.

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

COMMENT: This DSP, which proposes residential uses, anticipates at least some activities taking place in the evening and will provide adequate lighting levels for safe vehicular and pedestrian movements. The site lighting will provide the new residents with a bright, safe atmosphere while not causing a glare or light bleeding onto adjoining properties, as the applicant would anticipate using full cut-off light fixtures. For details of the lighting proposed, please see Sheet 16 of the Landscape and Lighting Plan Set. Please reference the photometric plan on Sheets 11 through 15 of the Landscape and Lighting Plan Set.

(4) Views.

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

COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (4). All buildings will be designed to provide a modern, clean and strong presence along road frontages. Other views and public areas will be emphasized through the use of sidewalks to collectively connect the various components of the project.

(5) Green Area.

- (A) **On site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

COMMENT: Green area is dispersed throughout the property. They are easily accessible for maintenance and provide separation between townhomes. For location of the Recreational

Facilities, please see Sheets 17 and 18 of the Landscape and Lighting plan, and for details, please see Sheets 17 and 18. The connective green areas are mostly intended to provide open areas between development envelopes, and are not appropriate for hardscaping.

- (6) Site and streetscape amenities.**
 - (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

COMMENT: The Detailed Site Plan and Landscape Plan submitted with this application comply with the design guidelines outlined in sub-part (6). The proposed site and streetscape amenities will contribute to an attractive, coordinated development. That is, the site fixtures will be durable high quality material and will be attractive, which will enhance the site for the future residents and patrons. As further referenced above, within this proposed phase, additional street connections and street scape amenities are proposed.

- (7) Grading.**
 - (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

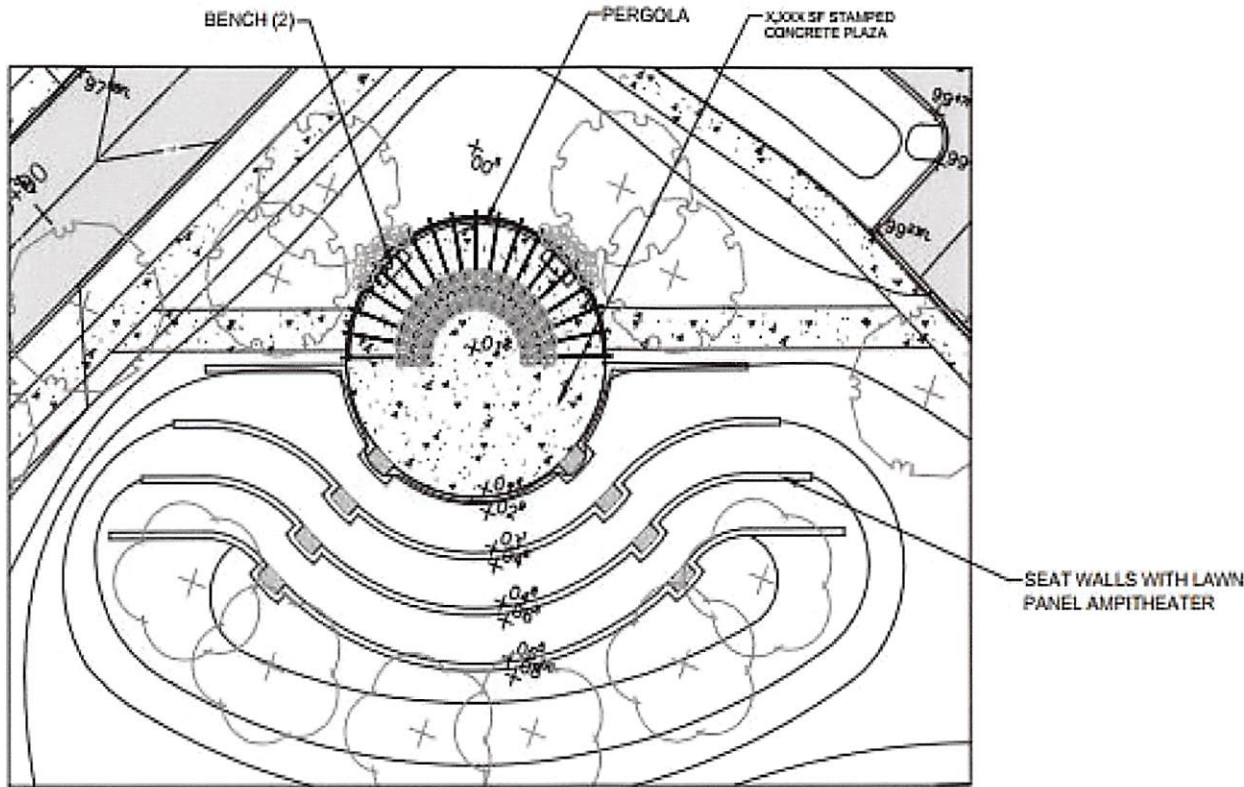
COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (7). All grading and landscaping will help to soften the overall appearance of the improvements once constructed. The proposed development will address the needs and expectations of the modern resident. To the fullest extent practical, all grading will be designed to minimize disruption to existing topography. For the proposed use to be viable, a flat building surface is required, so the central portion of the Property is proposed to receive the most amount of grading. From there, grading is to tie into existing slopes, and the existing slopes in the north and east are used to supplement buffering. No unnecessary grading, and no grading that unduly impacts natural resources on the site, is proposed.

- (8) Service Areas.**
 - (A) Service areas should be accessible, but unobtrusive.**

COMMENT: Service areas are not proposed with DSP-20007.

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

COMMENT: The proposed public spaces here are designed to serve the local residents. Outdoor space includes centralized amphitheater with centralized pergola, large multi-age playground, passive green space and sitting areas. These amenities are easily accessible from sidewalks with on street parking located nearby. Each open area has been designed and sized to accommodate the intended use.



poligon *half circle trellis, double row of columns, lattice roof* **Concord**
CON

Design Intent:
As a contemporary pavilion, the Concord is a central area of outdoor and indoor markets, primarily used to enhance a gathering area or feature. This table is often custom designed to produce a wide variety of uses.

Standard With This Structure:
• 2" x 4" columns and 2" x 4" beams (optional 2" x 6" beams)
• 1/2" x 1/2" x 1/2" lattice roof
• 1/2" x 1/2" x 1/2" lattice roof

Standard Modifications:
Modifications include specifying lattice work and stain work, adding side or integrated seating, lighting, acoustics, electrical outlets, increasing clearance height and/or custom alterations.

Standard Sizes:

Model	Height	Clearance
CON	10'0"	10'0"
CON	12'0"	12'0"
CON	14'0"	14'0"

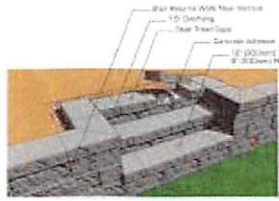
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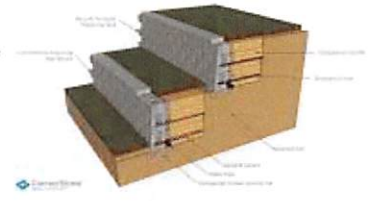
1 PERGOLA
Scale 1/2" = 1'-0"
Manufacturer: Poligon



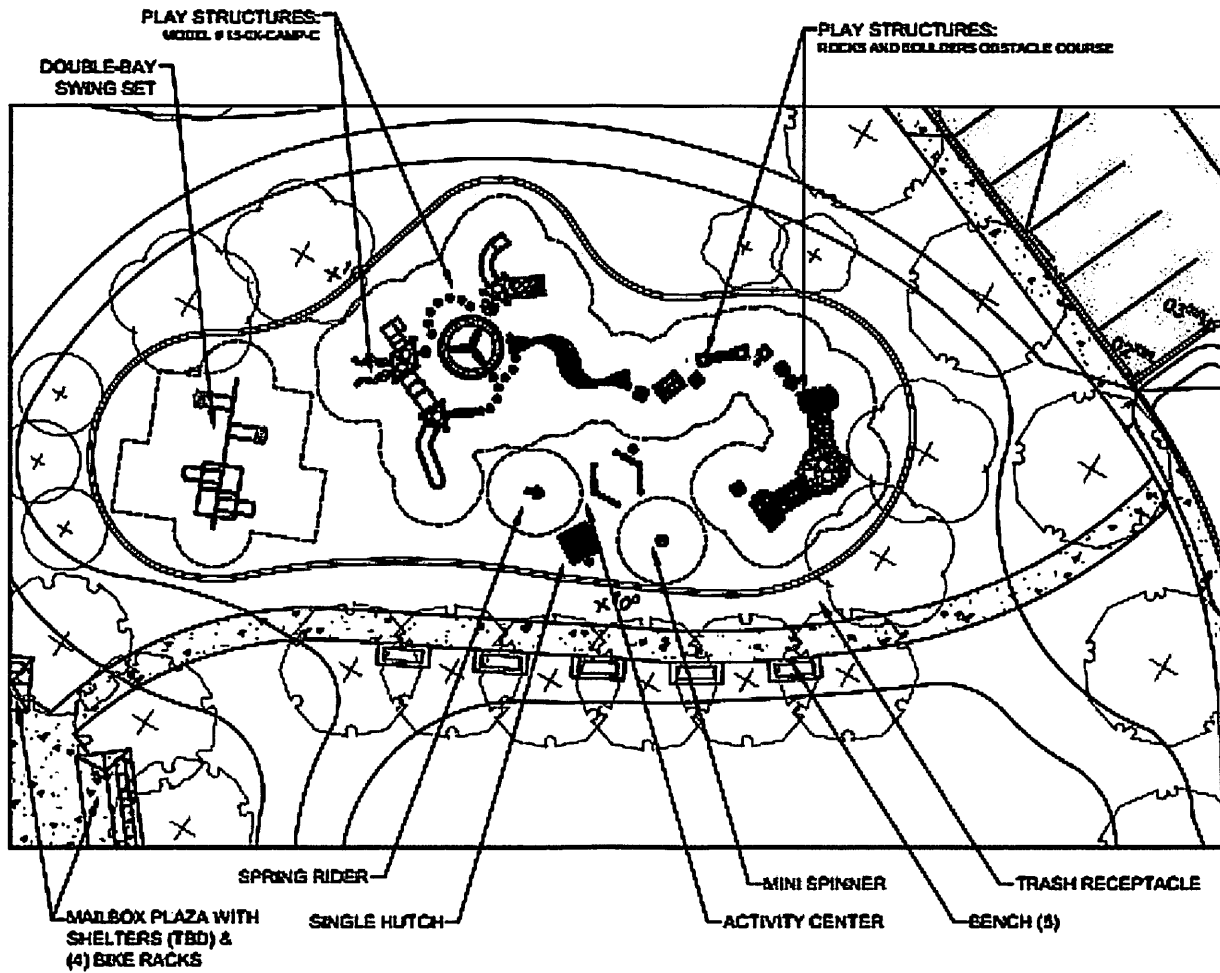
2 SEAT WALL WITH LAWN AMPITHEATER CONCEPT
Scale 1/2" = 1'-0"
Manufacturer: T&S



3 SEAT WALL STEPS
Scale 1/2" = 1'-0"
Manufacturer: T&S



4 SEAT WALL WITH LAWN
Scale 1/2" = 1'-0"
Manufacturer: T&S





(10) **Architecture.**

- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.
- (C) These guidelines may be modified in accordance with section 27-277.

COMMENT: Architecture proposed with DSP-20007 complies with the design guidelines outlined in sub-part (10). The elevations for the proposed residential units are provided on the architectural elevations on Sheets submitted with this application.

(11) **Townhouses and Three-Story Dwellings.**

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or

small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**
- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**
- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.**

COMMENT: The layout of the townhouse units for DSP-20007 has been designed in an effort to, as much as possible, minimize the views of the rear of the units along both the public and private roads. Most open spaces in the development are intended for active and passive recreational uses, rather than for tree preservation. The development is designed as a dense urban residential development, with homes facing streets. Recreational facilities are designed to be easily accessible to the residents. All recreation areas are surrounded by streets and on-street parking and do not abut residential uses. The proposed residential units will provide high-quality architecture that will provide a variety of architectural elements to promote individuality or aesthetically pleasing appearances with offsets of buildings.

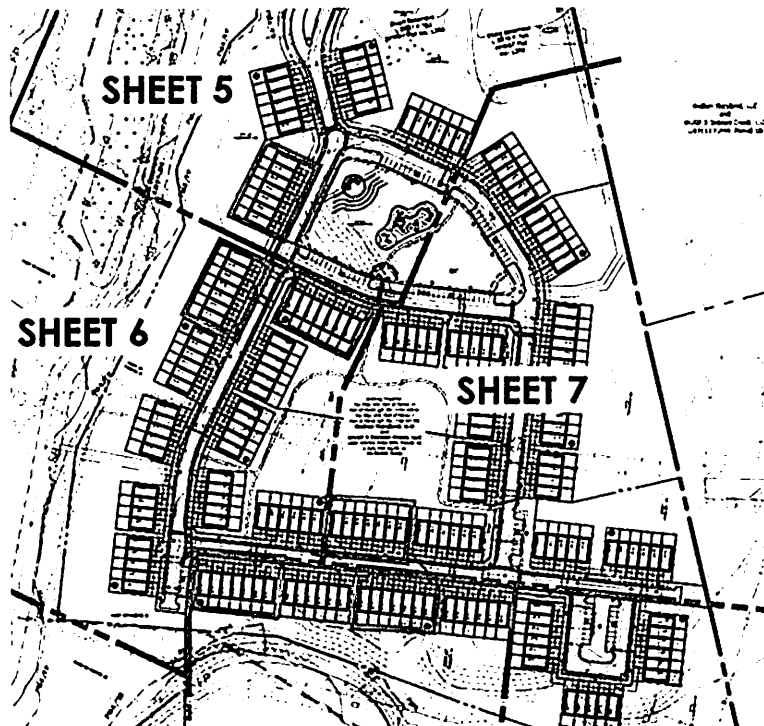
Section 27-433. R-T Zone (Townhouses)
(d) Dwellings.

(1) All dwellings shall be located on record lots shown on a record plat.

COMMENT: A Preliminary Plan of Subdivision (PPS-4-20002), creating 196 Lots was approved by Planning Board on January 7, 2021, and the Planning Board Adopted its Resolution (PGCPB No. 2021-04) on January 28, 2021. Once this DSP is approved, a record plat creating the record lots will be recorded, which will ensure that all dwellings will be located on record lots..

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

COMMENT: DSP-20007 does propose building groups containing more than six (6) dwelling units. Six (6) of the 34 total building groups (17.65%) will contain more than six (6) units. The number of building groups containing more than six (6) dwelling units does not exceed twenty percent (20%) of the total number of building groups. A variance is being requested to adjust the required width of end units in building groups of more than six (6) units from 24' to 20'. See Section VI below.



- (3) **The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

COMMENT: DSP-20007 proposes twenty (20) foot width for all townhouses. Nevertheless, to provide variety and to further justify the requested variance, the applicant is also proposing two and three-story units.

- (4) **The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

COMMENT: DSP-20007 proposes a minimum gross living space of one thousand five hundred (1,500) square feet for each townhouse. This requirement is met.

- (5) **Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

COMMENT: A minimum of two (2) features will be provided on endwalls. Prominent endwalls will also feature additional treatments.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

COMMENT: Exposed foundation walls will be clad with appropriate finish materials.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

COMMENT: A minimum of sixty percent (60%) of all townhouse sticks will have a full front façade (excluding features) of brick, stone, or stucco.

- (8) **One-family attached metropolitan dwellings shall be designed with a single**

architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.

COMMENT: Not applicable. One-family attached metropolitan dwellings are not being proposed in DSP-20007.

(e) Streets.

(1) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, three-family dwellings, and one-family attached metropolitan dwellings:

(A) The tract of land used for the project involving these dwellings shall have frontage on, and direct vehicular access to, a public street having a right-of-way width of at least sixty (60) feet;

COMMENT: The tract of land that makes up the subject property involving the proposed townhouse dwelling units has frontage and direct vehicular access to McKendree Road (MC-502), which has a variable width of at least one hundred (100) feet.

(B) Private streets which are interior to the project (and are not dedicated to public use) shall be improved to not less than the current standards set forth in Subtitle 23 of this Code which apply to a public, twenty-six (26) foot wide secondary residential street, except that roadside trees are not required (within the street right-of-way). In a mixed-use activity center designated as a "Transit Village" the width of the private streets may be reduced to a minimum width of twenty-four (24) feet when it is determined that the provision of the minimum width is consistent with a safe, efficient, hierarchical street system. Sidewalks may be omitted when it is determined that there is no need for them. Sidewalks cast monolithically with the curb and gutter shall be permitted;

COMMENT: Interior private street parcels have a minimum width of 50' with minimum paving section of 22' wide. Sidewalks are provided on both sides of the private streets and will be cast monolithically with the curb and gutter.

(C) Private streets shall be common areas conveyed to a homes association, and provisions for maintenance charges shall be made in accordance with Subsection (i). (For the purpose of this Section, "private streets" are internal vehicular access roadways serving the development by means of private streets approved pursuant to Subtitle 24 of this Code, except driveways which dead-end within a parking lot); and

COMMENT: All internal streets are private, and will be conveyed to a home owners association

to ensure, among other things, maintenance is provided in perpetuity.

- (D) Points of access to public streets shall be approved by the County Department of Permitting, Inspections, and Enforcement, State Highway Administration, or other appropriate highway authority, as applicable.**

COMMENT: All access points to county roads will be designed and permitted in accordance with DPIE standards and regulations.

(f) Access to individual lots.

- (1) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, three-family dwellings, and one-family attached metropolitan dwellings:**

- (A) While it is not necessary that each individual lot have frontage on a street, each lot shall be served by a right-of-way for emergency and pedestrian access purposes. The right-of-way shall either be owned by a homes association and approved by the Planning Board, or a dedicated as a public right-of-way.**

COMMENT: Each lot is served by a private street with minimum paving width of 22' for emergency and pedestrian access purposes. The private streets will be owned and maintained by a home owners association.

- (B) If the individual lot does not have frontage on a street, a right-of-way at least sixteen (16) feet wide shall abut each lot. The right-of-way shall be at least twenty-five (25) feet wide if it contains an easement for sanitary sewerage.**

COMMENT: Private street parcels have a minimum width of 50'.

- (C) Each right-of-way shall contain a sidewalk at least six (6) feet wide which connects parking areas with the individual lots. The maximum grade of the sidewalk shall generally be not more than five percent (5%). However, when the normal grade of the land exceeds five percent (5%), ramps or steps may be utilized to remain consistent with that grade.**

COMMENT: Five-foot wide sidewalks are provided on both sides of all internal private roads.

- (D) No individual lot shall be more than two hundred (200) feet from a point of approved emergency vehicle access.**

COMMENT: All lots are accessible for emergency vehicle access.

- (E) For any private street or other access right-of-way to be improved, a permit shall be obtained from the County Department of Permitting, Inspections, and Enforcement. If the right-of-way is located in a municipality which has jurisdiction over street improvements, the municipality shall issue the permit. The permit shall not be issued until construction plans are approved, the permit fees are paid, and a performance bond is posted with the Department or municipality guaranteeing installation of all streetlights and completion of all street, other access right-of-way, sidewalk (including those required for access to the front or rear of lots), and parking lot construction. Issuance of the permit and posting of the bond shall authorize the Department of Permitting, Inspections, and Enforcement, or the municipality, to enter the development to complete the construction of the work covered by the bond, if the developer fails to complete the work within the permit period.

COMMENT: Permits are to be applied for through the County Department of Permitting, Inspections, and Enforcement (DPIE) for private streets and access from McKendree Road. Permits will be issued after PPS, DSP, plat and construction plan approvals and shall authorize DPIE to enter the development to complete construction covered by bonds posted for the permitted work if the developer fails to complete the work within the permit period.

(g) Utilities.

- (1) All utility lines within an attached dwelling unit development shall be placed underground.

COMMENT: All utilities within the development are proposed to be placed underground.

(h) Minimum area for the development.

- (1) No group of attached dwellings shall be located on a parcel of land containing less than two (2) acres.
- (2) The District Council may (when approving the zoning) permit a reduction in this minimum area in order to permit the redevelopment of a deteriorated or obsolescent single-family residential area, or to promote the development of small-scale attached dwelling areas in an attractive, efficient manner. If no rezoning is involved (such as townhouses to be developed in the R-18 Zone in accordance with the R-T Zone), the Council may still permit the reduction if requested (in writing) by the owner of the property.

COMMENT: The net developable area for DSP-20007 (outside of the floodplain) is 33.45 acres with a residential density of 5.86 DU/acre, therefore this requirement is met.

(i) Common Areas.

- (1) If common areas are provided, they shall be conveyed to an incorporated, nonprofit homes association. The association shall be created under recorded land agreements (covenants) which specify that:

- (A) Each home owner in a described land area is automatically a member; and
- (B) Each home is automatically subject to a charge for a proportionate share of common area maintenance. The recorded covenants shall bind each home owner to pay his proportionate share of all assessments (including taxes), which may be necessary to maintain the common areas. The covenants shall also provide for a personal money judgment procedure against each home owner to meet the assessment charges.
- (2) If a Detailed Site Plan shows a common area, the Planning Board (as a condition of plat approval) shall place conditions on the ownership, use, and maintenance of these areas to assure that the areas are preserved for their intended purpose.
- (3) Record plats filed on land located in an R-T Zone (or any other zone when developed in accordance with the R-T Zone) shall include a statement of the covenants or other documents concerning the ownership and maintenance of the common area, or shall include the statement by reference to liber and folio.

COMMENT: Common areas are to be conveyed to the homeowner association, in conformance with this requirement.

(j) Front elevation plan.

- (1) A front elevation plan (or profile plan) shall be submitted with the Detailed Site Plan. The elevation plan shall show a variation in design of dwellings, or groups of dwellings, sufficient to satisfy the purposes of this Section.

COMMENT: Front elevations for the two and three story units are included with this submission.

(k) Site plan.

- (1) A Detailed Site Plan shall be approved for all attached dwellings, in accordance with Part 3, Division 9, of this Subtitle.
- (2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall include:
 - (A) An identification of two (2) or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-180 of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking locations; and
 - (B) The type and location of required streetlights.
- (3) In addition to the site design guidelines of Section 27-283, the Planning Board shall also consider the orientation and identification of dwelling units with respect to topography and other site characteristics, so that a variety of potential housing opportunities is provided throughout the proposed development for barrier-free design construction.

COMMENT: DSP-20007 is being filed for review in conformance with this requirement.

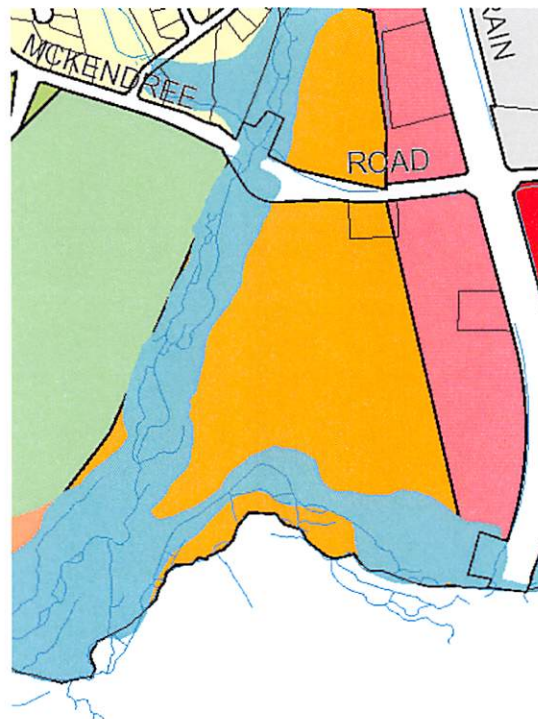
VI. VARIANCE REQUEST/CRITERIA

The applicant requests a Variance to adjust the end units in building groups with more than 6 units (for which there are no more than 20%) from 24' to 20'. Pursuant to Section 27-239.03, the District Council and the Planning Board are granted the authority, when either makes a final decision on a site plan, to approve variances from the strict application of this Subtitle in conjunction with its approval of the site plan. The District Council and the Planning Board shall be governed by the provisions of Section 27-230 when it grants the variance.

Sec. 27-230. - Criteria for granting appeals involving variances.

- (a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**
- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

COMMENT: There is no dispute that the Property is oddly shaped and is significantly impacted by exceptional conditions. The western and southern portions of the Property have streams and wetlands and are inclusive of the 2005 and 2017 Green Infrastructure Area. Indeed, more than half of the site's acreage is occupied by environmentally sensitive areas, as a result of Mallowoman Creek, which runs along the property's southern border, and Timothy Branch Creek, which is on the western portion of the property, as generally depicted below:

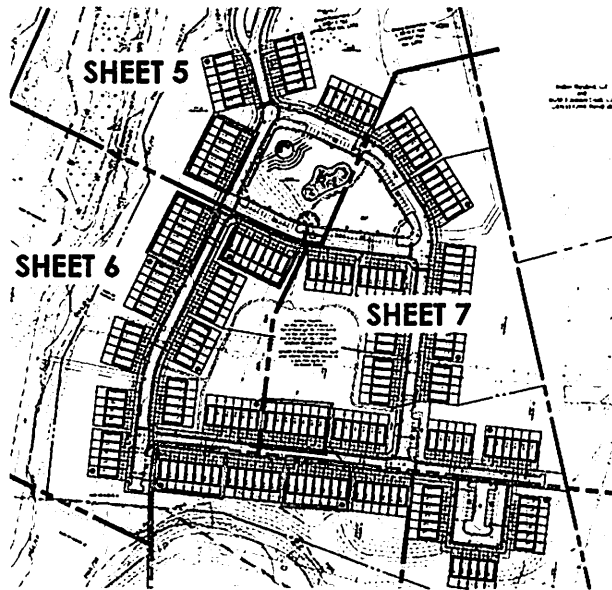


Specifically, that Property comprises approximately 80.94 total acres in the R-T Zone, however, approximately 48.38 acres are Environmental Regulated Features – leaving only 32.56 acres of

developable area. In addition, The Prince George's County Department of Parks and Recreation (DPR) staff have been in discussions with the applicant with regard to the mandatory parkland dedication requirements for the PPS. Since the subject property contains over 47 acres of 100-year floodplain and over 48 acres of environmental regulated features constituting the primary management area (PMA), DPR has requested that this area be dedicated to M-NCPPC for conservation and preservation of natural resources, in accordance with the provisions of Section 24-134(a)(4). Mattawoman Creek has been designated as highly sensitive environmental feature as evidenced by the designation of a Mattawoman Creek Special Conservation Area, just west of the subject property as shown on the master plan. The applicant originally provided plans that showed 52.41 acres of land to be dedicated to M-NCPPC, to include approximately 5.1 acres outside of the 100 year-floodplain and designated PMA which exceeded the dedication requirements. In addition, the property is burdened by a conceptual alignment of two master planned trails through the property and shown within the PMA. The original intent of providing over 52 acres of land to M-NCPPC was to allow room for the trails to be built by M-NCPPC outside of the environmentally sensitive areas. It was discussed and agreed at time of the Planning Board Hearing for PPS 4-20002 that the applicant would dedicate less land, now proposed at approximately 49 acres, and be tasked with the construction of the trail system on the subject property. Indeed, DPR and the Trails Section have even suggested that these trails be constructed along the private streets of the proposed community, to which the applicant has proposed a portion of the trail along the private street. Nevertheless, it is clear that the property is burdened by a number of extraordinary situations and conditions.

- (2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

COMMENT: The Applicant is providing a mix of townhouse styles that is required by the R-T Zone regulations; however, the applicant does seek a variance to adjust the required width of certain end units in building groups of more than six (6) units from the required 24' width to 20'. That is, there are only six (6) sticks, out of thirty-four (34) sticks, that include more than six (6) units (or 17.65%). Section 27-433(d)(2) requires the end units for these six (6) sticks to be 24' wide. The applicant, however, is requesting that the end units for these six (6) sticks, similar to all of the other units in all of the other sticks, be 20' wide. The applicant contends that the strict application of Section 27-433(d)(2) will result in practical difficulties.



In *Montgomery County v. Rotwein*, 169 Md. App. 716, the Court applied a three-pronged test to determine practical difficulty:

1) Whether compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

2) Whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

3) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Providing 24-foot wide townhouses for 6 sticks out of 34 sticks is problematic, given the lack of consistency it would create in the development. Unlike other townhouse developments for which there is a somewhat more balanced number of varying unit sizes, in this instance, the code would require the applicant to construct twelve (12) 24-foot wide end units, despite the rest of the community being all 20-foot units. This disproportionate number of uniquely sized units is problematic, and to require the applicant to strictly comply would be unnecessarily burdensome. That is, should this variance be denied, having just twelve (12) units (out of a total of 196) at a different size will be a burden instead of benefit given the limited number of 24-foot units that would be required.

Moreover, the applicant's design, by proposing both two-story and three-story units, provides the variation in product types that was intended by the regulation in question. Simply stated, because the intent of the regulation was to ensure that sticks with more than 6 units had some differentiation, the Council imposed the 24' wide end unit requirement. However, the applicant contends that a community that proposes all 20-foot wide units – regardless of the number of units in any given stick – that are two and three stories in height meets the spirit of the ordinance by avoiding monotony. The 24-foot requirement, in this instance, is therefore, unnecessarily burdensome.

Finally, granting of the variance to allow twelve (12) end units to be 20-foot wide, as shown on the DSP, will have no impact on public safety, and will, in fact, have a positive impact on public welfare. Public welfare is served by great neighborhoods, which are created with variety and interest. The proposed development is such a neighborhood, which will serve potential buyers of a range of economic means in a visually appealing community.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

COMMENT: The Property lies within the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* ("Master Plan" and "SMA"). The Master Plan recommends Residential Medium High Density (Map IV-1; p. 32), and the SMA rezoned the Property from the R-A Zone (Rural Agricultural) to the R-T Zone (Residential Townhouse). (See Change 8; p. 176.) Residential Medium High land use "areas can be developed as single-family or townhouse development and are limited to several small areas in Clinton east of Clinton Park Shopping Center, and west of MD 5 near the Southern Maryland Hospital Center. Other residential medium high and residential high areas are designated in or near the future Brandywine Community Center." The request to reduce the size of end units does not impair the intent purpose or integrity of the Master Plan, which envisions townhouses on this Property but is silent on the issue of home widths.

In 2014, on year after the Master Plan was approved, the County updated the 2002 General Plan with *Plan Prince George's 2035* ("Plan 2035"). It recommends major developments be concentrated within Centers. The Property is in the Established Communities Growth Policy Area established in Plan 2035. Plan 2035:

classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established Communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

(Plan 2035 at p. 20).

Not all properties in the Established Community Policy Area can be considered “infill” development. The key is that the development be context sensitive, “Medium High” density residential development. Zoning Change 8 in the Sectional Map Amendment notes that the R-T Zone “allows for medium-density residential close to the edge of the Brandywine Community Center. The subject property should transition to single-family detached neighborhoods to the west....” Plan 2035 recognized the zoning of the Property. The proposed detailed site plan for townhouse development in keeping with the Subregion 5 Master Plan recommendations in an area where public facilities are available to meet the needs of the residents.

Both the Master Plan and Plan 2035 are silent on specifics such as lot size. Both call for Medium High Density on the Property. With 196 proposed townhouses on 33.45 net acres, the proposed density is 5.86 dwellings per acre, below the maximum 6.0 dwellings per acre allowed in the R-T. Allowing 20-foot wide end units does not increase the density over 6.0 units per acre.

The R-T Zone is established to create a regulatory framework for townhouse development. The purposes of the R-T Zone [Section 27-433(a)] are generally aimed at maximizing freedom in the grouping, layout, and design of townhouses; avoiding monotony in design; protecting distinguishing natural features of the site through innovative site layout and green area design; maximizing the green space for the development; and to prevent detrimental effects on the use and development of adjacent properties. The proposed reduction of end unit width from 24- to 20-feet does not effect these purposes. In fact, the Purposes of the R-T Zone appear to support freedom in design and layout techniques. Here, the proposal provides a unique opportunity to develop the Property—between Commercially-zoned land and land proposed for a mix of detached and attached housing—with townhouses that complement the surround future uses.

Following approval of the Master Plan and Plan 2035, the County published the 2019 *Comprehensive Housing Strategy* (CHS) aimed at implementing County housing policies in accordance with the approved plans. Its purposes is stated in its introduction:

Every resident in Prince George’s County deserves a decent, affordable home as a pathway to achieving economic security, higher quality-of-life, and greater sense of stability. This is a fundamental belief of leaders in Prince George’s County.

(CHS at p. 9).

Further, the CHS notes that the County will accomplish its goals by providing pursuing housing investments and solutions that are inclusive:

The CHS helps make Prince George’s County a welcoming place where all residents—including our most vulnerable—can thrive, meet their daily needs, and invest in their future. No resident should have to choose between paying their rent or mortgage and other necessities, like food and health care.

(*Id.* at p. 10).

Throughout the CHS, the theme persists: there is a need to attract new residents, including millennials, families, employers and developers. (p. 20). In fact, the CHS notes that existing residents reported that their homes were either too big or too small. Twenty-foot wide townhouses are in the middle of the size-range for townhouses, providing a larger home for those seeking to move up, and a smaller home for those who may one day look to move to a detached dwelling.

Additional affordability in a development of high-quality houses with the larger Brandywine area is provided by the reduction of the size of the end units. Brandywine is developing with an array of residential structures, ranging from 16-foot wide townhouse to 24-foot wide townhouses and larger single-family detached homes on larger lots. A development of 20-foot wide town houses fits nicely in the price range of other developments in the Brandywine area.

Reducing barriers to residents who are trying to find or stay in income restricted housing is an action item for the CHS (p. 60). While these will neither be income restricted homes nor moderately priced dwellings, per se, they will fall in the mid-range of housing in the area, allowing more opportunity for all Prince Georgians. These proposed 20-foot wide end units provide a different experience in the neighborhood without being overly costly, attracting millennials and new families starting out, and older families, perhaps empty-nesters, looking to downsize.

These goals are also inherent in both the Master Plan and Plan 2035, which both recommend medium- to high-density on the Property as a transition from commercially zoned land to the east to lower densities on properties to the west. The reduction of end-unit widths from 24-feet to 20-feet allows for reasonably priced units able to attract residents of many incomes to this transitional Property. Therefore, the reduction—and the attendant variance—does not impair the integrity of the Master Plan, Plan 2035 or any county policy; in fact, County housing policies are advanced by its approval.

(b) Variances from the requirements of Subtitle 5B of this Code for property located within the Chesapeake Bay Critical Area Overlay Zones shall only be approved by the Planning Board where an appellant demonstrates that provisions have been made to minimize any adverse environmental impact of the variance and where the Prince George's County Planning Board has found, in addition to the findings set forth in Subsection (a), that:

- (1) Special conditions or circumstances exist that are peculiar to the subject land or structure and that a literal enforcement of the Critical Area Program would result in unwarranted hardship which is defined as a circumstance where without a variance, an applicant would be denied reasonable and significant use of the entire parcel or lot for which the variance is requested;**
- (2) A literal interpretation of the provisions of the Critical Area Program and related ordinances would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area;**
- (3) The granting of a variance would not confer upon an applicant any special privilege that would be denied by Critical Area Program to other lands or structures within the Critical Area;**

- (4) **The variance request is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or nonconforming, on any neighboring property;**
- (5) **The granting of a variance would not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of the variance would be in harmony with the general spirit and intent of the State Critical Area Law and the County Critical Area Program;**
- (6) **The development plan would minimize adverse impacts on water quality resulting from pollutants discharged from structures, conveyances, or runoff from surrounding lands;**
- (7) **All fish, wildlife, and plant habitat in the designated critical areas would be protected by the development and implementation of either on-site or off-site programs;**
- (8) **The number of persons, their movements and activities, specified in the development plan, are in conformity to established land use policies and would not create any adverse environmental impact; and**
- (9) **The growth allocations for Overlay Zones within the County would not be exceeded by the granting of the variance.**

COMMENT: Not applicable as subject property is not in the Chesapeake Bay Critical Area Overlay Zone.

- (c) **For properties in the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where the applicant proposes development of multifamily dwellings and also proposes that the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code, the Board of Appeals may consider this increase over the required number of accessible units in making its required findings.**

COMMENT: Not applicable as subject property is located in the R-T Zone.

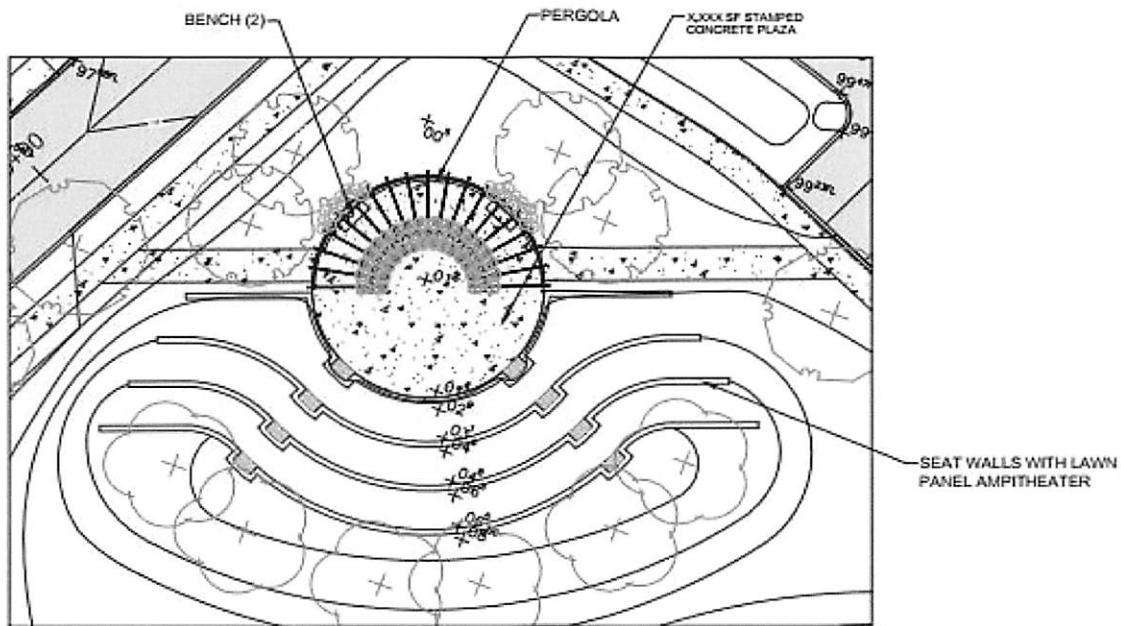
- (d) **Notwithstanding (a) above, a variance is not required for a reduction of up to ten (10) percent to the building setback and lot coverage requirements if the subject property is within a County designated Historic District and the variance is needed to be consistent with Historic District Design Guidelines.**

COMMENT: Not applicable since the requested variance is not to the building setback or lot coverage requirements, and the property is not within a County designated Historic District.


VII. PRIVATE RECREATIONAL FACILITIES

Although DSP-20007 proposes private on-site recreation facilities for the dwelling units,

mandatory parkland dedication is being met by actual dedication of over 48 acres of 100-year floodplain and environmental regulated features constituting the primary management area (PMA) to M-NCPPC for conservation and preservation of natural resources. Consequently, parkland requirements (in accordance with Section 24-134(a)(4)) are met. The applicant, nevertheless, also intends to provide private recreation facilities that include a multi-age playground, passive green space, sitting areas, and a stamped concrete plaza with pergola, seat wall and lawn panel amphitheater. These are all easily accessible from sidewalks and trails. Each open area has been carefully designed and sized to accommodate the intended use. These ancillary recreational facilities are included in the Landscape and Lighting Plan Set, and since these facilities are not required to satisfy mandatory parkland dedication requirements, an RFA is not required.



poligon *half circle trellis, double row of columns, lattice roof*
Concord
 CON



Design Intent:
 As a contemporary trellis form, the Concord pergola is a circular array of columns and lattice members, primarily used to delineate a gathering area or feature. This lattice is often custom designed to perform a function.

Standard with This Structure:
 7' clear columns and 6' frame members constructed with Super-17 1/2" x 5/8" powder coated finish 6" round column cap

Finish Modifications:
 Modifications include specifying lattice arch and truss arch, adding lattice, changing member height, adding perimeter screen or fabric, increasing clearance height and/or member selection.

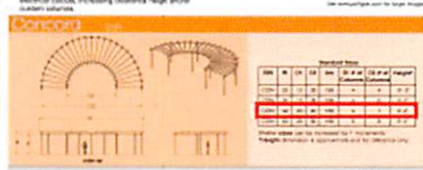
End of Beam Options:

Horizontal End	Stepdown End	Vertical End	Flared End
030	033	038	039

Material Options:

Material	Finish	Color
Aluminum	Clear	Black
Aluminum	Clear	White
Aluminum	Clear	Black

Concord



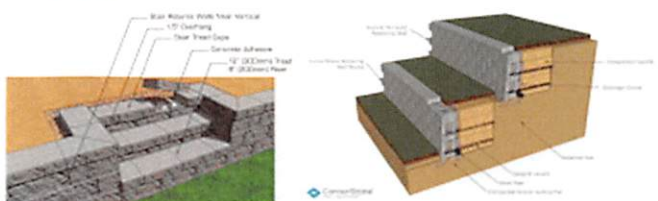
Poligon
 Highland, IL
 Tel: 618.299.1965
 Email: info@poligon.com

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1 PERGOLA
 Poligon USA
 Manufacturer: Poligon

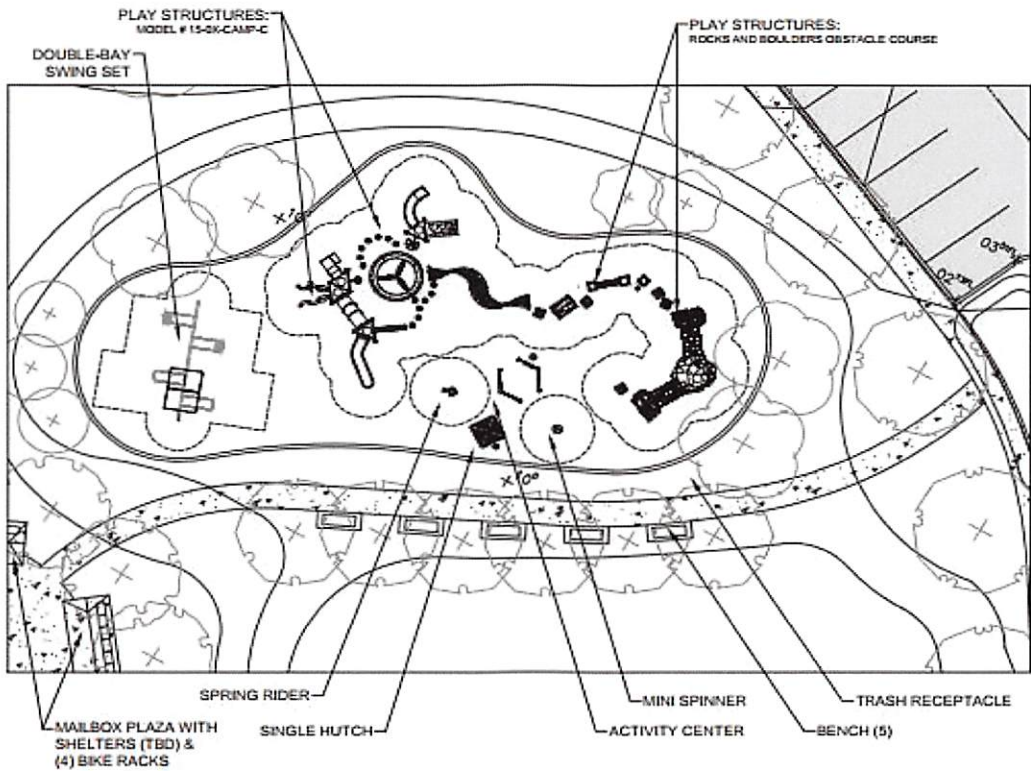




2 SEAT WALL WITH LAWN AMPHITHEATER CONCEPT
 Poligon USA
 Manufacturer: Poligon



3 SEAT WALL STEPS
 Poligon USA
 Manufacturer: Poligon

4 SEAT WALL WITH LAWN
 Poligon USA
 Manufacturer: Poligon




<p>Mono-Post Swings – 2 Belt Seats & 2 Tot-Buckets</p>  <p>Uprights: 3" Aluminum posts - Powder coated Crossbars: 3 1/2" Tubular steel - Powder Coated Seat/Panels: Embedded in concrete footing(s) Swing Seatings: Belt Seats (2), Tot-Buckets (2) Hardware: Galvanized hardware, Powder coated chains</p>	<p>SINGLE HUTCH</p>  <p>Uprights: 3" Aluminum posts - Powder coated Panels: LDM (Optional) included Floor: Chip, Mulch, or Powder coated Hardware: Stainless or galvanized hardware Seatings: Embedded in concrete footing(s) Use: Zone: N/A (Ground Level)</p>
<p>4 DOUBLE-BAY SWING SET Keene Steel Co. Manufactured High Play Structure</p>	<p>5 SINGLE HUTCH Keene Steel Co. Manufactured High Play Structure</p>
<p>"WALLIE THE WHALE" SPRING RIDER</p>  <p>Body: Roto-molded plastic Pole & Spring Component: Galvanized Steel - Powder Coated Installation: Anchor bolts in concrete footing(s) Size: Zone: 1.5' x 12'</p>	<p>MINI SPINNER</p>  <p>Platform, upright, and grip: Powder Coated Steel Installation: Embedded in concrete footing(s) Size: Zone: 1'4" diameter</p>
<p>6 SPRING RIDER Keene Steel Co. Manufactured High Play Structure Manufactured High Play Structure</p>	<p>7 MINI SPINNER Keene Steel Co. Manufactured High Play Structure</p>

VIII. CONCLUSION

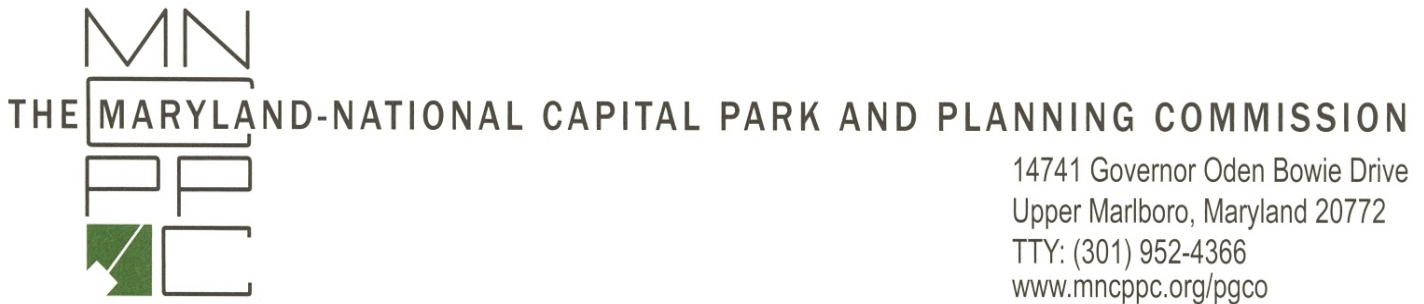
Based on the foregoing, as well as all of the development plans filed in conjunction with this application, the applicant respectfully requests the approval of DSP-20007.

Respectfully submitted,

MCNAMEE HOSEA

By: 
Matthew C. Tedesco, Esq.

Date: December 17, 2020
February 24, 2021



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

May 3, 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 **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-20007 Dobson Ridge

The subject property comprises 80.94-acres and is located on the south side of McKendree Road, approximately 413-feet west of its intersection with US 301 (Robert Crain Highway). The subject application proposes construction of 196 single-family-attached dwelling units, and a variance to reduce the width of end units in building groups containing more than six units. The subject property is Zoned R-T.


A Phase I archeological survey was conducted on the subject property in May 2020. The subject property was part of the tract known as Part of Gantt's Enlargement Enlarged that was owned by the Gantt family until the 1780s. The land was then sold to Leonard Townshend and then to Hezekiah Ward in the nineteenth century. Ward is shown on the 1878 Hopkins map as residing to the east of what is now Branch Avenue. The subject property changed hands several times in the twentieth century and became known as Spring Hill Farm (85A-063). Another house was constructed in the northeast corner of the subject property in the mid-twentieth century.


A total of 552 shovel test pits (STPs) were excavated across the site, 36 of which contained cultural material. Three archeological sites were delineated: sites 18PR1178, 18PR1179 and 18PR1180. All of the sites were prehistoric and historic field scatters that likely relate to the twentieth century agricultural activity or ephemeral prehistoric occupations. All artifacts were recovered from disturbed plow zone contexts and no discrete activity areas were identified in their distribution. No intact features were encountered. Therefore, the sites have a low potential to provide significant data on historic or prehistoric lifeways in southern Prince George's County. No further work was recommended. Historic Preservation staff concurs that no further archeological investigations are necessary on the subject property. Historic Preservation staff recommend approval of DSP-20007 Dobson Ridge with no conditions.

January 4, 2021

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Development Review Division

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

FROM: Michael Calomese, Senior Planner, Community Planning Division 

SUBJECT: DSP-20007 Dobson Ridge

FINDINGS

The Community Planning Division finds that, pursuant to Section 24-121(a)(5), this application conforms to the 2013 *Approved Subregion 5 Master Plan*.

BACKGROUND

Application Type: Detailed Site Plan

Location: South side of McKendree Road approximately 413 linear feet west of its intersection with Robert Crain Highway (U.S. 301/MD 5)

Size: 80.94 acres

Existing Uses: R-T (Residential-Townhouse)

Proposal: To develop 196 Single-Family Attached (Townhouse) Residential Homes within Phase I of the overall Dobson Ridge development, and a Variance to adjust the required width of end units in building groups of more than six (6) units from 24' to 20'.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject property in the Established Communities Growth Policy Area. Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. (p. 20. Also refer to Map 1. Prince George's County Growth Policy Map, p. 18.)

Master Plan: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* designates the future land use for the subject property as “Residential medium,” which allows for R-T (Residential-Townhouse) as an applicable zone for primarily single-family dwellings (attached and detached). (Refer to Table IV-1: Future Land Use Map Designations, Descriptions, and Applicable Zones, p. 31. Also refer to Map IV-4: Brandywine Community Center and Surrounding Area, p. 49.)

Planning Area: 85A

Community: Brandywine & Vicinity

Aviation/MIOZ: None

SMA/Zoning: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* changed the zoning on the subject property from R-A (Residential-Agricultural) to the current zoning of R-T (Residential-Townhouse).

MASTER PLAN CONFORMANCE ISSUES:

None

OVERLAY ZONE CONFORMANCE ISSUES

None

c: Long-range Agenda Notebook

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

June 3, 2021

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Eddie Diaz-Campbell, Senior Planner, Subdivision Section *EDC*
SUBJECT: DSP-20007 Dobson Ridge, Subdivision Referral Memo

The property subject to this DSP application is known as Parcel 1A, described by deed recorded in the Prince George's Land Records in Liber 43553 at folio 192 in March 2020. The property is a total of 80.94 acres in area. The property is in the Residential Townhouse (R-T) Zone, and it is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. DSP-20007 proposes to construct 196 townhouse (single-family attached) units on the subject property. The site is currently being used for agriculture.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-20002, which was approved by the Planning Board on January 7, 2021 (PGCPB Resolution No. 2021-04) for 196 lots and 14 parcels to support development of 196 townhouse units. The site layout proposed with this DSP is in general conformance with that approved at the time of PPS.

PPS 4-20002 was approved subject to 19 conditions. The conditions relevant to the subject application are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

2. **At the time of final plat, in accordance with Section 24-134(a)(4) of the Prince George's County Subdivision Regulations, approximately 47 +/- acres of parkland as shown on the preliminary plan of subdivision (Parcels M, N and P) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:**

c. **The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.**

The submitted DSP shows that Parcel P, consisting of 49.48 acres of open space, will be dedicated to M-NCPPC.

- d. **The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.**

The DSP shows one location where the limit of disturbance crosses over onto Parcel P. This disturbance is necessary to provide a sewer connection to an existing WSSC sewer line, and to provide a section of the master planned Mattawoman Creek Trail which extends to the western property line. The applicant stated in their point-by-point response letter dated May 21, 2021 that DPR concurred with the proposed trail alignment at a meeting held between staff and the applicant on May 17, 2021. DPR should provide written consent to the disturbance proposed within Parcel P.

- f. **Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.**

The DSP and SWM Concept Plan do not show stormdrain outfalls onto Parcel P.

- g. **In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, DPR recognizes that there may be need for conservation, or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR. DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond, maintenance and easement agreements may be required prior to the issuance of any grading permits.**

The submitted plans show woodland conservation on Parcel P. The plans also show several utility easements on Parcel P, most of which are existing. There is one proposed new utility easement which extends onto Parcel P from the developed part of the property; this utility easement is needed to connect a proposed sewer line to an existing line within an existing WSSC easement. Per this condition, the applicant will need to obtain written consent from DPR for the woodland conservation easement and the new utility easement prior to approval of a final plat.

- 3. **The applicant and the applicant's heirs, successors, and/or assignees shall construct the Timothy Branch and Mattawoman Creek Master Planned Trails on The Maryland-National Capital Park and Planning Commission's property or an alternative on-site location as determined at the time of detailed site plan (DSP), subject to the following:**

- a. **The Master Planned Trails Material and width shall be determined at the time of DSP.**

The DSP proposes that the master planned trails will be 10 feet wide and have a natural surface, except for one area near the entrance of the site where the Timothy Branch Trail will consist of 8-foot-wide sidewalk. The acceptability of this proposal should be determined by the Transportation Planning Section and the Department of Parks and Recreation. The trail is overlaid with a public use easement in areas where it is located within the HOA parcels. The width of this easement is however not labeled on the DSP.

- b. **The Master Planned Trails shall be designed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.**

The Transportation Planning Section and Urban Design Section should determine if the trails, as proposed, meet the standards of the Parks and Recreation Facilities Guidelines.

- c. **The timing of construction of the trails shall be determined with the approval of the DSP.**

According to the applicant's point-by-point response letter dated May 21, 2021, most of the on-site trails are proposed to be constructed by the 125th building permit. The portion of the Mattawoman Creek Trail which connects to the western property line is proposed to be constructed prior to the 196th building permit. The southeastern portion of the Mattawoman Creek Trail is proposed to be constructed in coordination with the construction of the adjacent buildings on Lots 7-11, Block B. The acceptability of this proposed timing should be determined by the Urban Design Section, in consultation with the Department of Parks and Recreation.

- 5. **Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant's BPIS Exhibit), in accordance with Section 24-124.01 of the Prince George's County Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:**

- a. **McKendree Road and Lavender Dream Lane: crosswalk across north leg of McKendree Road, crosswalk across Lavender Dream Lane, one new ramp along McKendree Drive, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**
- b. **McKendree Road and Desert Peace Court: crosswalk across south leg of McKendree Road, crosswalk across Desert Peace Court, one new ramp along McKendree Road, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**

- c. **McKendree Road and English Point Lane: crosswalk across English Point Lane, crosswalk across McKendree Road, Americans with Disabilities Act ramps on both sides of McKendree Road, and two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.**
 - d. **McKendree Road and Dawn Chorus Lane: crosswalk across Dawn Chorus Lane.**
6. **Prior to the acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, specifications, and details of the off-site pedestrian and bicyclist adequacy facilities approved with this Preliminary Plan of Subdivision 4-20002, consistent with Section 24-124.01(t) of the Prince George's County Subdivision Regulations.**

The applicant provided an exhibit with the DSP submission showing the proposed off-site pedestrian and bicyclist adequacy facilities. However, Condition 5(c) is not fully met at this time. The exhibit shows a crosswalk across English Point Lane, but not an adjacent crosswalk across McKendree Road at the same intersection. The intersection is shown without the required signage. It is also not clear whether the submitted exhibit has specifications and details sufficient to meet the intent of this condition. The acceptability of this exhibit should be further evaluated by the Transportation Planning Section.

7. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**
- b. **A shared lane marking (sharrow) along the subject site frontage of McKendree Road, unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement, with written correspondence.**

The DSP shows a bike lane along the subject site frontage of McKendree Road instead of a sharrow. The MPOT identifies McKendree Road as a shared roadway, where sharrows will generally be provided. A bicycle lane provides a designated space for people to bicycle and thus meets and exceeds the requirements of the recommended shared-lane (sharrow) bicycle facility. In accordance with this condition, the applicant should provide written correspondence from the Department of Permitting, Inspections, and Enforcement (DPIE), should further modifications to the bicycle facility be made. The Transportation Planning Section should also opine on whether the substitution is acceptable.

8. **Prior to approval of the detailed site plan, the applicant shall update plans and provide an exhibit displaying the location, limits, specifications, and details displaying:**
- a. **The Timothy Branch Trail to be located outside the primary management area, to the extent practical.**
 - b. **The Mattawoman Creek Trail to be located outside the primary management area, to the extent practical.**

- c. **A minimum of two Inverted-U bicycle racks, or racks that provide two points of contact for supporting and securing a parked bicycle.**
- d. **Minimum five-foot-wide sidewalks along the subject site frontage of McKendree Road and along both sides of all internal roads, excluding alleys.**

At the time the DSP was accepted, the submission included a Pedestrian Circulation Exhibit showing the above listed improvements. The DSP was updated in response to comments during the Subdivision and Development Review Committee (SDRC) meeting with changes to the trail alignments, but the exhibit was not updated. The exhibit should be updated to be consistent with the DSP. Appropriate specifications and details are included in the DSP plan set. The acceptability of the proposed pedestrian facilities, as well as their details, should be further evaluated by the Transportation Planning Section for conformance with this condition.

9. Prior to approval of a final plat:

- a. **The final plat shall include the grant of 10-foot-wide public utility easements along the public and private rights-of-way.**

The DSP shows all the required PUEs in general conformance with the PPS.

- c. **The final plat shall include the dedication of 18 feet of right-of-way for the portion of MC-502 along the property's northeastern boundary.**

The DSP shows the required right-of-way (ROW) dedication area.

13. Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI-013-2020). The following notes shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCPI-013-2020), or as modified by a future Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

14. Prior to the approval of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the Final Plat of Subdivision:

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

A Type 2 Tree Conservation Plan was submitted with the DSP application. The Environmental Planning Section should review the DSP and TCP2 to ensure they are in conformance with approved TCP1-013-2020.

17. Any nonresidential development of the subject property shall require approval of a

new preliminary plan of subdivision prior to issuance of any permits.

No nonresidential development is proposed in this DSP application.

18. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (8768-2020-0) and any subsequent revisions.

A copy of approved SWM Concept Plan 8768-2020-0 was submitted with the DSP application. There have been updates to the site plan since approval of the SWM Concept Plan, most prominently the addition of the master planned trails. It does not appear that any of the proposed changes to the site plan will affect the stormwater facilities or their ability to handle all the stormwater runoff generated by the site. However, this should be confirmed by the Environmental Planning Section and DPIE, and, if necessary, the SWM Concept Plan should be updated to account for the updates to the site plan.

Plan Comments:

1. A final plat for the property will be required following approval of the DSP before any permits can be issued for the subject property.
2. The corrective deed recorded in Liber 43553 Folio 192 states that the property is 80.9164 acres. The plan needs to be updated to include both the correct deed reference (General Note #2) and the correct acreage (General Note #7; the acreage can be rounded to 80.92 acres).

Recommended Conditions:

1. Prior to certification of the detailed site plan, the following corrections shall be made to the plan:
 - a. Revise General Note #2 to state that the property is recorded in Liber 43553 Folio 192.
 - b. Revise General Note #7 to state that the property's total acreage is 80.92 acres. Update other acreage values on the plan as needed to ensure they correctly add up to the total value.
2. Prior to certification of the detailed site plan, the following exhibits shall be provided:
 - a. An updated BPIS exhibit showing all the improvements at McKendree Road and English Point Lane required by condition 5(c) of Preliminary Plan of Subdivision 4-20002.
 - b. An updated Pedestrian Circulation Exhibit showing trail locations consistent with the DSP.

Conclusion:

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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


Countywide Planning Division
Transportation Planning Section


301-952-3680

June 4, 2021

MEMORANDUM

TO: Andrew Bishop, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division 

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

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

The following detailed site plan (DSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the *Approved Subregion 5 Master Plan and Sectional Map Amendment* to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP-20007

Development Case Name: Dobson Ridge

Type of Master Plan Bikeway or Trail

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

Detailed Site Plan Background	
Building Square Footage (non-residential)	N/A
Number of Units (residential)	196 Townhouse Units
Abutting Roadways	McKendree Road, (US 301) Crain Highway
Abutting or Nearby Master Plan Roadways	MC-502 (McKendree Road), F-9 (MD 5 / US 301 - Crain Highway)
Abutting or Nearby Master Plan Trails	Planned Hard Surface Trail: Timothy Branch Trail, Mattawoman Creek Trail Planned Shared Roadways: McKendree Road Planned Water Trail: Mattawoman Creek Water Trail Existing Connector Trail: Rose Creek Connector Trail
Proposed Use(s)	Residential
Zoning	R-T

Unrestricted

Centers and/or Corridors	Branch Avenue Corridor
Prior Approvals on Subject Site	N/A
Subject to 24-124.01	Yes

Existing Conditions, Sidewalks and Bike Infrastructure

The subject application seeks to develop an 80.94-acre parcel of land located slightly southwest of the intersection of McKendree Road and Crain Highway for the construction of 196 townhouse units. McKendree Road fronts the subject property to the south and is a planned MPOT shared roadway. All vehicular access for the proposed location will use McKendree Road as the point of entry. There are currently no sidewalk or bicycle facilities along the subject property’s frontage of McKendree Road. The subject property also fronts a small portion of Crain Highway along its southeast edge where no development is intended. A network of sidewalks is included in the proposed preliminary plan and serves the entire subject site. The proposed master plan Timothy Branch and Mattawoman Creek trails are shown in conformance with prior conditions of approval and reflect the master plan alignment. The applicant’s submission provides “share the road” bikeway signage and a bicycle lane along the frontage of McKendree Road.

Previous Conditions of Approval

Approved Preliminary Plan of Subdivision 4-20002 includes the following conditions of approval related to master plan trails, specific to the subject property. Condition 3 is copied below:

3. The applicant and the applicant’s heirs, successors, and/or assignees shall construct the Timothy Branch and Mattawoman Creek Master Planned Trails on The Maryland-National Capital Park and Planning Commission’s property or an alternative on-site location as determined at the time of detailed site plan (DSP), subject to the following:
 - a. The Master Planned Trails Material and width shall be determined at the time of DSP.
 - b. The Master Planned Trails shall be designed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.
 - c. The timing of construction of the trails shall be determined with the approval of the DSP.

Comment: The applicant’s submission displays the Timothy Branch and Mattawoman Creek Master Planned Trails as ten-foot-wide natural surface trails. In correspondence between the applicant and staff (Howe to Bishop, 5/21/2021), the applicant indicates that “staff requests a natural surface trail with minimal impacts.” This comment from the 5/17/2021 meeting was misinterpreted by the applicant. Transportation staff does *not* require a natural surface path for the Timothy Branch and Mattawoman Creek trails. In coordination with Environmental Planning and Department of Parks and Recreation staffs, TPS Staff recommends that these trails limit their impact on the area and can *consider* a natural surface as an option to limit the impact. However, TPS recommends that the surface of these trails and their ultimate alignments be reviewed and approved by the Department of Parks and Recreation prior to the certification of the detailed site plan. As the entity that will be responsible for the maintenance of these trails, DPR has the ultimate authority regarding their design. The Timothy Branch trail originates directly north of Lot 40 and runs south-southwest behind Lot 40 to Lot 1, Block C. There is no connection to the Timothy Branch Trail at the southern end. Staff recommend that a ten-foot-wide connection between the sidewalk adjacent Lot 1, Block C and the Timothy Branch Trail be provided. At the northern end of the Timothy Branch Trail, the proposes path connects into the sidewalk, just north of Lot 40, Block C. Staff supports this alignment, however, staff recommend that

the sidewalk along Street A between the trail intersection and McKendree Road and along McKendree Road west of Street A be a minimum of ten-feet wide. This portion of the sidewalk is not a wide sidewalk, but the Timothy Branch Trail shared use path and staff recommend the minimum ten-foot-width, which is consistent with the 2012 *AASHTO Design of Bicycle Facilities Guidelines*. In correspondence with the applicant, (Howe to Bishop, 5/21/2021), the applicant has indicated that Department of Permits, Inspections, and Enforcement (DPIE) has limited the western extent of the McKendree Road sidewalk, however no written correspondence from DPIE indicating that they are aware of the Planning Board condition and that they are modifying the recommendation within the right-of-way has been submitted.

At the southwest bounds of the residential portion, the Timothy Branch trail transitions into the Mattawoman Creek Trail and is aligned east-west, directly behind Lot 43 through Lot 7, Block B, culminating at the southeast bounds of the subject property. There is a six-foot-wide natural surface that connects the sidewalk adjacent Lot 7, Block B with the Mattawoman Creek Trail on the south east side of the property. Staff recommends that this six-foot-wide connection be widened to 10-feet. The Mattawoman Creek Trail begins again in between Lot 10 and Lot 9, Block C, to the rear of the properties. It branches off from the Timothy Branch trail and continues to the western bounds of the subject property. There is no connection from the sidewalk along Street A between Lots 9 and 10, Block B to the Mattawoman Creek Trail. Staff recommend a ten-foot-wide connection from Street A to the Mattawoman Creek Trail that connects to the western boundary of the site. Staff supports, with recommendations, the alignment of the Timothy Branch and Mattawoman Creek trails and finds them to be reflective of the conditions set forth in 4-20002.

Approved Preliminary Plan of Subdivision 4-20002 includes the following conditions of approval related to off-site improvements, specific to the subject property. Conditions 5 and 6 from 4-20002 are copied below:

5. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant's BPIS Exhibit), in accordance with Section 24-124.01 of the Prince George's County Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

- a. McKendree Road and Lavender Dream Lane: crosswalk across north leg of McKendree Road, crosswalk across Lavender Dream Lane, one new ramp along McKendree Drive, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.
- b. McKendree Road and Desert Peace Court: crosswalk across south leg of McKendree Road, crosswalk across Desert Peace Court, one new ramp along McKendree Road, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.
- c. McKendree Road and English Point Lane: crosswalk across English Point Lane, crosswalk across McKendree Road, Americans with Disabilities Act ramps on both sides of McKendree Road, and two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk.
- d. McKendree Road and Dawn Chorus Lane: crosswalk across Dawn Chorus Lane.

6. Prior to the acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, specifications, and details of the off-site pedestrian and bicyclist adequacy facilities approved with this Preliminary Plan of Subdivision 4-20002, consistent with Section 24-124.01(f) of the Prince George's County Subdivision Regulations.

Comment: The applicant has provided an exhibit which displays the location of the agreed upon off-site pedestrian improvements, specifically a series of crosswalks along McKendree Road, which is consistent with the conditions set forth in 4-20002. These facilities will be reviewed prior to the approval of the first building permit.

Approved Preliminary Plan of Subdivision 4-20002 includes the following condition of approval related to on-site bicycle-related frontage improvements along McKendree Road, specific to the subject property. Condition 7 from 4-20002 is copied below:

7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

- a. Prior to the approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall provide \$420 to the Prince George's County Department of Permitting, Inspections, and Enforcement for the placement of one R4-11 bikeway signage assembly along the subject site frontage of McKendree Road.
- b. A shared lane marking (sharrow) along the subject site frontage of McKendree Road, unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement, with written correspondence.

Comment: The applicant's submission includes a bikeway signage detail exhibit, and bicycle lanes along the frontage of McKendree Road. While staff support a bicycle lane in lieu of shared-lane markings, staff recommend that the signage exhibit be replaced with the appropriate R3-17/Bike Lane and R3-17b/Bike Lane Ends signage. Additionally, staff recommend that the width of the bicycle lane be labeled on the plans.

Approved Preliminary Plan of Subdivision 4-20002 includes the following condition of approval related to on-site bicycle and pedestrian improvements, specific to the subject property. Condition 8 from 4-20002 is copied below:

8. Prior to approval of the detailed site plan, the applicant shall update plans and provide an exhibit displaying the location, limits, specifications, and details displaying:

- a. The Timothy Branch Trail to be located outside the primary management area, to the extent practical.
- b. The Mattawoman Creek Trail to be located outside the primary management area, to the extent practical.
- c. A minimum of two Inverted-U bicycle racks, or racks that provide two points of contact for supporting and securing a parked bicycle.
- d. Minimum five-foot-wide sidewalks along the subject site frontage of McKendree Road

and along both sides of all internal roads, excluding alleys.

Comment: The Timothy Branch Trail and Mattawoman Creek Trail are shown on the applicant's submission. Staff supports the proposed location of the trails and finds them to be reflective of previous conditions of approval.

Four inverted-U style bicycle racks are shown and a detail of the rack style is included in the landscape plan. Staff supports the style and location of the bicycle racks.

Review of Master Plan Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT), which recommends the following facilities:

McKendree Road planned shared roadway

Comment: The applicant's submission displays a bicycle lane along the frontage of McKendree Road. Staff recommend these improvements as conditions of approval.

Timothy Branch and Mattawoman Creek planned hard surface trail

Comment: The submitted pedestrian exhibit depicts the approximate alignments for both of the master plan trails. Staff supports the alignment of the Timothy Branch and Mattawoman Creek trails. As noted above, staff recommend that the Department of Parks and Recreation determine the ultimate surface of the trails.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

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

The Transportation Systems Section of the *Approved Subregion 5 Master Plan and Sectional Map Amendment* makes the following recommendations (pg. 121):

Install bicycle signage and safety improvements along designated shared-use roadways when development occurs or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage.

Develop bicycle facilities in conformance with the 1999 AASHTO Guide for the Development of Bicycle Facilities.

Comment: An internal sidewalk network serving the subject property is included in the proposed DSP and serves the subject site. As previously mentioned, bicycle parking is centrally located. Bicycle signage and a bicycle lane are proposed along the subject site's frontage of McKendree Road. Crosswalks have been provided at all locations where sidewalks intersect with roadways, alleys, or driveway/drive aisles.

Conformance to the Zoning Ordinance

Detailed Site Plans are subject to the following design standards, per Sections 27-283 and 27-274.

- (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.

Comment: The submitted plans provide pedestrian facilities through the subject site. Bicycle racks are centrally located, and the applicant's submission displays a bicycle lane along the frontage of McKendree Road. Further, the Timothy Branch trail and Mattawoman Creek trail provide additional pedestrian access throughout the development. With the above staff recommendations, the applicant's submission provides pedestrian access and movement throughout the site.

Conclusion

Based on the findings presented above, staff conclude that the pedestrian and bicycle transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, the relevant design guidelines for transportation, the conditions of approval for the subject property subdivision, and conclude that the submitted detailed site plan is deemed acceptable from the standpoint of bicycle and pedestrian transportation, if the following conditions are met:

Prior to the certification of the detailed site plan, the applicant and the applicant's heirs, successors and/or assigns shall revise the detailed site plan to:

1. Provide a ten-foot-wide connection to the Mattawoman Creek Trail at the south east portion of the subject site, connecting the sidewalk adjacent Lot 7, Block B to the Mattawoman Trail.
2. Provide a ten-foot-wide connection to the Mattawoman Creek Trail from the sidewalk along Street A between Lots 9 and 10, Block C and the Mattawoman Creek Trail.
3. Provide a ten-foot-wide connection to the Timothy Branch Trail and the south west portion of the subject site, connecting the sidewalk adjacent Lot 1, Block C to the Timothy Branch Trail.

4. Provide a ten-foot-wide shared-use path along the west side of Street A between the intersection of the Timothy Branch Trail connection and McKendree Road.
5. Provide a ten-foot-wide shared-use path along the south side of McKendree Road between Street A and the west boundary of the subject site, unless modified by the Department of Permitting, Inspections, and Enforcement, with written correspondence.
6. Replace the W11-1 and W16-1/ Share the Road and Bicycle signage exhibit with the R3-17/Bike Lane and R3-17b/Bike Lane Ends signage.
7. Label the width of the bicycle lane along McKendree Road.
8. Provide written correspondence from the Department of Parks and Recreation regarding the surface type of the Mattawoman Creek and Timothy Branch Trails within the subject site.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Environmental Planning Section

301-952-3650

June 3, 2021

MEMORANDUM

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

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

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

SUBJECT: **Dobson Ridge; DSP-20007 and TCP2-013-2021**

The Environmental Planning Section (EPS) has reviewed the above referenced Detailed Site Plan (DSP-20007) and a Type 2 Tree Conservation Plan (TCP2-013-2021) stamped as received on April 22, 2021. Comments were provided in a Subdivision Development Review Committee (SDRC) meeting on May 14, 2021. Revised information was received on May 21 and 25, 2021. The Environmental Planning Section recommends approval of DSP-20007 and TCP2-013-2021 based on the conditions listed at the end of this memorandum.

Background

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-028-2020	N/A	Staff	Approved	6/23/2020	N/A
4-20002	TCP1-013-2020	Planning Board	Approved	1/7/2021	2021-04
DSP-20007	TCP2-013-2021	Planning Board	Pending	Pending	Pending

Proposed Activity

The applicant is requesting approval of a Detailed Site Plan (DSP-20007) and a Type 2 Tree Conservation Plan (TCP2-013-2021) for the construction of 196 lots and 14 parcels for single-family attached dwellings. The TCP2 shows the proposed lotting pattern and associated infrastructure (road layout, water and sewer lines, stormwater facilities, woodland conservation areas, specimen trees, proposed clearing, and master planned trails).

Grandfathering

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

Review of Previously Approved Conditions

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

Preliminary Plan of Subdivision 4-20002 was approved by the Planning Board on January 7, 2021. The conditions of approval can be found in PGCPB No. 2021-04.

11. **Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised as follows:**
 - a. **Add a trail symbol and label to the legend.**
 - b. **Replace the trail notes with "General location of Master Plan Mattawoman Creek Trail" and "General location of Master Plan Timothy Branch" as applicable. Remove the sentence "The alignment and construction of this trail will be completed by M-NCPPC under a separate plan".**
 - c. **Label the sanitary sewer easement on sheet 2 of 3.**
 - d. **Add the missing property information for 16401 McKendree Road.**
 - e. **Remove forest stand boundary lines from plan view.**
 - f. **Have the revised plan signed and dated by the qualified professional preparing the plan.**

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

12. **At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

13. **Development of this subdivision shall be in compliance with an approved Type 1 Tree Conservation Plan (TCP1-013-2020). The following notes shall be placed on the final plat of subdivision:**

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-013-2020), or as modified by a future Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the

Woodland Conservation/Tree Preservation Policy.”

- 14. Prior to the approval of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the Final Plat of Subdivision:**

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

These conditions will be met at the time of final plat.

- 15. Prior to the issuance of any permits, which impact 100-year floodplain, wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition will be met at the time of permit.

Environmental Review

Natural Resource Inventory Plan/Existing Features

A Natural Resource Inventory, NRI-028-2020, was approved on June 23, 2020, and was provided with this application. The site contains 100-year floodplain, wetlands, streams, and their associated buffers which comprise the Primary Management Area (PMA). There are 41 specimen trees scattered throughout the woodland areas of the property. The TCP2 and the DSP show all the required information correctly in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved Tree Conservation Plans. A Type 2 Tree Conservation Plan (TCP2-013-2021) was submitted with the detailed site plan application.

Based on the TCP2 submitted with this application, the site’s gross tract area is 80.94 acres with 47.49 acres of 100-year floodplain and has a net tract area of 33.45 acres. The site contains 3.28 acres of woodland on the net tract and 28.08 acres of wooded floodplain. Because this site contains very little existing net tract woodland, the 15-percent afforestation threshold becomes part of the planting requirement for the sites overall required woodland conservation.

The Woodland Conservation Worksheet proposes the removal of 0 acres in the net tract area, and 0.02 acres within the floodplain for a woodland conservation requirement of 5.04 acres. According to the TCP2 worksheet, the requirement is proposed to be met with 3.28 acres of woodland preservation on-site and 1.76 acres of afforestation/ reforestation on-site. No on-site specimen trees will be removed as part of this application.

Currently, the TCP2 shows infrastructure such as master planned road layout, water and sewer lines, stormwater structures, reforestation areas, specimen trees, the location of two master plan trails, 196 single-family attached dwellings, and proposed clearing for one sanitary sewer connection.

A minor technical revision is required to the TCP2, which is listed at the end of this memorandum.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

Impacts to the Regulated Environmental Features (REF) should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to the infrastructure required for the reasonable use, orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for Stormwater Management (SWM) facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary if the site has been designed to place the outfall at a point of least impact. The type of impacts that should be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

With the Preliminary Plan of Subdivision, one Primary Management Area (PMA) impact area was approved for the proposed subdivision (Impact A). The PMA impact approved with the PPS totals 0.02 acres for construction of a sanitary sewer connection. This approved impact area will disturb a portion of a 75-foot stream buffer and a 100-year floodplain.

As part of the Detailed Site Plan review process, a more defined look at the proposed on-site Master Planned Trail and the westward crossing of the Timothy Branch stream was required. Both the proposed on-site Master Planned Trails (Mattawoman and Timothy Branch) have stayed outside of the PMA with no impacts or woodland clearing as much as possible. The Master Plan is showing a trail crossing of the Timothy Branch to continue the master plan trail network to the west parallel to Mattawoman Creek. The applicant was requested to propose a location that would cross the Timothy Branch with the least amount of PMA impact by crossing at the narrowest width of the floodplain and stream. The applicant proposed the trail crossing to collocate where the approved sanitary sewer connection PMA impact is located and continue the trail in a westerly direction. The M-NCPPC staff (Parks Department, Transportation Section, and the Environmental Planning Section) have conceptually concurred with this westerly trail location. A Statement Of Justification (SOJ) was received on May 25, 2021 for the proposed trail impact to the PMA.

Statement of Justification

The Statement of Justification includes the previously approved impact of 0.02 acres for the installation of one sanitary sewer pipe connection and the addition of 0.27 acres for two sections of master planned trail impacts. This sewer connection will service the entire 196 single-family attached development. The proposed subdivision has two proposed master planned trails sections located onsite that follow along Timothy Branch and Mattawoman Creek that will serve County residents.

Analysis of Impacts

Based on the revised statement of justification, the applicant is requesting a total of three impacts as described below:

Impact A- PMA impacts totaling 0.02 acres were requested for construction for a sanitary sewer connection with the prior PPS case 4-20002. This impact area will disturb a portion of a 75-foot stream

buffer and a 100-year floodplain. This impact has not changed since PPS 4-20002.

Impact B- PMA impacts totaling 0.05 acres are requested for construction of a master planned trail section behind the proposed townhouses located in Block B, specifically Lots 36 through 40. The adjacent Mattawoman Creek PMA limits are expanded due to steep slopes, beyond the stream buffer. Minimizing these impacts to the PMA and woodlands for this trail section have been the main environmental concern of the trail design throughout this development proposal. The most suitable location for the master planned trail is in a very narrow opening between the PMA and the proposed townhouse lots. This impact is for the grading and construction of the master planned trail and will disturb only the expanded steep slopes of the PMA.

Impact C- This impact of 0.22 acres is for the proposed master trail continuation from the previously approved PMA "Impact A" westward across Timothy Branch stream, providing a connection to the property to the west. The proposed trail alignment will impact 30 linear feet of the Timothy Branch, 0.21 acres of stream buffer, and 0.22 acres of 100-year floodplain area. This trail impact area has not been engineered at this time and the type of trail system such as raised boardwalk, hard surface, gravel, or wood chips has not been decided. The impact area will disturb stream, 75-foot stream buffer, and 100-year floodplain.

Analysis of Impacts

The proposed subdivision has two Master Planned trail systems located on-site. There needs to be a crossing of Timothy Branch to make the Mattawoman and Timothy Branch master planned trail viable. This stream impact location was chosen to create the least amount of PMA impacts due to the trail crossing at the narrowest floodplain and stream width. The proposed trail PMA impacts are supported.

Stormwater Management

A Stormwater Management Concept plan (SWM) and approval letter were submitted with the subject application (Concept approval #8768-2020). Proposed SWM features include two submerged gravel wetlands, one grass swale, and five micro-bioretenion facilities. The concept approval expires July 31, 2023. The concept letter indicates the approval of the payment of a SWM fee-in-lieu in the amount of \$52,480.00. No further action regarding SWM is required with this DSP review.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of Detailed Site Plan DSP-20007 and TCP2-013-2021 subject to the following findings and conditions:

Recommended Findings:

1. No specimen trees are proposed for removal with this application.
2. Based on the level of design information available at the present time, the limits of disturbance shown on the impact exhibit, and the conditions recommended in this memorandum, the Regulated Environmental Features (REF) on the subject property have been preserved and/or restored to the fullest extent possible. Impact A for the sewer connection remains unchanged as approved under PPS 4-20002. New impact areas B and C are proposed for the Master Planned Trail adjacent to Mattawoman Creek and the Master Planned Trail crossing at Timothy Branch

stream, respectively.

Recommended Conditions:

1. Prior to signature approval of the detailed site plan the TCP2 shall be revised as follows:
 - a. The proposed master planned trail section on Sheet 5 of 10 shall be moved north so as not to impact woodlands. The proposed trail LOD shall be moved to where the woodlands are less than 50 feet wide.
 - b. The liber and folio of the recorded woodland and wildlife habitat conservation easement 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.”
 - c. Prior to signature approval of the TCP2 have the property owner sign the Owner’s Awareness Certificate.
 - d. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

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

Date April 28, 2021

MEMORANDUM

TO: Andrew Bishop, Urban Design
FROM: Tempi Chaney, Permit Review Section
SUBJECT: DSP-20007, Dobson Ridge

1. On the template sheet, the dimensions of the decks should be more legible.
2. The percentage for building coverage of the overall net tract area should be noted in the General Notes on the site plan.
3. The Lafayette house type is over the maximum building height for allowed uses in the RT zone. Maximum height is 40-foot. The height of the Lafayette is 41' +.
4. Demonstrate on the site plan at least eight hundred (800) square feet per lot has been allocated for the front, side, or rear yard. Or, if the decks are shown on the lot, not less than five hundred (500) square feet has been provided for the yards.
5. Will there be any provisions for additions, sheds, fences for the development? If there will be, it should be noted under the Development Standards on the site plan coversheet.
6. At permit time, a site plan showing the proposed house type and elevation will be required if specific house types are not being shown on the DSP plans.
7. The gateway sign shown on the landscape plan is taller than permitted in the RT zone. The maximum height for gateway signs is six (6) feet above established grade. The gateway sign shown on the plan is nine feet four inches (9' 4"). Either they will need to reduce the height of the sign or obtain a departure from sign design standards.

8. Is there or will there be an RFA specifying when the construction of the recreation facilities will need to be installed?

From: [Reilly, James V](#)
To: [Bishop, Andrew](#)
Cc: [PGCReferrals](#); [Reilly, James V](#)
Subject: FW: eplan Acceptance of DSP-20007 Dobson Ridge (PB)
Date: Thursday, May 13, 2021 9:46:28 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[DSP-20007 Case Summary.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Evening Andrew,

Sorry for the last minute response. The Fire/EMS Department has no comments at this time for DSP-20007 Dobson Ridge. Regards. Jim

James V. Reilly

Contract Project Coordinator III



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Email: jvreilly@co.pg.md.us

From: ePlan <ePlan@ppd.mncppc.org>

Sent: Thursday, April 22, 2021 8:46 AM

To: PPD-DRD_Referral_Distribution <ppd-drd_referral_distribution@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us; Gullickson, Amanda M

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<rsdeguzman@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; Edelen, William K.

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kenneth.l.barnhart@verizon.com; kencrouse@comcast.net; maginnis@umd.edu

Cc: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>;

Hunt, James <James.Hunt@ppd.mncppc.org>; Checkley, Andree
<andree.checkley@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>;
Townsend, Donald <Donald.Townsend@ppd.mncppc.org>; Lohman, Regina
<Regina.Lohman@ppd.mncppc.org>; Dozier, Kimberly <Kimberly.Dozier@ppd.mncppc.org>
Subject: eplan Acceptance of DSP-20007 Dobson Ridge (PB)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Greetings All:

This is an EPlan ACCEPTANCE of **DSP-20007** **DOBSON RIDGE** to be reviewed at the Planning Board level.

This case was officially accepted as of today, **APRIL 22**, 2021.

SDRC is scheduled for **MAY 14**, 2021.

Major Issue Referral Deadline **MAY 7**, 2021

Referral Due Date (as shown on TSR Due Date matrix) **MAY 31**, 2021

- All responses must be emailed to the assigned reviewer and to PGCReferrals@ppd.mncppc.org ;
- attach signed memo's on official letterhead
- attach a signed PDF and Word version of the document.
- The email subject must include: Case number + Case name + Dept + Reviewer initials.
- Please indicate in the body of your email if the attached response is the 1st, 2nd or 3rd

Please submit ALL comments to assigned reviewer Andrew.Bishop@ppd.mncppc.org

Final Referral Due Date **May 28, 2021**

Click on the hyperlink to view the case:

<https://www.dropbox.com/sh/tgud4bahuj2kya6/AABEmrVkxyCamMrMP12KD0lva?dl=0>

NOTE: Plans and documents for this case will be available in Dropbox until Planning Board hearing and decision. You may download and save for your records but the plans are not final until conditions are met and the plan is certified.

Please send all comments to the reviewer's email provided. If you need assistance please contact Cheryl.summerlin@ppd.mncppc.org.

Thank you,

Cheryl Summerlin

Applications Supervisor | Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3578 | cheryl.summerlin@ppd.mncppc.org



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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: June 8, 2021

TO: Andrew Bishop
Urban Design Section
Development Review Division

VIA: Sonja Ewing, Land Acquisition, Planning Program Manager *SWE*
Park Planning and Development Division
Department of Parks and Recreation

FROM: Paul J. Sun, Land Acquisition Specialist *PJS*
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **DSP-2007-Dobson's Ridge**

The staff of the Department of Parks and Recreation (DPR) has reviewed and evaluated the above Detailed Site Plan (DSP) for conformance with the requirements and recommendations of the Approved Subregion 5 Master Plan and Sectional Map Amendment, the approved Preliminary Plan of Subdivision (PPS) 4-2002, as they pertain to public parks and recreational facilities.

BACKGROUND

The subject property is located on the south side of McKendree Road approximately 500' west of its intersection with Robert S. Crain Highway (US Route 301), in Brandywine, Maryland. The 80-acre parcel is currently undeveloped and zoned R-T (Residential Townhouse). The purpose of this DSP is to provide for the development of 196 single-family attached dwelling units.

FINDINGS:

Resolution of approval for PPS 4-2002 (PGCPB Resolution #2021-04) have specific conditions related to DPR:

1. Condition #2; calls for the Mandatory Dedication of Parkland. The plans indicate that Parcel P is to be dedicated to M-NCPPC. Parcel P is noted as 49.48 acres, thus this development meet the requirement for condition #2.
2. Conditions #3 and 4, pertain to the provision of the Master Planned Trails through the property (Timothy Branch and Mattawoman Creek):

a) ***The Master Planned Trail standard is a 10 feet wide hard surface (asphalt) trail:*** the plans indicate an alignment of the 10' master-planned trails through the property with a connection northward to McKendree Road along "Street A". However, the plans indicate that the master-planned trails are to be natural surface except for an asphalt surface section, 8 foot in width, along "Street A".

Comment/Recommendation:

Since this a publicly accessible master-planned trail, DPR staff recommends that the trail be hard surface (asphalt) for maintenance and patrolling by Park Police when required. This includes the section along "Street A" which should be revised to a 10' width. As discussed with the applicant, M-NCPPC staff is aware of the environmental constraints on this property and has agreed to work with the applicant on mitigating the environmental impacts of trail development on the subject property. The current plans indicate that most of the proposed trail alignment is outside of the PMA, thus, the trail should be hard surface where possible. A detailed trail construction shall be submitted to DPR for approval, prior to any construction. The exact widths and any natural surface areas may be adjusted with that approval.

Additionally, the plans indicate that there several locations for a 6-foot-wide connector trail, to be located on HOA property which should be an asphalt surface as well.

b) **The Master Planned Trail will not be M-NCPPC property:** the plans indicate that the trail is to be constructed in a Public Use Easement.

Comment/Recommendation:

Since this a publicly accessible master-planned trail, DPR staff recommends that a 20' minimum (25' preferred) public use easement be granted by the applicant to M-NCPPC for public access along maintenance and patrolling by Park Police. The public use easement shall be shown on the record plat.

c) **Timing for the construction of the Master-Planned Trails:** the applicant has provided a timing for the construction of the Master-Planned Trails through the property.

Comment/Recommendation:

Since this a publicly accessible master-planned trail, DPR staff recommends, that careful consideration is provided to ensure that the trail section is constructed "in phase" with the construction of the adjacent dwelling units. DPR staff agrees with the applicant's proposal of most of the trails being completed by the 125th building permit, except for Lots 7-11, Block B, to be constructed in phase. DPR recommends

that the western connection of the Mattawoman Creek Trail across Timothy Branch be completed prior to the 186th building permit.

Additionally, locations for a 6-foot-wide connector trail, to be located on HOA property shall be constructed in phase with the development of the adjacent dwelling units.

Summary:

In general, the DSP is conformance with the approved PPS with the proposed dedication to M-NCPPC and provision of the Timothy Branch and Mattawoman Creek Master planned trails. DPR staff is willing to continue working with the applicant and Planning Department to determine the best possible design to implement the proposed trails, in addition to meeting the Master-Planned Trail standards.

RECOMMENDATION:

The DPR staff recommends to the Planning Board that approval of the above referenced DSP-20007 be subject to the following conditions:

1. The applicant, his successors, and/or assigns shall construct the Timothy Branch and Mattawoman Creek Master Planned Trails as shown on the DSP:
 - a. The Master Planned Trails shall be hard surface (asphalt) and 10 foot in width (unless modified with DPR consent and approval).
 - b. The Master Planned Trails shall be designed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.
 - c. Submission of a detailed Trail Construction Plan to DPR for review and approval. The Detailed Trail Construction Plans shall be approved prior to the submission of a Final Plat.
2. Submission of three original, executed Public Recreational Facilities Agreements (RFA) for the construction of the Master Planned Trails to the DPR for their approval, prior to a submission of a final plat. Upon approval by the DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland, with the recording reference noted on the final plat prior to plat recordation. The timing for construction of the Master Planned Trails shall be noted in the RFA:
 - a. The majority of the trails shall be completed by the 126th building permit, with the exception of Lots 7-11, Block B, to be constructed in phase with the dwelling units.
 - b. The western connection of the Mattawoman Creek Trail across Timothy Branch be completed prior to the 186th building permit.
3. At a minimum of three weeks prior to the start on any trail construction or prior to the 26th building permit (whichever occurs first), the applicant shall submit to the DPR a

performance bond, letter of credit or other suitable financial guarantee, to ensure the construction of the Master-Planned trails.

4. Submission of a Public-Use Easement for the Master-Planned Trails to the DPR for their review and approval. Upon approval by the DPR, the Public-Use Easement shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland, with the recording reference noted on the final plat prior to plat recordation.

Additional Back-up

For

Detailed Site Plan DSP-20007
Dobson Ridge

Dobson Ridge

DSP-20007 AC-21009

Applicant's requested revisions to recommended conditions, and request for any associated findings to be modified accordingly, are as follows:

* * * * *

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-20007, Alternative Compliance AC-21009, and Type 2 Tree Conservation Plan TCP2-013-2021 for Dobson Ridge, subject to the following conditions:

1. Prior to certification of this detailed site plan, the following revisions shall be made, or information shall be provided:

* * * * *

- n. Label the width of the proposed public ~~utility~~ use easement for the master planned trails.

* * * * *

2. At the time of submission of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:

* * * * *

- (b) Submit a Public-Use Easement for the Master-Planned Trails to the Prince George's County Department of Parks and Recreation (DPR) for their review and approval. Upon approval by DPR, the Public-Use Easement shall be recorded among the land records of Prince George's County, ~~Upper Marlboro~~, Maryland, with the recording reference noted on ~~the a~~ final plat prior to ~~plat recordation~~ the issuance of a fine grading permit.

* * * * *

4. At a minimum of three weeks prior to the start on any trail construction ~~or prior to the 26th building permit (whichever occurs first)~~, the applicant shall submit to the Prince George's County Department of Parks and Recreation a performance bond, letter of credit,

or other suitable financial guarantee, to ensure the construction of the master-planned trails.

~~5. 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 the pergola and amphitheater on Parcel K prior to approval of the 50th building permit.~~

~~b. Construct the multi-age playground on Parcel K prior to approval of the 75th building permit.~~

~~c. Construct the sitting area on Parcel K prior to approval of the 100th 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 Planning Board.~~

* * * * *

KEY:

Underline indicates language added to findings/conditions;

~~Strikethrough~~ indicates language deleted from findings/conditions;

Asterisks *** indicate intervening existing findings/conditions that remain unchanged.

June 15, 2021

Dear: Adjoining property owner, municipality, previous party of record and / or registered association:

Re: Dobson Ridge
DSP-20007

Virtual Public Meeting
JUNE 24, 2021
6:00 PM

A Detailed Site Plan for the above-referenced project has been submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission ("M-NCPPC"). A hearing before the Prince George's County Planning Board is scheduled for July 1st, 2021.

Dobson Ridge is located in the southernmost part of Prince George's County, south of McKendree Road and approximately 413 feet west of Crain Highway. The nature of the review of the Detailed Site Plan is to review the proposed development of 196 single-family attached homes. A Detailed Site Plan has been submitted with the application that outlines areas proposed to be developed within the site as well as areas being preserved. The proposal is to develop the property with a walkable, active residential neighborhood with onsite recreation. It respects the value of the Mattawoman Creek and its tributaries by making them a valuable part of the development without imposing undue impacts.

The developer would like to meet with you and your community to discuss the project. In these times, when public gatherings are not appropriate, the developer invites you to a Virtual Public Outreach meeting using Microsoft Teams. With Microsoft Teams, you will be able to see the proposed plans from your computer as we discuss the project. The virtual meeting will be conducted on Thursday June 24th at 6:00 PM.

This Virtual Meeting will be an opportunity for everyone to meet - virtually, for the development team to outline the proposal, and for you to ask any questions or share any thoughts or comments with the development team. Obviously, we would prefer to do this in person, but in these challenging and unprecedented times, and in the abundance of caution for everyone's wellbeing, we believe that this is the next best thing.

If you have any questions, or if you would like to participate in the virtual meeting, please contact us via email (PublicInfo@rodgers.com) and we will send you additional details and instructions on how to participate. Please reference "Dobson Ridge DSP-20007" in the subject line.

To join the public meeting by phone only, call 301-798-4992 at the meeting start time and, when prompted, enter the Conference ID: 265 158 972#

Thank you in advance and we look forward to meeting you online.

Sincerely,
Rodgers Consulting, Inc.



Charlie Howe
Team Leader/Senior Associate

Prince George's Chamber of Commerce
David Harrington, President and CEO
4640 Forbes Boulevard, Suite 130
Lanham, MD 20706

Greater Prince George's Business Roundtable
M.H. Jim Estep, President and CEO
10201 Martin Luther King, Jr. Highway, Suite
220
Bowie, MD 20720

Walton Maryland LLC
Cold River Land LLC
PO Box 2249
Cumming, GA 30028

Rose Creek Estates HMWNRS ASSN Inc.
Dawn Chorus Lane
Brandywine, MD 20613

C Store Inc.
1464 Ingleside Ave.
McLean, VA 22101

WAWA Inc.
Red Roof
260 W Baltimore Pike
Media, PA 19063

Chaddsford Community Association, Inc.
C/O MEINC HOA MGMT
7700 Old Branch Avenue #E203
Clinton, MD 20735

Brandywine Healthy Neighborhoods Alliance
15621 Gillpin Mews Lane
Brandywine, MD 20613

Rosaryville Citizens Association
8501 James Street
Upper Marlboro, MD 20772

Greater Baden-Aquasco Citizens Association
(GBACA)
PO Box 1072
Brandywine, MD 20613

Prince George's County Civic Federation, Inc.
PO Box 212
Cheltenham, MD 20623

Brandywine/TB, Southern Region
Neighborhood Coalition
8787 Branch Avenue, Suite 17
Clinton, MD 20735

Brookwood-Hollaway Civic Association, Inc.
10714 Brookwood Avenue
Upper Marlboro, MD 20772

Shakia Bledsoe
15514 Brinton Way
Brandywine, MD 20613

Marcus Bledsoe
15514 Brinton Way
Brandywine, MD 20613

McNamee Hosea
6411 Ivy Lane, Suite 200
Greenbelt, MD 20770

D.R. Horton
181 Harry S. Truman Parkway
Annapolis, MD 21401

Vincent Pingitore, Jr.
12200 Peabody Lane
Charlotte Hall, MD 20622

Sarah Cavitt
Indian Head Highway Area Action Council
(IHHAAC)
PO Box 44013
Fort Washington, MD 20749



Dobson Ridge

DSP-20007

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America's Builder

RODGERS
CONSULTING



McNamee Hosea
Attorneys & Advisors

COMMUNITY MEETING JUNE 24, 2021

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AGENDA

DEVELOPMENT TEAM INTRODUCTION

OVERVIEW

TIMELINE

SITE PLAN

PARK DEDICATION

CONCEPTUAL ENTRANCE

PEDESTRIAN CIRCULATION

AMPHITHEATER & PERGOLA

McKENDREE ROAD PEDESTRIAN IMPROVEMENTS

ARCHITECTURE

QUESTIONS

COMMUNITY MEETING JUNE 24, 2021

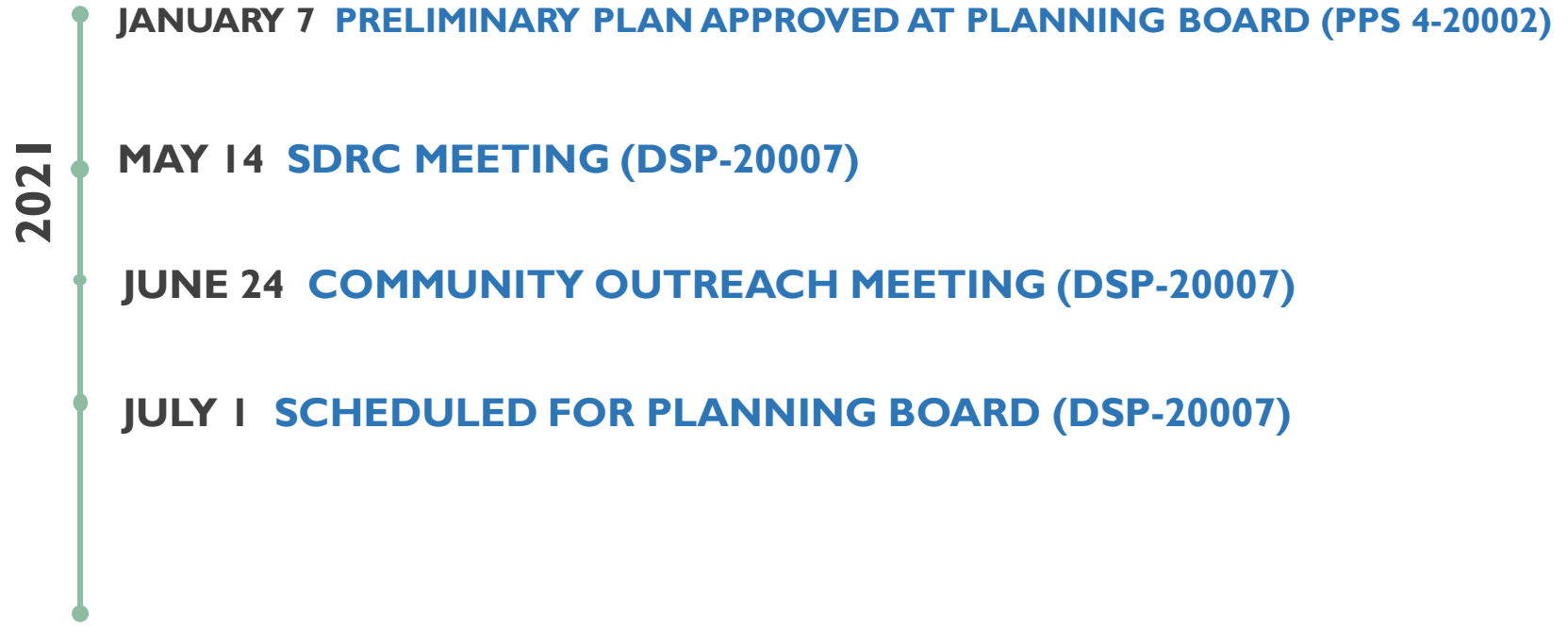
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VICINITY MAP



TIMELINE

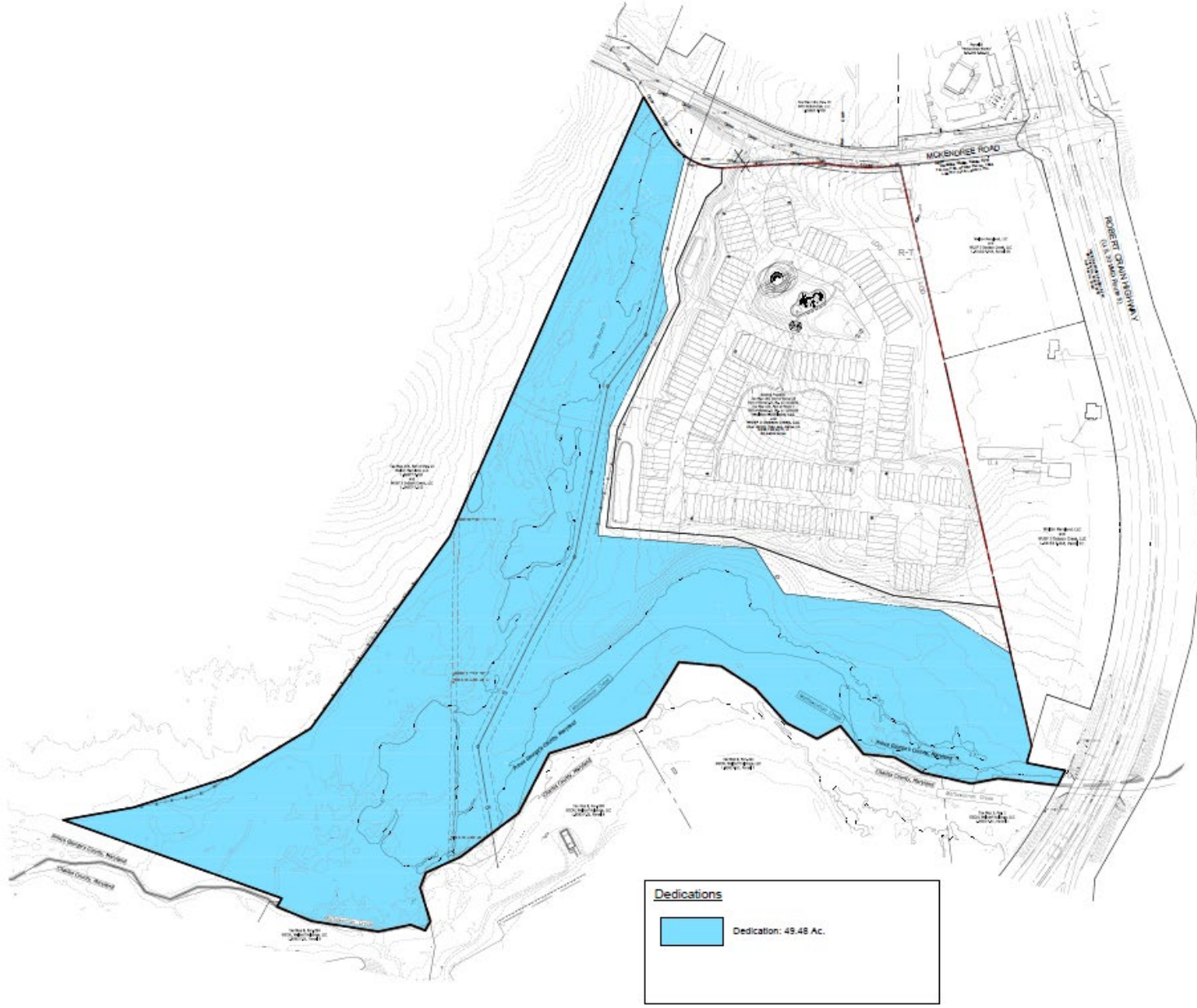


SITE PLAN





PARK DEDICATION



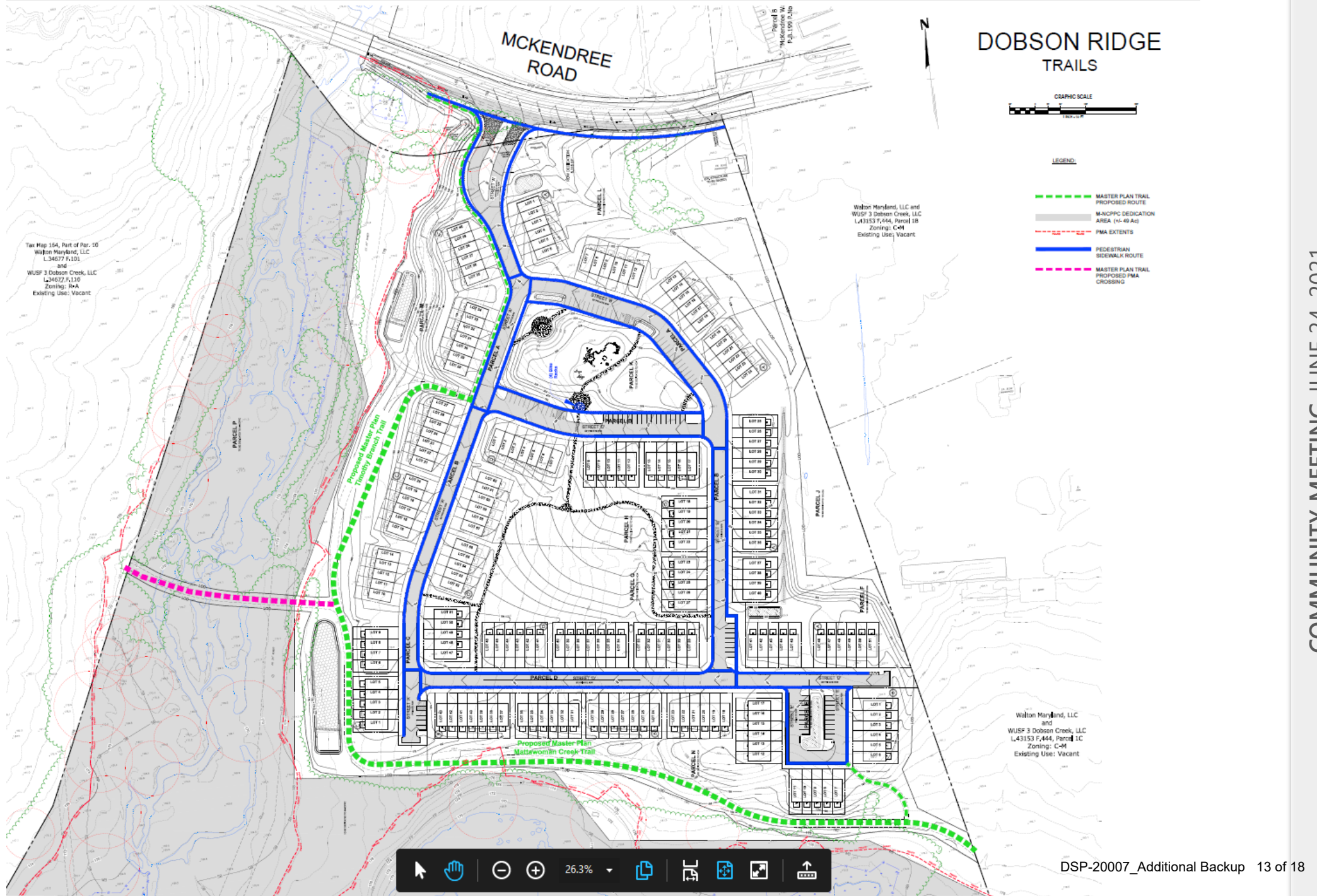


CONCEPTUAL ENTRANCE

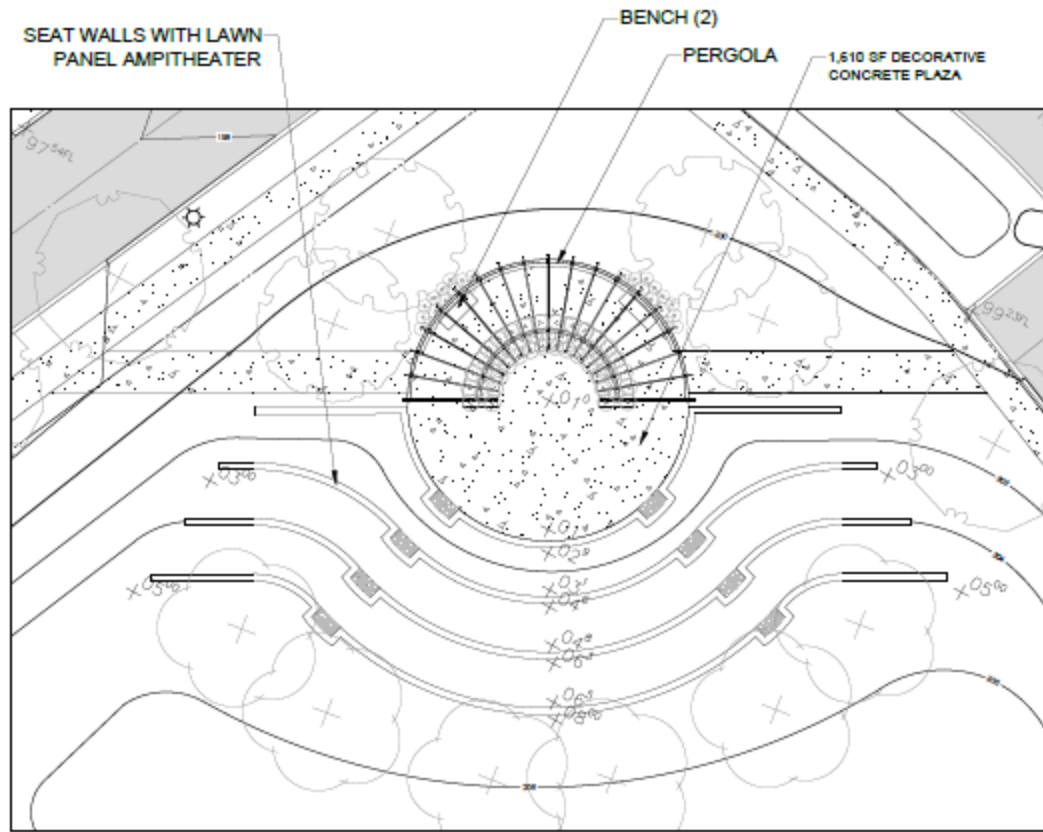




PEDESTRIAN CIRCULATION



AMPHITHEATER & PERGOLA



MCKENDREE ROAD PEDESTRIAN IMPROVEMENTS



Pedestrian Improvements:

Location 1: McKendree Road & Lavender Dream Lane - see Exhibit 2

Install crosswalk across Lavender Dream Road (utilize existing ramps, new markings)

Install crosswalk across north leg of McKendree Road (one new ramp, new markings, signage, DWS)

Location 2: McKendree Road & Desert Peace Court - see Exhibit 3

Install crosswalk across Desert Peace Court (utilize existing ramps, new markings)

Install crosswalk across south leg of McKendree Road (one new ramp, new markings, signage, DWS)

Location 3: McKendree Road & English Point Lane - see Exhibit 4

Install crosswalk across English Point Lane (utilize existing ramps, new markings)

Location 4: McKendree Road & Dawn Chorus Lane - see Exhibit 5

Install crosswalk across Dawn Chorus Lane (utilize existing ramps, new markings)

SITE



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Architecture: Lafayette



COMMUNITY MEETING JUNE 24, 2021
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LAFAYETTE

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CONSULTING



Architecture: Delmar



COMMUNITY MEETING JUNE 24, 2021
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Dobson Ridge

Thank you for your time.

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MH

McNamee Hosea
Attorneys & Advisors

COMMUNITY MEETING JUNE 24, 2021

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