

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



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

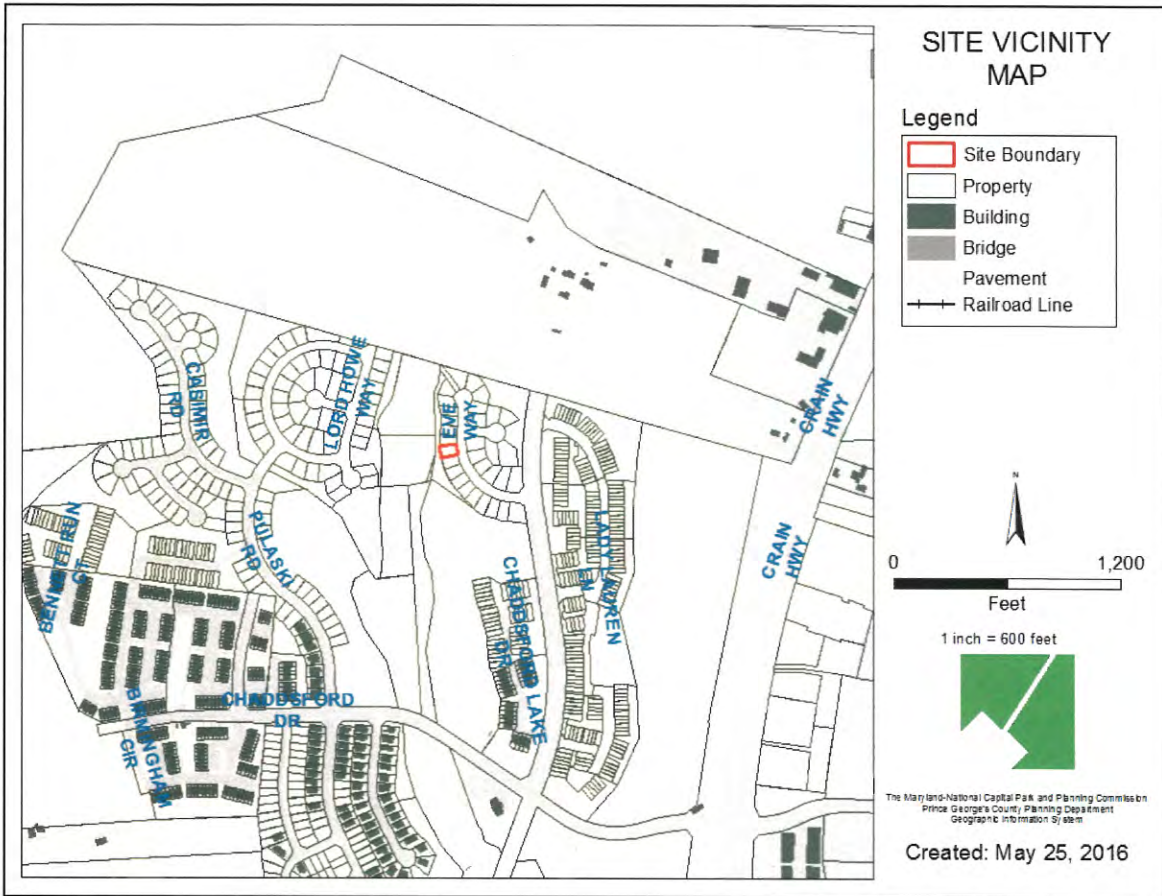
Homeowner's Minor Amendment to a Specific Design Plan

SDP-0705-H1

Application	General Data	
Project Name: Chaddsford, Section 7, Lot 22 (Anderson Deck) Location: On the west side of Eve Way, approximately 440 feet north of its intersection with Lafayette Boulevard. Applicant/Address: Gus Anderson 15215 Eve Way Brandywine, MD 20613	Planning Board Hearing Date:	07/28/16
	Staff Report Date:	07/11/16
	Date Accepted:	06/20/16
	Planning Board Action Limit:	09/29/16
	Plan Acreage:	0.12
	Zone:	R-M
	Dwelling Units:	1
	Gross Floor Area: (sq. ft.)	N/A
	Planning Area:	85A
	Council District:	09
	Election District	11
	Municipality:	N/A
200-Scale Base Map:	220SE07	

Purpose of Application	Notice Dates	
Proposed deck to be attached to the rear of an existing single-family detached.	Informational Mailing:	06/08/16
	Acceptance Mailing:	06/13/16
	Sign Posting Deadline:	06/28/16

Staff Recommendation		Staff Reviewer: Kosack Jill, RLA, ASLA Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Homeowner's Minor Amendment to a Specific Design Plan SDP-0705-H1
Chaddsford, Section 7, Lot 22 (Anderson Deck)

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

EVALUATION CRITERIA

- a. The requirements of the following sections of the Prince George's County Zoning Ordinance:
 - (1) Section 27-515 regarding uses permitted in the R-M (Residential Medium Development) Zone;
 - (2) Section 27-509 regarding regulations in the R-M Zone;
 - (3) Section 27-528 regarding required findings in specific design plan (SDP) applications; and
 - (4) Section 27-530 regarding amendments to approved specific design plan applications.
- b. The requirements of Zoning Map Amendment (Basic Plan) A-9878-C;
- c. The requirements of Comprehensive Design Plan CDP-0102 and its revisions;
- d. The requirements of Summit Creek, Plat Seven, recorded as Plat Book PM 230 @ 31;
- e. The requirements of Specific Design Plan SDP-0705 and its revision;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance (TCC);
- h. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- i. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject applications, the Urban Design Section recommends that the Planning Board make the following findings:

- 1. **Request:** The subject homeowner’s minor amendment to a specific design plan (SDP) is a request to construct a 12-foot by 14-foot deck to be attached to the rear of an existing single-family detached dwelling.

2. **Development Data Summary**

	EXISTING	
Zone	R-M	
Use	Residential	
Lot size	5,080 square feet	
Lot	1	
Number of Dwelling Unit	1	
	REQUIRED	PROVIDED
Total parking spaces	2	4

- 3. **Location:** The subject property is located on the west side of Eve Way, approximately 440 feet north of its intersection with Lafayette Boulevard, within the The Glen at Chaddsford Homeowners Subdivision. The property is also located in Planning Area 85A and Council District 9.
- 4. **Surrounding Uses:** The subject property is bounded to the north and south by single-family detached units, to the east by the public right-of-way of Eve Way with single-family detached units beyond, and to the west by homeowners’ association (HOA) property, in the Residential Medium Development (R-M) Zone.
- 5. **Previous Approvals:** The application has a previously approved Zoning Map Amendment (Basic Plan) A-9878-C, as incorporated into District Council Resolution CR-60-1993, Comprehensive Design Plan CDP-0102-01, as approved by the District Council, Preliminary Plan of Subdivision 4-04174 (PGCPB Resolution No. 05-15), Specific Design Plan SDP-0705 (PGCPB Resolution No. 08-53), and Final Plat 5-09018, recorded in the Prince George’s County Land Records in Plat Book PM 230 @ 31.
- 6. **Design Features:** The subject application includes a proposal for the addition of a 12-foot by 14-foot wood and vinyl deck to the rear of an existing single-family detached dwelling, which was constructed in 2015. The subject property, known as Lot 22, Block E, Section 7 of Chaddsford, is an interior lot with an existing dwelling, which fronts on Eve Way to the east. The proposed deck, which will be attached to the western elevation of the dwelling, will be located within six feet of the rear property line and will encroach into the rear yard setback by nine feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The project is in compliance with Section 27-515 of the Zoning Ordinance regarding uses permitted in the R-M Zone. A single-family detached dwelling is a permitted use in the R-M Zone. The project is also in compliance with the requirements of Section 27-509, which includes regulations applicable to the R-M Zone. The project also conforms to the requirements of Section 27-528 regarding required findings for SDP applications and Section 27-530 regarding amendments to approved SDP applications. See Findings 16 and 17 below for a more detailed discussion of this conformance.
8. **Zoning Map Amendment (Basic Plan) A-9878-C:** The project is in compliance with the requirements of Basic Plan A-9878-C, as incorporated into District Council Resolution CR-60-1993. The proposed deck in the rear yard setback does not alter the previously made findings of approval of the basic plan that were made at the time of approval of the CDP.
9. **Comprehensive Design Plan CDP-0102 and its revisions:** The project is in compliance with the requirements of Comprehensive Design Plan CDP-0102 and its two revisions, except regarding the required rear yard setback. Whereas, the CDP stipulates a 15-foot minimum rear yard setback, the proposed deck would leave approximately six feet between the proposed deck and the property line.
10. **Chaddsford, Plat One, recorded as Plat Book PM 230 @ 31:** The subject project is in compliance with the requirements contained in the plat notes of Chaddsford, Plat One, recorded as Plat Book PM 230 @ 31.
11. **Specific Design Plan SDP-0705 and its revision:** The subject project is in compliance with the requirements of Specific Design Plan SDP-0705, except for the rear yard setback. The proposed deck would extend approximately nine feet into the required rear yard. The Homeowner's Minor Amendment to Comprehensive Design Plan CDP-0102-H1 allows the encroachment into the rear yard setback.
12. **2010 Prince George's County Landscape Manual:** The nature of the project exempts it from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
13. **Prince George's County Tree Canopy Coverage Ordinance (TCC):** The subject application is exempt from the Tree Canopy Coverage Ordinance because the applicant proposes less than 5,000 square feet of gross floor area (GFA) or disturbance.
14. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The subject lot does not contain any woodland conservation. The addition of the proposed deck would not alter the previous findings regarding conformance with the Woodland Conservation and Tree Preservation Ordinance that were made at the time of approval of the CDP, preliminary plan, and SDP.
15. **Referral Comments:** The application was referred to the concerned agencies and divisions. Referral comments are summarized as follows:
 - a. **The Glen at Chaddsford Homeowners Association**—In a letter dated June 6, 2016, The Glen at Chaddsford Homeowners' Association (HOA) indicated that the request for a rear deck installation associated with this application had been approved and is in-line with the covenant guidelines.

16. As required by Section 27-528(a) of the Zoning Ordinance, the Planning Board must make the required findings for approval of a SDP, as follows:

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**
- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

Comment: The subject homeowner's amendment to an SDP conforms to the approved Comprehensive Design Plan, CDP-0102, as amended, and is not subject to the standards of the Landscape Manual. The proposed development is not in a regional urban community.

2. **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

Comment: This finding was made with the approval of the original SDP and will not be affected by the proposed deck.

3. **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

Comment: This finding was made with the approval of the original SDP and will not be affected by the proposed deck.

4. **The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

Comment: The addition of the proposed deck does not alter the previously made findings of conformance with an approved Type 2 tree conservation plan which were made at the time of approval of the original SDP.

5. **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Comment: The subject lot does not contain any regulated environmental features that are required to be preserved and/or restored.

17. Section 27-530(c)(3) of the Zoning Ordinance sets forth the criteria for granting minor amendments to approved SDPs for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee) in accordance with specified procedures including meeting the following criteria:
- (A) **Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;**
 - (B) **Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and**
 - (C) **Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.**

Comment: The CDP for the subject project established the rear yard setback at a minimum of 15 feet total. However, the deck is proposed approximately six feet from the property line. The subject application does not meet criterion (A) and, therefore, the associated Homeowner's Minor Amendment to a Comprehensive Design Plan CDP-0102-H1, requesting the same setback modification was filed concurrently with this SDP and is recommended for approval by staff.

In regards to criterion (B) above, the proposed deck is consistent with the architectural and site design characteristic of the approved SDP, except in regards to the rear yard setback. The proposed deck is to be made of wood and vinyl material, which is typical for residential decks.

In regards to criterion (C), staff believes that the requested deck will not substantially impair the intent, purpose, or integrity of the approved CDP. The modification of the rear building restriction line to six feet for the proposed deck will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood because the deck will face a homeowners association open-space parcel and will meet the side yard setbacks, affording privacy to the occupants of both the subject property and the adjacent homes to the north and south.

RECOMMENDATION

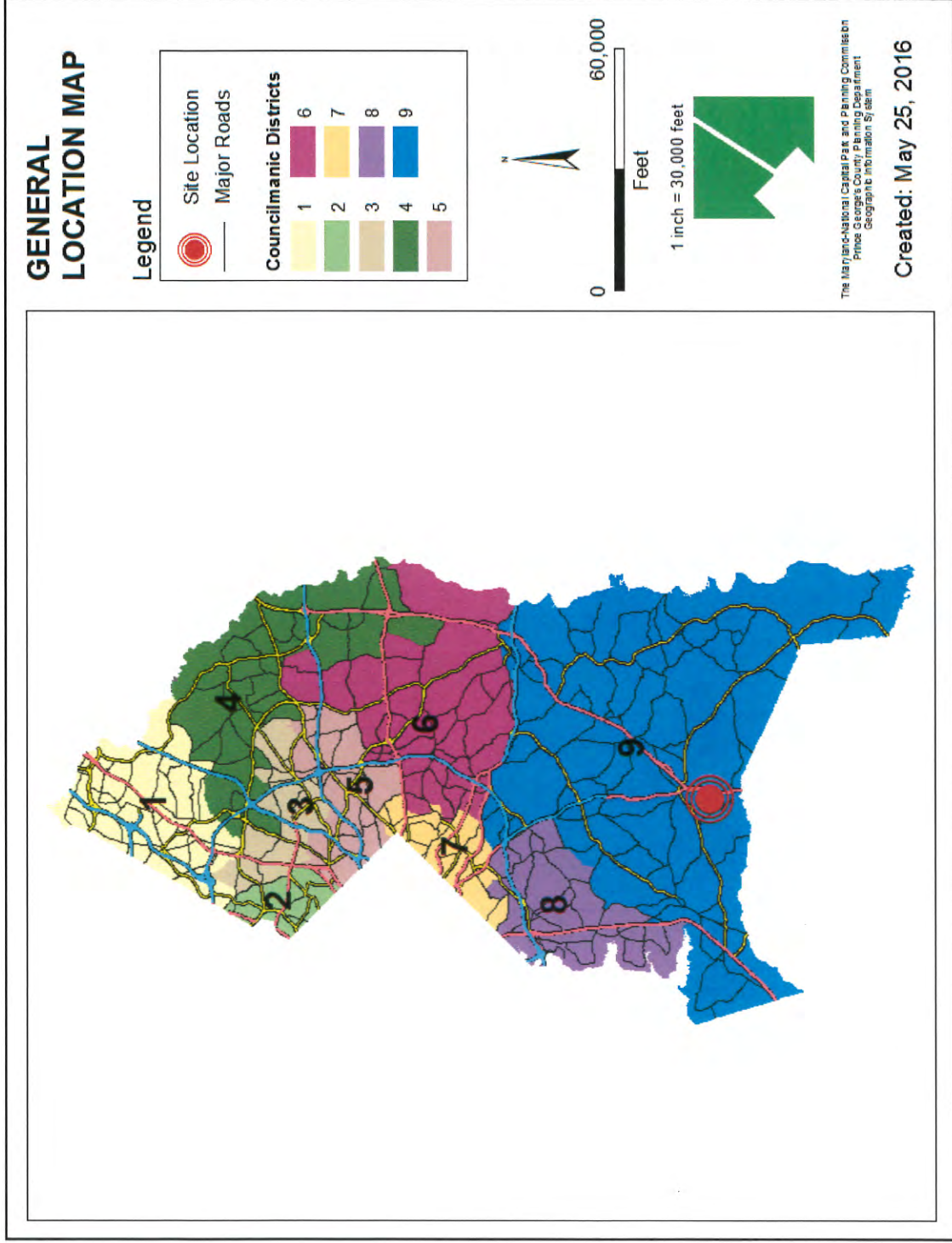
Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Homeowner's Minor Amendment to a Specific Design Plan SDP-0705-H1 for Chaddsford, Section 7, Lot 22 (Anderson Deck).

ITEM:

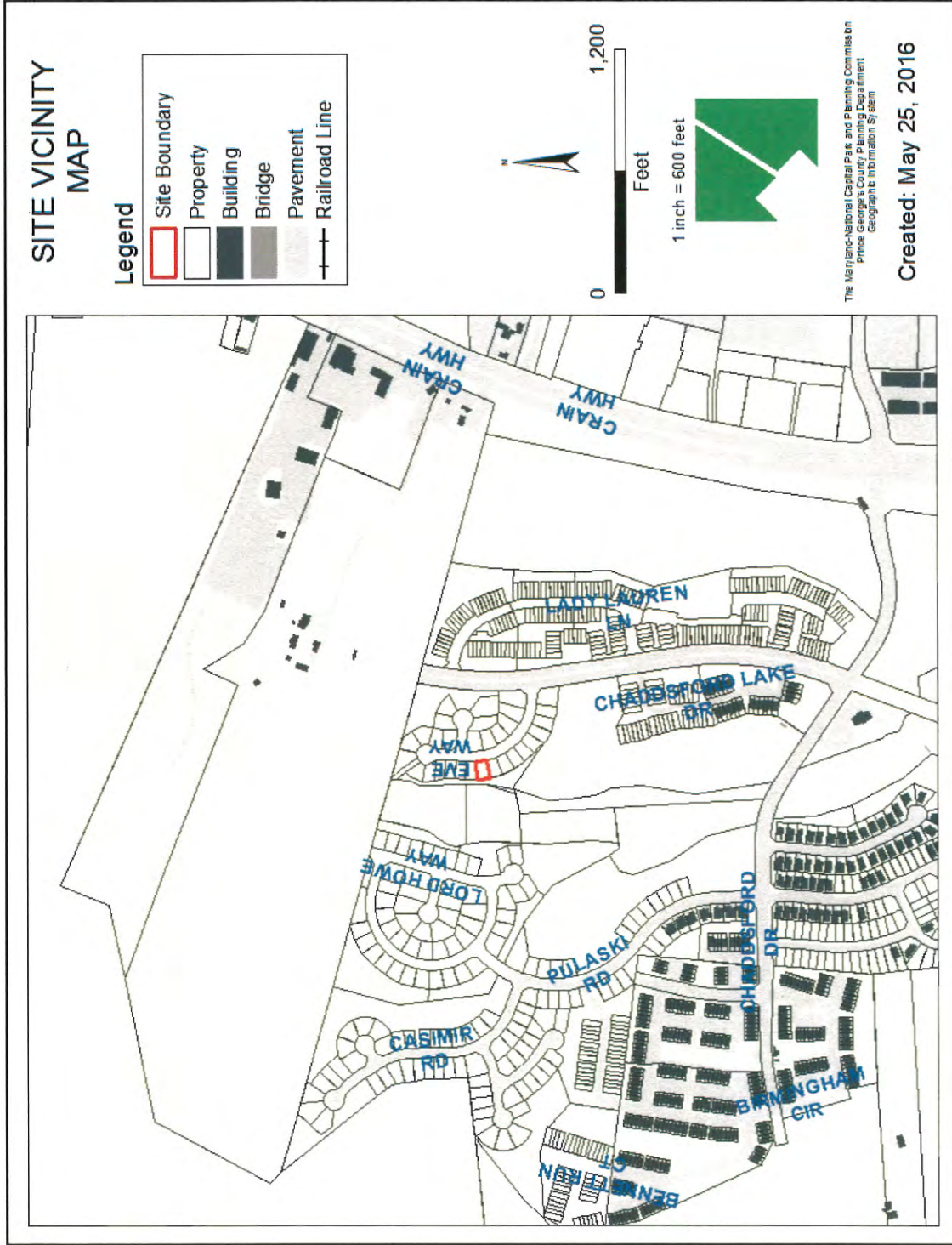
CASE: CDP-0102-03, SDP-0705-H1

**CHADDSFORD, SECTION 7, LOT 22
ANDERSON DECK**

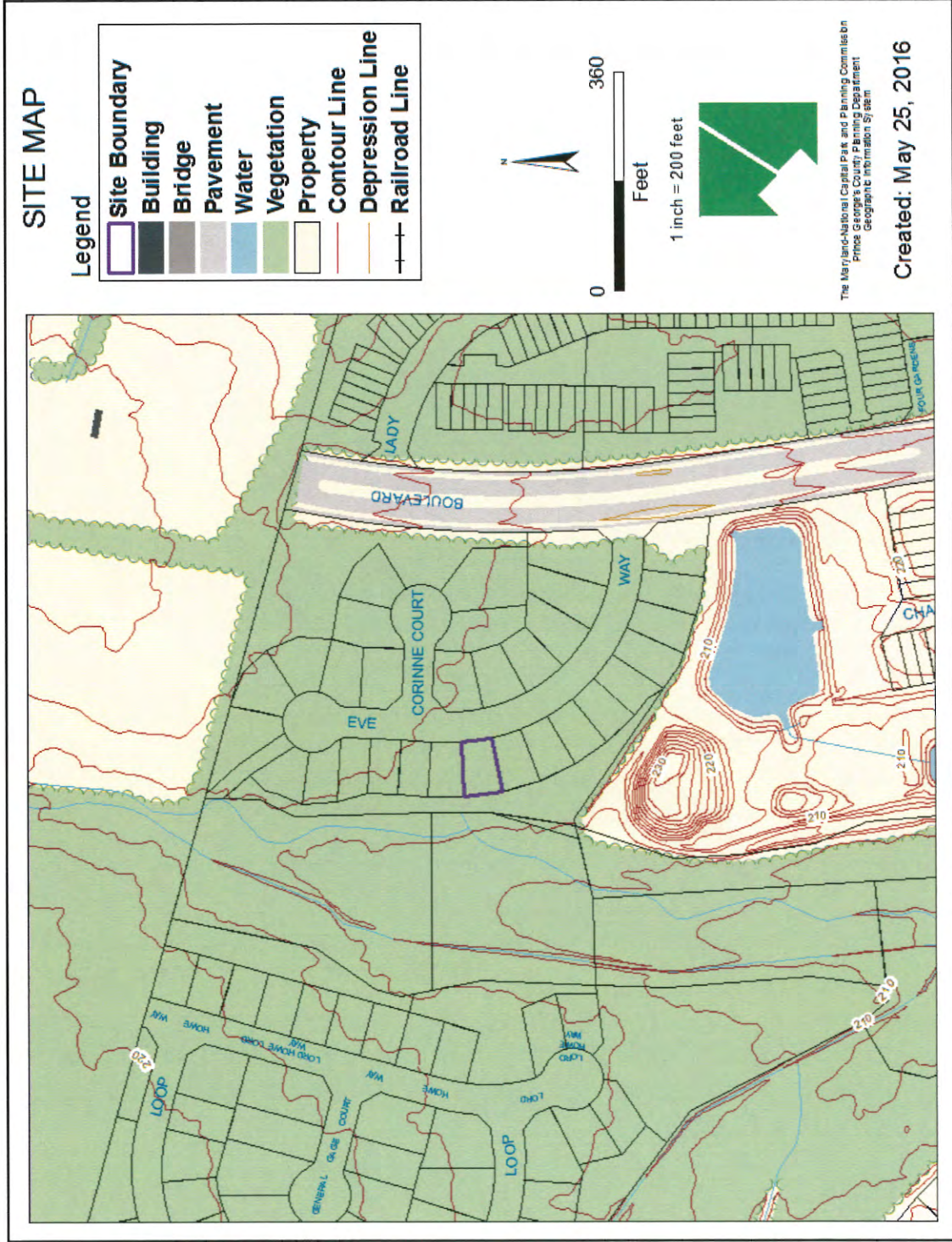
GENERAL LOCATION MAP



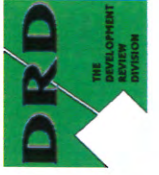
SITE VICINITY



SITE MAP



AERIAL PLAN WITH APPROX. PROPERTY OUTLINE

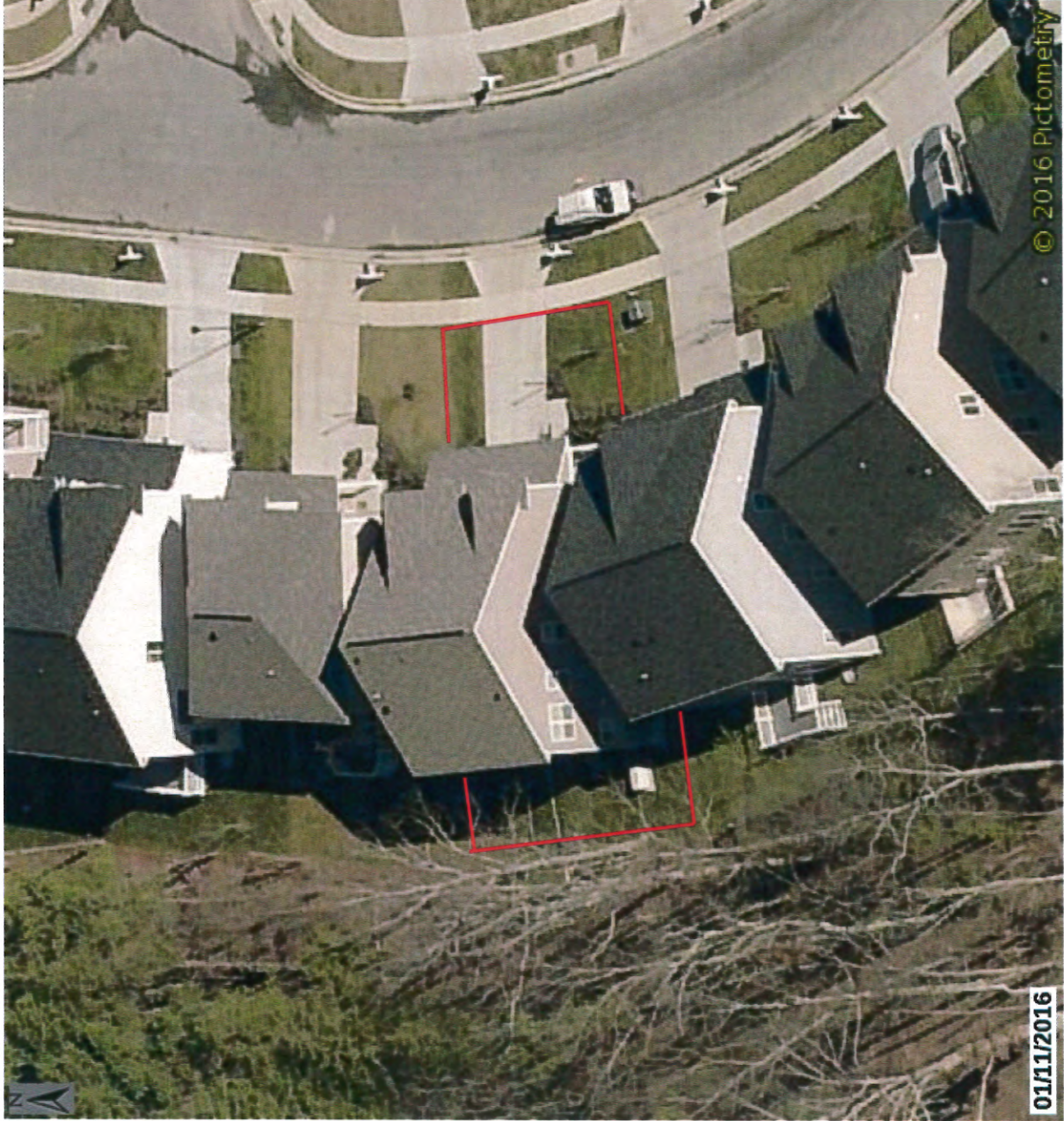


12/19/2015 - 04/25/2016
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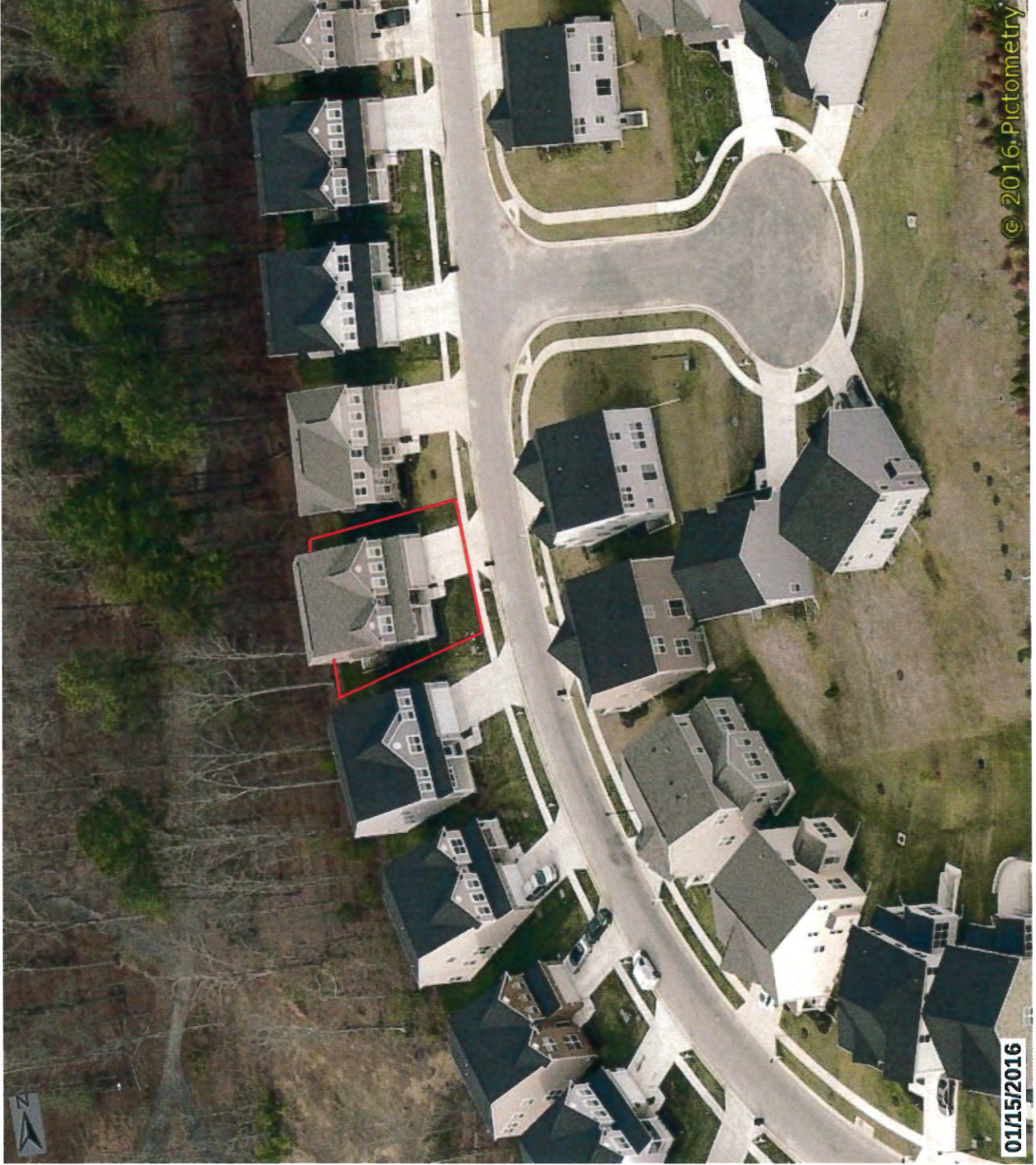
BIRD'S-EYE VIEW LOOKING NORTH WITH APPROX. PROPERTY OUTLINE



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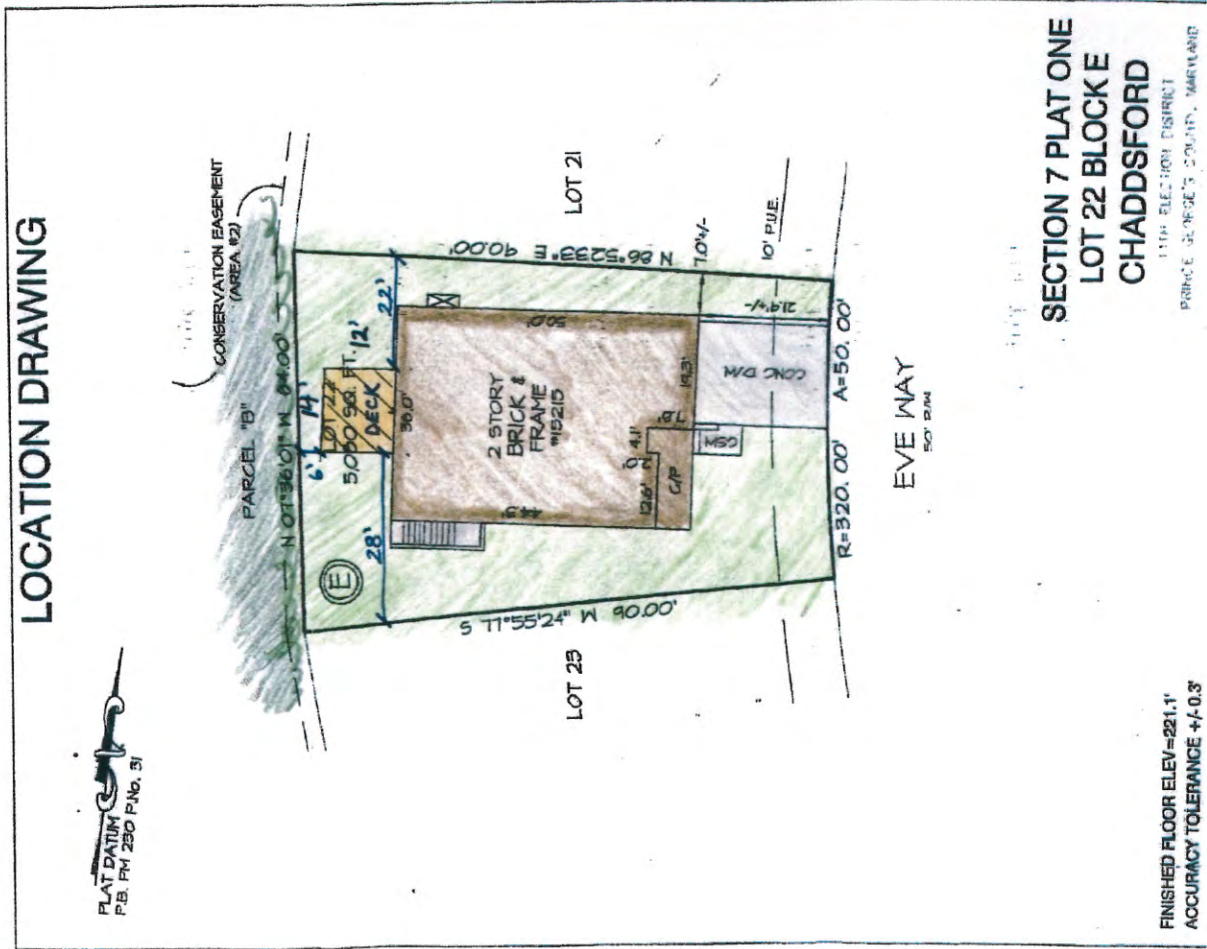
BIRD'S-EYE VIEW LOOKING WEST WITH APPROX. PROPERTY OUTLINE



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RENDERED SITE PLAN



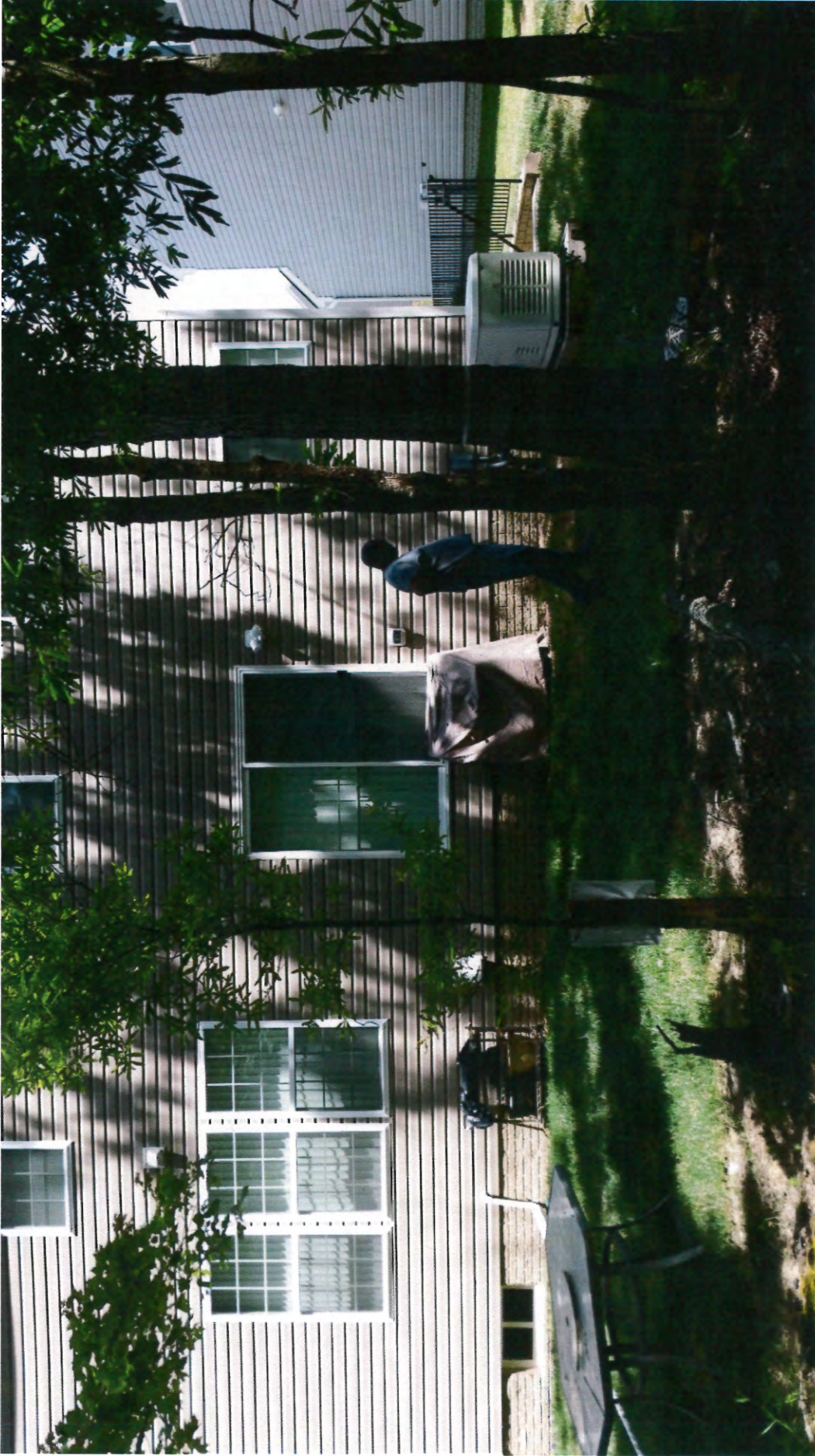
DECK LOCATION



NORTHERN REAR ELEVATION



SOUTHERN REAR ELEVATION



The Glen at Chaddsford Homeowners Association, Inc.
c/o MEINC HOAM
7700 Old Branch Ave, Suite E203
Clinton, MD 20735
301-877-6185 * 301-877-8001 FAX

June 6, 2016

Gus and Maria Anderson
15215 Eve Way
Brandywine, MD 20613

RE: Approved Deck

Dear Mr. and Mrs. Anderson:

This letter is to inform you that The Glen at Chaddsford Board of Directors has approved your exterior architectural request to build a deck. The location, materials to be used, and project is in-line with the HOA Covenant Guidelines. If there are any deviations from the approved plan, please note you will need to get those approved prior to installation. Please keep this letter in your files.

Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Tershia D. Knight
Property Manager

Cc: Board of Directors

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on September 13, 2001, regarding Comprehensive Design Plan CDP-0102 for Brandywine Village the Planning Board finds:

1. On November 29, 1977, the District Council adopted CR-108-1977 for the entire 277-acre Brandywine Village, placing 213.2 acres in the M-A-C Zone and 64.7 acres in the R-U Zone (A-8898). In 1987, a Basic Plan Amendment was filed to rezone the M-A-C portion but it was unsuccessful. In 1992, another application (A-9878) was filed to rezone the property from the M-A-C to the E-I-A zone. On September 14, 1993, the District Council adopted the Sectional Map Amendment for Subregion V, rezoning this site into 46 acres of E-I-A, 16.4 acres of L-A-C and 149 acres of R-M (District Council Resolution No. CR-60-1993).
2. The subject Comprehensive Design Plan is proposed to include the 149-acre R-M zoned land. Section 27-516, Filing for Comprehensive Design Plans, states that a Comprehensive Design Plan, generally for the entire area included in a Basic Plan, shall be filed either prior to or at the same time as, the preliminary plat of subdivision. A Comprehensive Design Plan may include less than the entire area included in a Basic Plan only where the Basic Plan acreage has been divided in accordance with Section 27-197 (b). Section 27-197 (b) requires an amendment of an approved Basic Plan for dividing a single approved Basic Plan into two (2) or more separate Basic Plans. A condition of approval has been added to require the Comprehensive Design Plan to include the entire 212-acre parcel.
3. The subject Comprehensive Design Plan proposes development on a very small portion of the site. The proposal is for 11 lots proposed on approximately six acres, approximately four acres of open space, approximately four acres for continuation of Brinton Way and approximately thirteen acres for a community lake. **The remaining acres are intended for future development. There are only two design elements in this Comprehensive Design Plan, the community lake and 11 single-family lots.**

The 11 single-family lots are proposed in the R-M portion of the property at the end of Brinton Way with exterior access to McKendree Road. **A stormwater management pond is proposed in the vicinity of the proposed lots. The design of the single-family lots is proposed to match the design of the lots in the adjacent McKendree Village.** The extension of the natural open space area from McKendree Village will be primarily a conservation and forest preservation area.

The community lake is proposed on the north side of Chadds Ford Road approximately one-quarter of a mile west of US 301. **It will be opened only with future design and development of the area**

The area of the Comprehensive Design Plan is divided into three major sections by the two stream valleys running roughly from north to south. The easternmost of these sections runs along the western side of General Lafayette Boulevard and will contain the community lake. The westernmost section will be developed into single-family lots. The middle area, the majority of the site, is all >future development.=

4. CDZ Amendment 2 of Sectional Map Amendment for Subregion V establishes the following land use quantities for the R-M (5.8 to 7.8) Zone:

Gross Residential Acreage:	149 acres
Less Half Floodplain Acreage:	20 acres
Base Residential Acreage:	129 acres
Base Residential Intensity (5.8 du/acre)	748 units
Increment	271 units
Max. Residential Intensity (7.9 du/acre)*	1,019 units

*The actual number of dwelling units will be determined during review of the Comprehensive Design Plan on the basis of adjusted gross acreage in the CDP application, the approved development density and the proposed public benefit features.

5. COMPREHENSIVE DESIGN PLAN

Findings Required by Section 27-521, Required findings for approval of a Comprehensive Development Plan

(a) **Prior to approving a Comprehensive Design Plan, the Planning Board shall find that:**

(1) **The plan is in conformance with the approved Basic Plan.**

A-9878 was incorporated into the Sectional Map Amendment for Subregion V . Twenty-six (26) conditions and three considerations of A-9878 were included in the Sectional Map Amendment. Therefore, the subject CDP must conform to the conditions of the Sectional Map Amendment for compliance with the above section. The following conditions of the Sectional Map Amendment (CDZ Amendment 2)are applicable to the subject CDP application:

10 (in part) Net residential densities will be within the ranges listed below:

Single-family detached 1.6 to 2.6 du/net acre

The CDP is proposing a net density of 2.6 du/acre and a gross density of 2.1 du/acre.

14 (in part) Total development of this 212 acre site shall be limited to 320,601 square feet of office, 115,000 square feet of retail, 1019 dwelling units in the R-M Zone and 118 dwelling units in the L-A-C Zone.

The CDP is proposing 11 single-family detached lots, which is substantially less than the above cap of 1,019 dwelling units.

19. The Basic Plan shall retain the three proposed street connections between the subject property and the adjacent Brandywine Village R-M property at approximate locations shown on the Basic Plan.

The CDP retains two street connections to McKendree Village on the south and one street connection to the R-R zoned property to the south.

25. The CDP shall provide possible future connections with adjacent properties to the north and south.

Since only a small portion of the property is being developed, possible future connections with adjacent properties will be reviewed during the future development phase.

Based on the above discussion, the proposal is in conformance with the requirements of Basic Plan A-9878 which was incorporated into the Sectional Map Amendment for Subregion V.

The proposal must also conform to transportation-related conditions 13 to 19 of approval for the Basic Plan A-9878.

Compliance with these conditions and other findings regarding transportation issues are discussed in Finding #14.

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations.

The proposal includes the addition of 11 lots on approximately 6 acres (2.8 percent) of the 212-acre parcel. Therefore it will have minimal impacts on the subject property and the surrounding properties. Approximately 24 acres of land in two different flood plains will

be permanent open space adjacent to the proposed single-family lots. There will be no disturbance to the existing 7+ acres of wetlands due to the development of the proposed single-family lots. A forest stand delineation for the entire 212-acre site and a Type I Tree Conservation Plan are already on file. It is unlikely that as much open space would be preserved under a conventional development scenario.

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project.

The CDP includes the following design elements, facilities and amenities that satisfy the needs of the residents, employees and guests:

Design elements: The two main design features in the subject CDP are the 11 single-family lots and the community lake. The proposed lots are designed to integrate with the existing lots in McKendree Village. The extension of the natural open space area from McKendree Village will be primarily a conservation and forest preservation area. The excavation of the lake is to provide a source of good fill material for use in the development of the McKendree Village townhouses. The lake will serve as a future recreational focal point for the community and as a visual amenity along the primary access road and provide for stormwater management.

Facilities: The facilities are applicable to the needs of the proposed thirteen lots. With the development of Plat Two of McKendree Village all public utilities plus electric, telephone, gas and cable TV will be available on site. Water and sewer will be provided by WSSC. Water and sewer lines will be constructed within the right-of-way of Brinton Way by the developers of McKendree Village. The subject sites are relatively flat and drain directly into the respective flood plains. A stormwater management pond has been proposed in the vicinity of the proposed lots. The community lake will also be designed for stormwater management of run-off from future development. Vehicular and pedestrian access to the residential area will be from Brinton Way which connects to McKendree Road via Chadds Ford Road. Access to the community lake will be from US Route 301 via Chadds Ford Road.

(4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;

The proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings. The site is bounded to the north by undeveloped C-M Zone property, McKendree Village and R-R zoned property to the south and US 301 on the east side and existing McKendree Road and R-R zoned property on the west side. The proposed residential development and the community lake will be compatible with the existing residential zones and the existing amenities like open spaces, trails and recreational areas in the immediate surroundings.

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

- (A) Amounts of building coverage and open space.**
- (B) Building setbacks from streets and abutting land uses.**
- (C) Circulation access points.**

The CDP proposes 11 single-family detached lots on a 212-acre property. The development standards for the lots will be compatible with the development standards for existing lots in McKendree Village with respect to lot size, building coverage and setbacks. The development standards for the proposed lots are as follows:

Minimum size: 6,000 square feet
Maximum building coverage: 40 percent
Minimum yards: front: 10 feet
rear: 20 feet (decks may project a maximum of 10 feet)
side: 6 feet and 12 feet

Landscape buffers will be provided to buffer the proposed lots from abutting land uses.

Brinton Road will continue from McKendree Village as a standard Prince George=s County street with a 50-foot right-of-way. The streetscape for the proposed lots will be consistent with the streetscape in McKendree Village with respect to the type of street trees, lighting and landscaping.

The community lake will be five acres in size and located as close to the 100 year-floodplain as possible to leave adequate room for a hiker-biker trail. The landscaping around the lake will be designed along with the design of the surrounding area. Therefore the land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other with respect to development standards, open space and circulation.

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability.

The development proposed by this Comprehensive Design Plan contains two elements, the development of the single-family lots and the community lake. The development of the single-family lots is linked to the development of single-family lots in McKendree Village and the development of the lake is linked to the townhouse portion of McKendree Village. The lake is intended to be a source of fill for the townhouse portion of the McKendree Village project. Therefore, each staged unit of development (as well as the total

development) can exist as a unit capable of sustaining an environment of continuing equality and stability.

(7) The staging of development will not be an unreasonable burden on available public facilities.

Findings 12 to 14 provide a basis for a finding of no unreasonable burden on public facilities. The Growth Policy and Public Facilities Planning Section has recommended conditions of approval to alleviate the negative impact on fire and rescue services and the school capacity issues. The existing police facilities will be adequate to serve the proposed Brandywine development. The Transportation Planning Section has concluded that the proposed development will not be an unreasonable burden on transportation facilities which are existing, under construction or for which 100 percent construction funding is contained in the County CIP or the State CTP. A condition of approval has been added to require the applicant to participate in a road fund.

(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

- (A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting.**
- (B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site.**
- (C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site.**

This section is not applicable to this proposal.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d).

The plan incorporated several design guidelines set forth in Section 27-274 regarding green areas, public spaces and architecture. The onsite green area will be designed to complement the proposed active and passive recreational amenities for the development. It will be easily accessible and link the major residential areas of the development. Public spaces will be provided to enhance the development. The proposed community lake will be used for stormwater management purposes and as

a recreational amenity. Pedestrian pathways and trails will be provided as a part of the future development to connect major uses and public spaces within the development. The proposed lots are to be integrated with the existing lots in McKendree Village through the use of similar design elements. The proposed architecture for these lots will use the same style, color range and general sizes as the houses in McKendree Village.

(10) The Plan is in conformance with an approved Tree Conservation Plan.

The Plan is in conformance with a Type I Tree Conservation Plan TCPI/47/96-01. TCPI/47/96-01 is recommended for approval in conjunction with the subject CDP.

6. Density Increment Analysis

Most of the Comprehensive Design Zones include a list of public benefit features and density or intensity increment factors. If a development proposes to include a public benefit feature in a development, the Planning Board may grant a density increment factor which increases the dwelling unit density or building intensity. The value of the public benefit feature determines the size of the density or intensity increase.

In this case, the applicant is proposing 11 lots that comprise 1.07 percent of the total number of units allowed. Therefore, the density increment feature is not applicable to this proposal at this time.

7. Development Standards

In most Comprehensive Design Zones, the applicant proposes development standards and standards for architectural massing, style and detail as part of the Comprehensive Design Plan.

In this case, the applicant is proposing only 11 lots that are to be integrated with the existing lots in McKendree Village through the use of similar design elements. The proposed architecture for these lots will use the same style, color range and general sizes as the houses in McKendree Village.

Referral Responses

8. The Zoning Section (Jones to Srinivas, June 25, 2001) has stated that the subject Comprehensive Design Plan must be in conformance with the approved Basic Plan.
9. The Department of Environmental Resources (De Guzman to Srinivas, May 25, 2001) has stated that the site plan for Brandywine Village is consistent with the stormwater management concept approval #11966-2001.

10. The Community Planning Division (Rovelstad to Srinivas, June 26, 2001) has stated that the proposed lots are consistent with the land use recommendations of the 1993 Master Plan for Subregion V for low suburban residential land use. The proposed community lake and the open space systems generally correspond to the themes illustrated on the Master Plan. The development proposals for the remainder of the tract designated as future development should be reviewed for compliance with the Master Plan and the R-M Zone Basic Plans when submitted.

11. The Environmental Planning Section (Markovich to Srinivas, June 4, 2001) has stated that there are extensive areas of woodlands, streams, wetlands, flood plains, steep slopes and severe slopes on this property. There are no noise impacts to the proposed residential lots in the R-M portion of this property. The applicant has submitted a detailed forest stand delineation (FSD) in accordance with the Prince George=s County Woodland Conservation and Tree Preservation Technical Manual. The proposal is subject to the provisions of the Prince George=s County Woodland Conservation Ordinance because there are existing woodlands and there are previously approved Type I and Type II Tree Conservation Plans. The applicant has submitted a Type I Tree Conservation Plan TCPI/47/96-01 which is recommended for approval with the subject CDP application. Additional revisions will be required when further development is proposed for the property. The Section has recommended revision of the configuration of the lake to avoid impacts to the wetland area which currently bisects the northern third of the lake. A Phase I Noise Study is recommended for any development proposed within 200 feet of Chadds Ford Drive or General Lafayette Boulevard and within 600 feet of US 301. Conditions of approval have been added to require the same.

12. The Growth Policy and Public Facilities Planning Section (Williams to Srinivas, June 27, 2001 and White to Srinivas, September 4, 2001) has recommended that all residential structures be fully sprinklered in accordance with the National Fire Protection Association Standard 13D and all applicable Prince George=s County Laws in order to alleviate the negative impact on fire and rescue services. A condition of approval has been added to require the same. The existing police facilities will be adequate to serve the proposed Brandywine development. The affected Brandywine Elementary and Gwynn Park High Schools have projected percentages of capacities greater than 105 percent.

Finding

Projected Impact on Affected Public Schools

Affected School Name	D.U. by Type	Pupil Yield Factor	Development Pupil Yield	5-Year Projection	Adjusted Enrollment	Total Projected Enrollment	State Rated Capacity	Projected% Capacity
Brandywine Elementary School	13 sfd	0.24	3.12	750	762.48	765.60	569	134.55%
Gwynn Park Middle School	13 sfd	0.06	0.78	715	718.12	718.90	864	83.21%

Gwynn Park High School	13 sfd	0.12	1.56	1687	1690.24	1691.80	1274	132.74%
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Source: Prince George's County Planning Department, M-NCPPC, January 2001

Therefore, the adequate public facilities fee is \$3,360.00 per unit. The amount of the Adequate Public Facilities fee for schools shall be offset by the School Facilities Surcharge. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines.

The guideline recommend states that if any affected school=s projected percentage of capacity exceeds 130 percent no permits may be issued until (a) capacity exists below 130 percent in all affected schools; or (b) four (4) years have elapsed since the time of the approval of the preliminary plan of subdivision. The section has proposed the following conditions:

Prior to the issuance of a building permits, the applicant, his heirs, successors and/or assigns shall pay an Adequate Public Facilities fee of **\$3,360.00** per dwelling unit for the schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at **Brandywine Elementary and Gwynn Park High Schools.**

No permits shall be issued for this Comprehensive Design Plan until the projected percentage of capacities at **all the affected schools** are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plat of subdivision.

13. The Transportation Planning Section (Shaffer to Srinivas, June 25, 2001) has stated that the adopted and approved Subregion V Master Plan recommends a master plan trail along the stream valley which runs between Parcel I and proposed outlot 5. Recommendations regarding this trail will be made when development proposals for the remainder of the tract are submitted.
14. The Transportation Planning Section (Masog to Srinivas, September 1, 2001) has concluded that the proposed development will not be an unreasonable burden on transportation facilities which are existing, under construction or for which 100 percent construction funding is contained in the County CIP or the State CTP. The proposed 13 lots do not require a traffic study but analysis of traffic impacts of the future development must be done by the applicant when the future development is proposed. The proposed roads are consistent with the Subregion V Master Plan. A condition of approval regarding participation in a road club for funding various improvements has been added. A condition of approval has also been added to require traffic analysis of the future development by the applicant.

The memorandum from the Transportation Planning Section states that:

The Transportation Planning Section has reviewed the Comprehensive Design Plan (CDP) application referenced above. The subject property consists of approximately 149.47 acres of land in the R-M zone. The property is located along the east side of McKendree Road between US 301/MD 5 and MD 373. The applicant proposes residential development, open space, and a community lake area on approximately 23 acres of the site, leaving the remainder for a future plan. The residential development consists of 13 single-family lots.

The applicant has not prepared a traffic impact study nor was one required by the transportation staff given the applicant's desire to only develop 13 single-family lots. The findings and recommendations outlined below are based upon a review of all relevant materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

For larger developments, the Planning Board relies on the applicant to perform the bulk of the analyses needed to demonstrate compliance with necessary findings of transportation adequacy. The Planning Board also relies upon the State's and the County's input into the findings. Therefore, requests for significant additional development which would generate 50 trips or more would require an amendment to the current CDP or a new CDP which would be accompanied by a traffic study. This future study would be processed, referred, and reviewed using standard procedures.

Summary of Traffic Impacts

The application is a plan for a residential subdivision consisting of 13 single-family residences. The proposed development would generate 10 AM (2 in, 8 out) and 12 PM (8 in, 4 out) peak hour vehicle trips as determined using *The Guidelines for the Analysis of the Traffic Impact of Development Proposals*. Appendix A of the CDP text notes that the adjacent R-M property, which received its current zoning several years prior to the subject property but was originally a part of Brandywine Village, was originally approved for 64 single-family residences but platted for 48. This is correct and is relevant since the proposed residential development would receive its access fully through the existing platted subdivision (now known as McKendree Village). This provided additional justification for staff to not require further analyses for these lots, as it was doubtful that 13 proposed lots together with the 48 platted lots would generate transportation requirements beyond those needed to serve the original 64 lots which were approved. Added to findings made under SDP-9614/01 that the reconfiguration of the prior approved Brandywine Village development would have less impact than previously planned along McKendree Road, staff determined that the development proposed by this CDP would

have no significant impact at MD 373/McKendree Road, which would be the critical intersection for the subject property.

AMcKendree Village was required to bond physical improvements and study signalization at MD 373/McKendree Road. The signal warrant study was done, and the signal was determined to not be warranted. With the issuance of permits within McKendree Village, all improvements required have been bonded.

ANotwithstanding the above findings, the residential development planned must conform to the conditions of approval for the Basic Plan A-9878, as noted in the *Subregion V Sectional Map Amendment*. Specific transportation conditions include:

ACondition 13: This condition requires a pro-rata share toward a list of significant transportation improvements in the area, and the Brandywine Road Club fee consistent with this condition will be imposed with this plan.

ACondition 14: This condition sets a development cap. The 13 residences is well within the ultimate cap for the site.

ACondition 15: This condition requires dedication along US 301/MD 5; this applies to other portions of A-9878.

ACondition 16: This condition requires dedication along C-502; this is General Lafayette Boulevard, and the area which has been dedicated is appropriate.

ACondition 17: This condition concerns the US 301/Chadds Ford Drive intersection, and was addressed under 4-96083.

ACondition 18: This condition concerns the US 301/Chadds Ford Drive intersection, and was addressed under 4-96083.

ACondition 19: This condition requires three street connections between Brandywine Village (aka McKendree Village) and the area covered by A-9878 to be retained. The subject development utilizes one of the planned connections, with the other two to be addressed at a later time.

APlan Comments

AThe *Subregion V Master Plan* includes a recommendation for a north-south major collector along the eastern side of the site. The 100-foot right-of-way shown on the plan for General Lafayette Boulevard is consistent with the right-of-way that was determined for this facility during the review of Preliminary Plat of Subdivision 4-96083 for Brandywine Village Road Access. The location of proposed Chadds Ford Drive is also consistent with that plan.

The street cross-section shown in the CDP is consistent with the county's public secondary roadway standard, and is acceptable.

Recommendations

Based on the preceding comments and findings, the Transportation Planning Section concludes that the proposed development will not be an unreasonable burden on transportation facilities which are existing, under construction or for which 100 percent construction funding is contained in the county CIP or the state CTP. Therefore, the transportation staff believes that the requirements pertaining to transportation facilities under Section 27-521 of the Prince George's County Code would be met if the application is approved with the following condition.... (see proposed Condition 4.c below).

15. The applicant will be required to submit Preliminary Plat applications and Specific Design Plan applications for each phase of the development. The applicant has already filed a Preliminary Plat application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Comprehensive Design Plan CDP-0102, Brandywine Village for the above-described land, subject to the following conditions:

1. Prior to certificate approval of the Comprehensive Design Plan, the following revisions shall be made:
 - a. The Comprehensive Design Plan shall include the entire 212-acre tract in the E-I-A, L-A-C and R-M Zones covered by A-9878, CDZ Amendment 2 to CR-60-1993 implementing the Sectional Map Amendment for Subregion V.
 - b. The configuration of the community lake shall be revised to avoid impacts to the wetland area which currently bisects the northern third of the lake or get a variation and any and all appropriate State and Federal wetland permits.
2. The applicant shall submit a revision to the subject Comprehensive Design Plan for development of the remainder of the tract designated as future development. The revisions shall be reviewed for compliance with the Master Plan and the R-M Zone Basic Plans.
3. The applicant shall submit Preliminary Plat of Subdivision and Specific Design Plan applications for development covered by the subject Comprehensive Design Plan prior to issuance of any permits.
4. Prior to issuance of building permits, the applicant, his heirs, successors and/or assigns shall:

- a. ensure that all residential structures be fully sprinklered in accordance with the National Fire Protection Association Standard 13D and all applicable Prince George's County laws in order to alleviate the negative impact on fire and rescue services.
- b. pay an Adequate Public Facilities fee of **\$3,360.00** per dwelling unit for the schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at **Brandywine Elementary and Gwynn Park High Schools**.
- c. contribute toward and participate in the construction of certain additional off-site transportation improvements as identified hereinafter. These improvements shall be funded and constructed through the formation of a Road Club which will include the applicant, the Montgomery Wards Brandywine Distribution Center, the Brandywine Commerce Center, the Mattawoman-Brandywine Commerce Center, the Brandywine Business Park, the Brandywine/301 Industrial Park, the Hampton CDZ, and other property owners in the area designated as Employment Area "C" in the Subregion V Master Plan, as well as any properties along U.S. 301/Md. 5 between T.B. (the intersection of U.S. 301 and Md. 5 in Prince George's County) and Mattawoman Creek, and any other properties for which participation is deemed necessary by the Planning Board.

For development of the subject property, the applicant's sole funding responsibility toward the construction of these off-site transportation improvements shall be the payment of the following:

For each single-family detached unit, a fee calculated as $\$1,472 \times$ (the most recent FHWA Highway Construction Cost Composite Index four-quarter average available at the time of building permit application) / (FHWA Highway Construction Cost Composite Index for first quarter, 1993)

Payment is to be made in trust to the Road Club escrow agent and shall be due, on a pro rata basis, at the time of issuance of building permits. Prior to issuance of any building permit(s), the applicant shall provide written evidence to the M-NCPPC that the required payment has been made.

The off-site transportation improvements to be constructed are set forth below. Construction of these improvements shall occur in the numerical sequence in which they appear. Each improvement shall be constructed if and only if sufficient funds for engineering, full design, and construction have been deposited into the Road Club escrow account by Road Club members or said funds have been provided by public agencies. The off-site transportation improvements shall include:

- (1) Widen US 301/MD 5 from a four (4) lane road to a six (6) lane road beginning at Timothy Branch (north of Cedarville Road) and extending northerly to the US 301/MD 5 interchange (at T.B.). The construction shall be in accordance with presently approved SHA plans.
- (2) Install a traffic signal at the A-63/Cedarville Road intersection, provided said signal is deemed warranted by DPW&T.
- (3) Make minor widening/striping improvements to the US 301/MD 5 interchange ramps.
- (4) Widen US 301 from a four (4) lane road to a six (6) lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of MD 381.
- (5) Reconstruct the traffic signal at US 301/MD 381.
- (6) Install a traffic signal at the MD 381/A-63 intersection, provided said signal is deemed warranted by DPW&T and SHA.
- (7) Provide a grade separation at the point the Spine Road crosses US 301 northeast of T.B.
- (8) Reconstruct the traffic signal at MD 5/Brandywine Road.
- (9) Construction of an interchange in the area of US 301/MD 5 and Cedarville/McKendree Roads.
- (10) Construction of an interchange in the area of MD 5 and A-63 north of T.B.
- (11) Construction of A-63 as a six-lane arterial roadway (where off-site) between the US 301/MD 5/Cedarville Rd./McKendree Rd. intersection and MD 5 north of T.B.
- (12) Widen US 301/MD 5 from a six (6) lane road to an eight (8) lane road beginning at the T.B. interchange (US 301/MD 5) and extending south-erly to Mattawoman Creek.
- (13) Widen MD 5 from a four (4) lane road to a six (6) lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of the planned intersection with A-63.

5. No permits shall be issued for this Comprehensive Design Plan until the projected percentage of capacities at **all the affected schools** are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plat of subdivision.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with the District Council of Prince George=s County within thirty (30) days following the final notice of the Planning Board=s decision.

* * * * *

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 Brown, seconded by Commissioner Lowe, with Commissioners Brown, Lowe, Eley, Scott and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, September 13, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of October 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LS:rmk

Case No.: CDP-0102/01

Applicant: Brandywine Investments
Associates, LLP

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, and after hearing oral argument, that the Planning Board's decision in Resolution PGCPB No. 04-13, to approve a comprehensive design plan, CDP-0102/01, for 580 single-family dwellings on property known as Chaddsford, described as 212 acres of land in the R-M Zone, west of US 301 and north of McKendree Road, lying north and south of Chadds Ford Drive, Brandywine, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's resolution, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions.

1. Prior to certificate approval of the Comprehensive Design Plan:
 - a. The following revisions shall be made to the plans or information shall be provided:
 - (1) A minimum lot width of 40 feet (at the street line, unless indicated otherwise) for the proposed lots in the development. No more than 25 percent of the total number of single-family lots in the development may be less than 50 feet in width. The rest of the lots shall be 50 feet or more in width, with no less than 25 percent of the total number of lots at least 60 feet in

width. (On cul-de-sacs the lot width may be measured at the building line).

- (2) A minimum side setback of five feet for all lots.
- (3) Notwithstanding Condition 1 above, no more than twenty 36-foot-wide lots for the total development shall be allowed, but only if the applicant demonstrates to the satisfaction of the Planning Board prior to approval of the first specific design plan that the proposed houses on those lots have a superior architectural design. In the absence of such a finding by the Planning Board, all 36-foot-wide lots shall be increased to at least 40 feet wide and shall be subject to the 25 percent limit in Condition 1.a.(1) above.
- (4) The boundaries and acreage of the land to be conveyed to The Maryland-National Capital Park and Planning Commission according to the requirements of the Department of Parks and Recreation.
- (5) The master plan trail along the lake relocated on dedicated parkland with feeder trails from the development pods F, E, and K to the master plan trail.
- (6) The entire master plan trail in the stream valley of the tributary of Timothy Branch from the northern to the southern ends of the subject property according to the requirements of the Department of Parks and Recreation. The exact alignment of the trails shall be determined at the time of the Specific Design Plan.
- (7) The tree conservation area symbol shall be removed from the area of the dedicated parkland on the TCP-1 drawings.
- (8) The CDP text, Chapter 5, revised as follows:
 - (a) On page 4, the statement "Local roadways and cul-de-sacs should have a 50-foot right-of-way" shall be deleted.
 - (b) Exhibit 6 should include the following note:
"Internal streets may utilize 50-foot or 60-foot rights-of-way, depending upon the proposed

and the potential uses which they could serve. The needed rights-of-way will be determined at the time of preliminary plan of subdivision.”

- (9) A private eight-foot-wide asphalt trail from the western portion of the subject site (in the vicinity of stormwater management pond #6) to the master plan trail through an open space greenway. The exact location of this trail shall be determined at the specific design plan stage based on the ultimate configuration of the lots and the provision of an open space corridor.
- (10) Standard sidewalks along both sides of all internal roads, unless modified by the DPW&T at the time of issuance of street construction permits.
- (11) A six-foot-wide asphalt feeder trail from the southern portion of the stream valley trail to the end of Road C.
- (12) A six-foot-wide asphalt feeder trail from the southern portion of the stream valley trail to the end of Road B.
- (13) A six-foot-wide asphalt feeder trail from the northern portion of the stream valley trail to the potential future school site/single-family development shall be shown on the CDP. The construction of this trail shall be provided in conjunction with the development of this pod by the applicant if single family lots are constructed or by the School Board if a school is constructed.
- (14) The unmitigated 65 dBA Ldn noise contour associated with traffic-generated noise from US 301. The noise contour may be based upon the noise model used by the Environmental Planning Section or by a Phase I Noise Study submitted to and approved by the Environmental Planning Section.
- (15) For compliance with Condition #12 of the Basic Plan regarding trail connections, an open space greenway from the western area of the development to the southeastern area of the development to accommodate a trail connection and provide open space between the rear yard of the proposed lots in the G1 and H pods of the development on the

illustrative lotting plan. The open space between the G1 and H development pods shall be at least 75 feet in width to accommodate the 8-foot trail and to provide adequate open space.

- (16) Recreational facilities in the northwestern portion of the development that include the sitting area, preteen playground and tot lot shall have direct access to the road frontage on the streets in single-family development Pod G1.
 - b. The applicant shall require the applicant to provide information on the affordability of some of the units for seniors and young adults starting out.
 - c. A copy of the approved U.S. Army Corps of Engineers Jurisdictional Determination plan shall be submitted to the Environmental Planning Section.
 - d. All appropriate plans shall be revised to conform to the approved U.S. Army Corps of Engineers Jurisdictional Determination plan.
 - e. The Type I Tree Conservation Plan note #6 shall be revised to account for a total of at least 80.98 acres of off-site woodland conservation.
- 2. Prior to submission of the first record plats for the sections which contains the following facilities, the applicant shall:
 - a. Submit a private recreational facilities agreement covering the facilities. The phasing plan for bonding and construction of the facilities, which shall be as follows:

Chaddsford Phasing of Amenities		
FACILITY	BOND	FINISH CONSTRUCTION
Pod K Community Recreational Facilities (clubhouse, swimming pool, tennis court, tot lot, pre-teen lot, picnic area and open play area).	Prior to issuance of the building permit for Pod K.	Prior to issuance of a building permit for the 290 th unit in the development.
The HOA trail on the east side of the lake, west of Pod E.	Prior to issuance of the first building permit in Pod E.	In conjunction with construction of Pod E, not later than issuance of the building permit for the 60 th unit in the pod.
The HOA trail between the northwestern portion of the development and the southeastern area, between Pods G1 and H, whichever comes first.	Prior to issuance of the first building permit in Pod G1 or H, whichever comes first.	In conjunction with construction of Pod G1 or H, whichever comes first, not later than issuance of the building permit for the 400 th unit in the development.

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 Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25 percent and an adequate number of permits shall be withheld to assure completion of all the facilities prior to completion of all the dwelling units.

3. In conjunction with submission of the second Specific Design Plan, the applicant shall: Develop construction drawings for the

trail construction on parkland in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.

4. All residential structures shall be fully sprinklered in accordance with the National Fire Protection Association Standard 13D and all applicable Prince George's County laws in order to alleviate the negative impact on fire and rescue services.
5. Prior to issuance of building permits, the applicant and/or the applicant's heirs, successors, or assignees shall contribute toward and participate in the construction of certain additional off-site transportation improvements as identified hereinafter. These improvements shall be funded and constructed through the formation of a Road Club which will include the applicant, the Montgomery Wards Brandywine Distribution Center, the Brandywine Commerce Center, the Mattawoman-Brandywine Commerce Center, the Brandywine Business Park, the Brandywine/301 Industrial Park, the Hampton CDZ, and other property owners in the area designated as Employment Area "C" in the Subregion V Master Plan, as well as any properties along US 301/MD 5 between T.B. (the intersection of US 301 and MD 5 in Prince George's County) and Mattawoman Creek, and any other properties for which participation is deemed necessary by the Planning Board. For development on the R-M portion of the subject property, the applicant's sole funding responsibility toward the construction of these off-site transportation improvements shall be the payment of the following:
 - For each single-family detached unit, a fee calculated as $\$1,472 \times (\text{Engineering News-Record Highway Construction Cost index at time of payment}) / (\text{Engineering News-Record Highway Construction Cost Index for first quarter, 1993})$;
 - For each single-family attached unit, a fee calculated as $\$1,338 \times (\text{Engineering News-Record Highway Construction Cost index at time of payment}) / (\text{Engineering News-Record Highway Construction Cost Index for first quarter, 1993})$;
 - For each multifamily unit, a fee calculated as $\$999 \times (\text{Engineering News-Record Highway Construction Cost index at time of payment}) / (\text{Engineering News-Record Highway Construction Cost Index for first quarter, 1993})$.
 - For development on the L-A-C and E-I-A portions of the subject property, the applicant's sole funding responsibility toward the construction of these off-site transportation

improvements shall be the payment of a fee calculated as \$1.24 per gross square foot of space X (Engineering News-Record Highway Construction Cost index at time of payment)/(Engineering News-Record Highway Construction Cost Index for first quarter, 1993).

- The total fee to be paid shall not exceed an amount calculated as \$1,719,946.04 X (Engineering News-Record Highway Construction Cost index at time of payment)/(Engineering News-Record Highway Construction Cost Index for first quarter, 1993).

Payment is to be made in trust to the Road Club escrow agent and shall be due, on a pro-rata basis, at the time of issuance of building permits. Prior to issuance of any building permit(s), the applicant shall provide written evidence to the M-NCPPC that the required payment has been made.

The off-site transportation improvements to be constructed are set forth below. Construction of these improvements shall occur in the numerical sequence in which they appear. Each improvement shall be constructed if and only if sufficient funds for engineering, full design, and construction have been deposited into the Road Club escrow account by Road Club members or said funds have been provided by public agencies. The off-site transportation improvements shall include:

- a. Widen US 301/MD 5 from a four-lane road to a six-lane road beginning at Timothy Branch (north of Cedarville Road) and extending northerly to the US 301/MD 5 interchange (at T.B.). The construction shall be in accordance with presently approved SHA plans.
- b. Install a traffic signal at the A-63/Cedarville Road intersection, provided said signal is deemed warranted by DPW&T.
- c. Make minor widening/striping improvements to the US 301/MD 5 interchange ramps.
- d. Widen US 301 from a four-lane road to a six-lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of MD 381.

- e. Reconstruct the traffic signal at US 301/MD 381.
 - f. Install a traffic signal at the MD 381/A-63 intersection, provided said signal is deemed warranted by DPW&T and SHA.
 - g. Provide a grade separation at the point the Spine Road crosses US 301 northeast of T.B.
 - h. Reconstruct the traffic signal at MD 5/Brandywine Road.
 - i. Construction of an interchange in the area of US 301/MD 5 and Cedarville/McKendree Roads.
 - j. Construction of an interchange in the area of MD 5 and A-63 north of T.B.
 - k. Construction of A-63 as a six-lane arterial roadway (where off-site) between the US 301/MD 5/Cedarville Road/McKendree Road intersection and MD 5 north of T.B.
 - l. Widen US 301/MD 5 from a six-lane road to an eight-lane road beginning at the T.B. interchange (US 301/MD 5) and extending southerly to Mattawoman Creek.
 - m. Widen MD 5 from a four-lane road to a six-lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of the planned intersection with A-63.
6. Prior to the issuance of any building permits within the subject property, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with SHA:
- a. Along US 301/MD 5 at Chadds Ford Drive, provide southbound acceleration and deceleration lanes as well as a northbound left-turn lane.
 - b. Along Chadds Ford Drive at the approach to US 301/MD 5, provide an exclusive right-turn lane and dual left-turn lanes.

- c. Install a traffic signal at US 301/MD 5 and Chadds Ford Drive at the time it is deemed necessary by SHA.
7. Following the connection of C-502 to A-55 (and a planned partial interchange at US 301/MD 5 and A-55) on the north, and to McKendree Road on the south, the applicant and/or the applicant's heirs, successors, or assignees shall close the US 301/MD 5/Chadds Ford Drive at-grade intersection to traffic. In the event that a traffic signal has been installed at this location following approval of this plan and removal of the signal is required as directed by SHA following closure of the intersection, such modification or removal shall be at the sole expense of the applicant and/or the applicant's heirs, successors, or assignees.
8. Prior to the issuance of any permits which impact jurisdictional 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.
9. The following note shall be placed on the Final Plat of Subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/47/96-02), or as modified by the Type II 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.”
10. Prior to a submission of the first final plat of subdivision, the applicant shall enter into a public recreational facilities agreement (RFA) with M-NCPPC for the construction of a master plan trail on dedicated parkland. The applicant shall submit three original, executed RFAs to the Department of Parks and Recreation (DPR) for their approval three weeks prior to the submission of final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George’s County.
11. Prior to issuance of the building permit for the 135th unit in the development, the applicant shall submit to the Department of Parks and Recreation a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the

public recreation facilities on dedicated parkland in the amount to be determined by DPR.

12. The applicant, his successors, and/or assignees shall construct the master-planned trail on dedicated parkland in phase with development, and no building permit shall be issued for the lots directly adjacent to the trail until the trail construction is completed.
13. Prior to issuance of the building permits for the 290th unit in the development, all public recreation facilities on dedicated parkland shall be constructed.
14. The portion of the master-planned trail in the General Lafayette Boulevard right-of-way shall be constructed in conjunction with the construction of the roadway.

Ordered this 13th day of September, 2004, by the following vote:

In Favor: Council Members Knotts, Bland, Dean, Dernoga, Exum, Harrington and Hendershot

Opposed:

Abstained:

Absent: Council Member Peters

Vote: 7-0

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

By: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on January 20, 2005, regarding Comprehensive Design Plan CDP-0102/02 for Brandywine Village Center the Planning Board finds:

1. **Request:** The subject application is for approval of a Local Activity Center at Chadds Ford Road and US 301, adjacent to the future Chaddsford residential development. The Comprehensive Design Plan proposes no more than 96,500 square feet of development.
2. Basic Plan A-9878 has established permitted land use types for the L-A-C Zone as service and retail commercial, residential, institutional, and all uses from the R-M Zone. The subject proposal is for commercial uses, primarily retail and service, with the possibility of office space, day care, and other uses. The Basic Plan approved a maximum of 115,000 square feet of development.
3. **Density Increment Analysis:** The public benefit features and density increment factors available for the L-A-C Zone include preserving green space and landscaping parking lots, common recreation space of at least 200 square feet per dwelling, a pedestrian system separated from vehicles, public facilities, distinctive streetscape design, preserving irreplaceable features, combining separate property into one ownership or solar access. Based on the public benefit features table below, the applicant is providing sufficient benefits to earn 20% in density increments, more than enough to justify the proposed 96,500 square feet of development.

Public Benefit Features	
Gross Development Area	9.94 Acres
One-half floodplan (0.44 acre)	0.22 Acre
Adjusted Gross Acreage	9.72 Acre
Base Commercial Development (0.2 FAR)	84,680 Square Feet
Proposed Commercial Development	96,500 Square Feet
Increase for Benefit Features	11,820 Square Feet
FAR Increase Needed	14%
Proposed Benefits	
Pedestrian System (Maximum allowed: 5%)	Amount of increment justified: 5%
<p>If the alignment described is selected by the Department of Parks and Recreation as the preferred alignment, the applicant will construct an 8 ft. wide <u>hiker biker trail</u> (approximately 850 feet long) starting at the southern edge of the property and running north along the rear of the center generally following the existing AT&T R/W and proposed WSSC sewer R/W to Chadds Ford Road sidewalk which continues west another 450 feet to proposed General Lafayette Boulevard and a proposed community recreation facility (a total of approximately 1,300 feet of unbroken pedestrian path), as well as for other pedestrian amenities within the center.</p>	
Streetscape (Maximum allowed : 10%)	Amount of increment justified: 10%
<p>For distinctive and coordinated lighting and street furniture, especially at the plaza between the two 9,000 square foot commercial buildings near Rt. 301 and the connecting pedestrian link through the middle of the parking area, <u>including the use of 35% brick or other similar decorative pavements</u> for pedestrian areas within the shopping center.</p>	
Green Area (Maximum allowed: 20%)	Amount of increment justified: 5%
<p>For keeping over 12% of the gross commercial acreage in green area (24%) and for providing a <u>bermed and landscaped island</u> (with pedestrian walk) which divides the parking area.</p>	
Total FAR Increase	20%

4. **Location:** The site is in Planning Area 85A, Council District 9. More specifically, the property is on the southwest corner of Chadds Ford Road and US 301.
5. **Surroundings and Use:** The proposed retail lot is surrounded by residential uses west of US 301 and proposed office uses north of Chadds Ford Road.
6. **Previous Approvals:**
 - A. Originally, the subject property was rezoned by Basic Plan application (A-8838) in November 1977 for the entire “Mattawoman” development at a total area of 277 acres. Within this 277-acre site, 212 acres were placed in the M-A-C Zone and 64.7 acres were placed in the R-M Zone. This plan is no longer applicable and has been superseded.

- B. On November 29, 1977, the District Council adopted CR-108-1977 for the entire 277-acre Brandywine Village, placing 213.2 acres in the M-A-C Zone and 64.7 acres in the R-U Zone (A-8898). In 1987, a Basic Plan Amendment was filed to rezone the M-A-C portion but it was unsuccessful. In 1992, another application (A-9878) was filed to rezone the property from the M-A-C to the E-I-A Zone. On September 14, 1993, the District Council adopted the sectional map amendment for Subregion V, rezoning this 212-acre site into 46 acres of E-I-A, 16.4 acres of L-A-C and 149 acres of R-M (District Council Resolution CR-60-1993).
 - C. A Comprehensive Design Plan was approved in January 1993 for 65 acres in the R-M Zone for 316 dwelling units. This section retains the name of Brandywine Village and is adjacent to the proposed Chaddsford development.
 - D. On February 20, 1997, the Planning Board approved Preliminary Plan 4-96083 to dedicate Chaddsford Road and General Lafayette Boulevard to public use and place the resultant land bays into four outlots. A Type I Tree Conservation Plan (TCP I/47/96) was approved for the entire area concurrently with this application.
 - E. A Comprehensive Design Plan CDP-0102 was approved by the Planning Board for the entire 212-acre parcel on October 11, 2001 (PGCPB No. 01-186). This Comprehensive Design Plan included 11 lots on approximately 6 acres, approximately 4 acres of open space, approximately 4 acres for continuation of Brinton Way, and approximately 13 acres for a community lake. The remaining acres were intended for future development.
 - F. On October 18, 2001, the Planning Board approved Preliminary Plan 4-01045 (PGCPB No. 01-199) for 13 lots, one outlot and two parcels in the R-M-zoned portion of the area covered by CDP-0102.
 - G. On July 11, 2002, the Planning Board approved Specific Design Plan SDP-0108 for the community lake and open space (PGCPB No. 02-135) and Specific Design Plan SDP-0109 for 11 lots and the continuation of Brinton Way (PGCPB No. 02-136).
 - H. On January 22, 2004, the Planning Board approved Preliminary Plan 4-03080, Chaddsford Section 3, for 132 single-family lots for 29.86 acres and Comprehensive Design Plan CDP-0102/02
7. **Design Features:** The L-A-C Zone is a comprehensive design zone requiring conformance with master plan concepts for Community Centers that are compatible with proposed uses and serve public, quasi-public, and commercial needs for local convenience.

The shopping center on this site is proposed to include a large grocery store and other retail and service-commercial along the rear of the site with pad sites adjacent to US 301 and Chadds Ford Drive. A substantial pedestrian walkway will cross the parking field from the grocery store to a proposed plaza between the pad sites and adjacent to US 301.

COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Zoning Ordinance. The property is in conformance with the requirements of the L-A-C Zone.
9. **Woodland Conservation Ordinance:** The proposal is in compliance with previously approved Type I Tree Conservation Plan TCPI/47/96-01, approved with CDP-0102. A revised Tree Conservation Plan, TCPI/47/96-02, was approved with the last Comprehensive Design Plan, CDP-0102/01, but not certified. The site has a tributary to Mattawoman Creek on the western border. Soils are silt loam and sandy loam.

Traffic-generated noise may impact portions of the property. US 301 is the eastern boundary of the subject property. The noise model used by the Environmental Planning Section predicts the 65 dBA noise contour to be 531 feet from the centerline of US 301. This noise corridor will impact the L-A-C and E-I-A portions of the site.

10. **Comprehensive Design Plan 0102/01 And CDZ Amendment 2:** Zoning application A-9878 was incorporated into the Subregion V sectional map amendment (CDZ Amendment 2) with the following relevant conditions for the L-A-C Zone of Brandywine Village:

2. **Conveyance of the stream valley of the tributary of Timothy Branch to the Maryland-National Capital Park and Planning Commission as shown on Exhibit "A" as submitted by the Park Planning and Development Division.**

Comment: The Park Planning and Development Division has approved the trail location and construction.

4. **The applicant shall construct an eight-foot-wide hiker/biker trail in the above referenced stream valley park from the northern to the southern end of the subject property. The applicant shall provide whatever structures necessary to ensure dry passage along the trail.**

Comment: Trail access and right-of-way have been described on this plan.

6. **Sensitive natural features shall be preserved as amenities that help to define the pattern of neighborhoods.**

Comment: The stream valley and steep slopes have been preserved.

12. **Trails (hiker/biker) shall provide linkage between all parts of the community, to surrounding employment areas, and the stream valley.**

Comment: A trail will link to the commercial areas of this development proposal.

- 14. Total development of this site shall be limited to 320,601 square feet of office, 115,000 square feet of retail, 1,019 dwelling units in the R-M Zone and 118 dwelling units in the L-A-C Zone or different uses generating no more than the peak hour trips (1,704 AM and 1,512 PM peak hour trips) generated by the above development.**

Comment: The Brandywine Village application is below these limits.

- 15. At the time of Preliminary Plat approval, the applicant and/or the applicant's heirs, successors, assigns, shall show dedication of the right-of-way for US 301/MD 5 on the eastern side of the applicant's property. At the time of the Final Plat approval, the applicant shall dedicate the above mentioned right-of-way. The dedication shall be in accordance with the recommendations of F-9 facility in the Subregion V Master Plan.**

Comment: The right-of way has been excluded from development and dedicated.

- 17. If the applicant and/or the applicant's heirs, successors, assigns obtains and constructs an entrance from US 301/MD 5 onto the subject property as shown on the Basic Plan, the applicant and/or the applicant's heir's, successors, or assigns shall install a traffic signal at the location at the time it is deemed necessary by SHA.**

Comment: A traffic signal and left- and right-turn lanes have been installed at Chadds Ford Drive.

- 21. The Comprehensive Design Plan shall establish an open space network throughout the development which will include both natural features and man-made public features.**

Comment: The Chaddsford development has a lake and proposed recreation center with many trails.

- 20.b. In the event an alternative school site is selected, the L-A-C or R-M Zone may be considered as alternative locations for the proposed library site. Such a site shall be designed to be a community focal point in conjunction with recreational, institutional or other public or quasi-public uses.**

Comment: According to the Historic Preservation and Public Facilities Planning Section, the Library Board has not expressed any need for additional library sites.

- 22. The CDP shall establish a complete pedestrian system to provide convenient and attractive linkages among individual neighborhoods and to encourage and facilitate pedestrian movements between neighborhoods and the proposed activity center as well as other public spaces. The system should also take the adjacent 65-acre, R-M zoned development into account to form a fully integrated development.**

Comment: A trail was proposed for the shopping center along the stream valley with sidewalks along Chadds Ford Road.

11. **Design Considerations of the Master Plan for Subregion V:** In order to make the design more consistent with the master plan design, a small plaza was added between the retail buildings along US 301 facing the conventional retail frontage of the grocery store. Additional design detail and plaza open space have been created along the grocery frontage and more tree islands added to the parking lot. The grocery and adjacent buildings will be brick, as will the retail/office buildings along US 301. The proposed uses for the shopping center have changed from retail to retail/office to allow more variety. The central open space walkway was widened and leads away from the small open space along US 301 to the center of the grocery. The single entry from Chadds Ford Drive was moved 500 feet from US 301.

12. **Referral Comments:** The proposal was referred to the concerned agencies and divisions. The referral comments are as follows:

- a. The Community Planning Division found that this application is not inconsistent with the General Plan development pattern policies for a possible future Center in the Developing Tier.

The commercial land uses proposed by this application are essential components of the local activity center land use recommended by the master plan for this location, but the site design and other land use elements do not entirely conform to the local activity center development concepts. Revisions were made to the plan to bring it more into conformance with master plan design concepts.

- b. The Transportation Planning Section, in a memorandum dated December 9, 2004 (Masog to Greene), reviewed the traffic study dated February 2004 and concluded that the proposed development will not be an unreasonable burden on transportation facilities if the application is approved with proposed conditions below.

- c. The Trails Planner stated that one master plan trail is near the site. The Subregion V master plan recommends a stream valley trail will ultimately connect to the Timothy Branch Trail to the south and the planned trail along A-55 to the north. The trail will provide recreation and access to a future library, elementary school, and park and ride within the Brandywine Special Study Area. The Trails Planner also recommended standard sidewalks along both sides of all internal streets, with exact widths to be determined at the time of SDP.

(1) The applicant, his heirs, successors and/or assignees shall construct the master plan stream valley trail per DPR standards at the location agreed to by the applicant and DPR. The applicant shall provide necessary structures to provide dry passage along the trail. Timing for construction and bonding of the trail shall be in accordance with the recommendations of CDP-0102/01. Depending on the location of the master plan trail, a connector trail from the village center may also be appropriate.

(2) The applicant, his heirs, successors and/or assignees shall provide standard sidewalks along both sides of the internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street

construction permits. Final determination of sidewalk width will be made at the time of specific design plan.

- d. The Environmental Planning Section, in a memorandum dated May 5, 2004 (Stasz to Srinivas), stated that the property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved Type I and Type II Tree Conservation Plans. The Type I TCP has not been certified.

Traffic-generated noise may impact portions of the property. The CDP should show the unmitigated 65 dBA noise contour.

- e. The Department of Environmental Resources found that the site plan for Brandywine Village Center (CDP-0102/02) is consistent with approved stormwater concept plan #8840-2004.
- f. The Fire Department reviewed this plan and found no problems.
- g. Historic Preservation and Public Facilities Planning Section, in a memorandum dated April 5, 2004 (Harrell to Srinivas), made the following comments:

Fire and Rescue Facilities

The existing fire engine service at Brandywine Fire Station, Company 40, located at 14201 Brandywine Road, has a service travel time of 4.25 minutes, which is beyond the 3.25-minute travel time guideline.

The existing ambulance service at Brandywine Fire Station, Company 40, located at 14201 Brandywine Road, has a service travel time of 4.25 minutes, which is within the 4.25-minute travel time guideline.

The existing ladder truck service at Clinton Fire Station, Company 25, located at 9025 Woodward Road, has a service travel time of 8.29 minutes, which is beyond the 4.25-minute travel time

The existing paramedic service at Brandywine Fire Station, Company 40, located at 14201 Brandywine Road, has a service travel time of 4.25 minutes, which is within the 7.25-minute travel time guideline.

The Adopted and Approved FY 2002 General Plan contains a project for a Brandywine EMS facility. This proposed station is planned to open in 2007 and will serve this site within response time standards

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

Police Facilities

The proposed development is within the service area for District V, Clinton. The Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the number of sworn duty staff assigned. The standard is 115 square feet per officer. As of January 2, 2004, the county had 823 sworn staff and a total of 101,303 feet of station space. Based on available space there is capacity for 57 additional officers. The staff concludes that the existing county police facilities will be adequate to serve the residential use.

Library

The Baden Branch, 13603 Baden-Westwood Road, is within the subject study area and provides it with adequate library service. The Baden branch is a 2,500-square-foot facility, which has a collection capacity of 7,000 volumes. In addition, within an acceptable five-mile radius of the proposed project is the Accokeek branch. The subject study area has good access to these facilities and is well served by them.

Schools

County Council bill CB-31-2003 establishes a school facilities surcharge in the amounts of \$7,000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is located within a basic plan or conceptual site plan that abuts on existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings outside the Beltway.

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

The Historic Preservation and Public Facilities Planning Section staff finds that this project meets the adequate public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003, and CR-23-2003.

- h. DPW&T had no comments beyond recommending that geometrics at the US 301/MD 5 and Chadds Ford Drive intersection should have been shown. However, this intersection was under construction as the traffic study was being prepared.
- i. The Maryland State Highway Administration states that the mapping from US 301 Southern Corridor Transportation Study, indicated that road improvements will impact this development. All permanent structures must be located outside of the proposed road right-of-way that is adjacent to US 301.

- j. The Historic Preservation and Public Facilities Planning Section, Countywide Planning Division, made the following comments:

Brandywine Village Local Activity Center (4-04112): This land is close to and may be part of the antebellum J.F. Townsend property. Recorded archeological site 18PR416 (a late 18th–early 19th century farmstead) is located within the project area. A Phase I archeological investigation is required for this site that follows the standards and guidelines in the Maryland Historical Trust’s *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994). The report should follow report and editorial standards in *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994), and the *American Antiquity* or *Society for Historical Archeology* style guide, and cite whether a submittal is a Draft Report or Final Report on the cover and inside cover page of the document, along with the relevant development case numbers.

13. **Comprehensive Design Plan Required Findings:**

Findings required by Section 27-521, and required findings for approval of a Comprehensive Design Plan:

(a) Prior to approving a Comprehensive Design Plan, the Planning Board shall find that:

(1) The Plan is in conformance with the approved Basic Plan.

The CDP is in conformance with the Basic Plan in regard to land use types, locations, and commercial intensity, and is in conformance with all applicable conditions.

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations.

The commercial buildings are proposed to be brick with traditional design for the buildings and enhanced streetscape, and consistency of architectural design for the entire project will be ensured to a degree that would be unlikely to occur under conventional regulations. The shopping center layout (main retail/office structure) will include open space and plazas significantly better in design than what could be expected under conventional regulations.

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project.

Design Elements: The buildings will be consistent in style and materials, using brick as a primary material. The design will create a break in the building frontage that allows outdoor seating, tables, planters, shade trees, fountains,

arcades, awnings, special paving, or other amenities that enhance the retail uses. Public open spaces will create focal points between buildings, and pedestrians will be separated from vehicles within landscaped walkways.

Amenities: Open space is available for seating and plazas next to retail/office buildings. A master plan trail and trail connections are proposed next to the shopping center.

(4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings.

The site will be surrounded by residential development within the Chaddsford Development that will use the retail/office. The residential also exists north and south of the Chaddsford Development with commercial development along US 301. The proposed uses are compatible with the surrounding existing and proposed development.

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space.

The building coverage is within limits set by Basic Plan A-9878 and is intended to allow convenience retail/office. The commercial property is immediately adjacent to a stream valley corridor, which will provide an open space with trails.

(B) Building setbacks from the street and abutting land uses.

The proposed buildings are outside of the right-of-way for US 301 and are separated by streets or streams from adjoining land uses. The new shopping center will fill vacant land and not be adjacent to older existing buildings. The proposed buildings along US 301 and Chadds Ford Drive will create a pattern of building near the street that will block the view of parking.

(C) Circulation access points.

The main access point to the proposed shopping center has been moved back to 500 feet to allow turning onto US 301 and into the shopping center from Chadds Ford Drive.

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability.

The development of the single-family housing within Chaddsford will support the retail/office uses within the proposed shopping center with additional support from traffic along US 301.

- (7) **The staging of development will not be an unreasonable burden on available public facilities.**

As indicated in Finding 12 above, the Historic Preservation and Public Facilities Planning Section has stated in their referral dated April 2004 that “The staging of development will not be an unreasonable burden on available public facilities.”

- (8) **Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**

- (A) **The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting.**
- (B) **Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site.**
- (C) **The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site.**

This section does not apply.

- (9) **The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d).**

This section does not apply.

- (10) **The Plan is in compliance with an approved Tree Conservation Plan.**

A Type I Tree Conservation Plan has been submitted with the CDP application. The Tree Conservation Plan is recommended for approval and the Comprehensive Design Plan is in conformance with the TCP.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type I Tree Conservation Plan (TCPI/47/96-03), and further APPROVED the Comprehensive Design Plan CDP-0102/02, Brandywine Village Center for the above described land, subject to the following conditions:

1. The Comprehensive Design Plan shall be revised as necessary to reflect the following design criteria, and all Specific Design Plans shall embody these criteria:

- a. The central parking lot walkway shall be 20 feet wide, have a central 6-foot sidewalk and have landscaped islands to include ornamental trees and shrubs placed at appropriate intervals.
 - b. The central parking lot shall include planting islands that break up the paving and provide shade with linear islands parallel to the central parking walkway at the east and west ends of the L-A-C zoned lot.
 - c. The shopping center layout (main retail/office structure) shall include a plaza that creates a break in the building facade that allows outdoor seating, tables, planters, shade trees, fountains, arcades, awnings, special paving, or other amenities that enhance the retail uses.
 - d. The proposed Brandywine Village shopping center shall have a consistent traditional design style for the buildings, materials, paving, landscaping, lighting, and street furniture. The design style shall be applied to all structures in the shopping center, including all pad sites, including any gas station, with minor adjustments allowed to individualize treatment of specific buildings.
 - e. The single entrance from Chadds Ford Drive will be placed (center line of access road) at least 500 feet from US 301.
 - f. The shopping center shall use brick or attractive masonry (no painted smooth-faced block) as a primary building material (at least 50 percent of the front and sides of the main shopping center building). Between 65 and 80 percent of the entire shopping center, including all pad sites shall be clad with brick or attractive masonry. Plazas and sidewalks of a compatible color and paving material (concrete pavers, brick or stone) shall be created.
 - g. The retail/office uses next to US 301 will have a central open space/plaza that is a small focal point directly in line with the parking lot walkway described in 1.a. The open space will be at least 150 feet x 200 feet, or 3,000 square feet.
 - h. The buildings will use design details on all sides (windows, doors, rooflines, construction material, same color masonry) to make a pleasing appearance from all sides with the exception of the main shopping center building facing the floodplain. This is especially important for the small retail/office buildings along US 301.
2. The applicant and/or the applicant's heirs, successors, and/or assignees shall contribute toward and participate in the construction of certain additional off-site transportation improvements as identified hereinafter. These improvements shall be funded and constructed through the formation of a Road Club that will include the applicant, the Montgomery Wards Brandywine Distribution Center, the Brandywine Commerce Center, the Mattawoman-Brandywine Commerce Center, the Brandywine Business Park, the Brandywine/301 Industrial Park, the Hampton CDZ, and other property owners in the area designated as Employment Area "C" in the Subregion V master plan, as well as any properties along US 301/MD 5 between T.B. (the intersection of US 301 and MD 5 in Prince George's County) and Mattawoman Creek, and any other properties for which

participation is deemed necessary by the Planning Board. For development on the R-M portion of

the subject property, the applicant's sole funding responsibility toward the construction of these off-site transportation improvements shall be the payment of the following:

- a. For each single-family detached unit, a fee calculated as $\$1,472 \times (\text{Engineering News-Record Highway Construction Cost index at time of payment}) / (\text{Engineering News-Record Highway Construction Cost Index for first quarter, 1993})$
- b. For each single-family attached unit, a fee calculated as $\$1,338 \times (\text{Engineering News-Record Highway Construction Cost index at time of payment}) / (\text{Engineering News-Record Highway Construction Cost Index for first quarter, 1993})$
- c. For each multifamily unit, a fee calculated as $\$999 \times (\text{Engineering News-Record Highway Construction Cost index at time of payment}) / (\text{Engineering News-Record Highway Construction Cost Index for first quarter, 1993})$
- d. For development on the L-A-C and E-I-A portions of the subject property, the applicant's sole funding responsibility toward the construction of these off-site transportation improvements shall be the payment of a fee calculated as $\$1.24$ per gross square foot of space $\times (\text{Engineering News-Record Highway Construction Cost index at time of payment}) / (\text{Engineering News-Record Highway Construction Cost Index for first quarter, 1993})$
- e. The total fee to be paid shall not exceed an amount calculated as $\$1,719,946.04 \times (\text{Engineering News-Record Highway Construction Cost index at time of payment}) / (\text{Engineering News-Record Highway Construction Cost Index for first quarter, 1993})$

Payment is to be made in trust to the Road Club escrow agent and shall be due, on a pro rata basis, at the time of issuance of building permits. Prior to issuance of any building permit(s), the applicant shall provide written evidence to M-NCPPC that the required payment has been made.

The off-site transportation improvements to be constructed are set forth below. Construction of these improvements shall occur in the numerical sequence in which they appear. Each improvement shall be constructed if and only if sufficient funds for engineering, full design, and construction have been deposited into the Road Club escrow account by Road Club members or said funds have been provided by public agencies. The off-site transportation improvements shall include:

- a. Widen US 301/MD 5 from a four-lane road to a six-lane road beginning at Timothy Branch (north of Cedarville Road) and extending northerly to the US 301/MD 5 interchange (at T.B.). The construction shall be in accordance with presently approved SHA plans.
- b. Install a traffic signal at the A-63/Cedarville Road intersection, provided said signal is

deemed warranted by DPW&T.

- c. Make minor widening/striping improvements to the US 301/MD 5 interchange ramps.
 - d. Widen US 301 from a four-lane road to a six-lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of MD 381.
 - e. Reconstruct the traffic signal at US 301/MD 381.
 - f. Install a traffic signal at the MD 381/A-63 intersection, provided said signal is deemed warranted by DPW&T and SHA.
 - g. Provide a grade separation at the point the Spine Road crosses US 301 northeast of T.B.
 - h. Reconstruct the traffic signal at MD 5/Brandywine Road.
 - i. Construction of an interchange in the area of US 301/MD 5 and Cedarville/McKendree Roads.
 - j. Construction of an interchange in the area of MD 5 and A-63 north of T.B.
 - k. Construction of A-63 as a six-lane arterial roadway (where off-site) between the US 301/MD 5/Cedarville Road/McKendree Road intersection and MD 5 north of T.B.
 - l. Widen US 301/MD 5 from a six-lane road to an eight-lane road beginning at the T.B. interchange (US 301/MD 5) and extending southerly to Mattawoman Creek.
 - m. Widen MD 5 from a four-lane road to a six-lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of the planned intersection with A-63.
3. Prior to the issuance of any building permits within the subject property, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with SHA:
 - a. Along US 301/MD 5 at Chadds Ford Drive, provide southbound acceleration and deceleration lanes as well as a northbound left-turn lane.
 - b. Along Chadds Ford Drive at the approach to US 301/MD 5, provide an exclusive right-turn lane and dual left-turn lanes.
 - c. Install a traffic signal at US 301/MD 5 and Chadds Ford Drive at the time it is deemed necessary by SHA.
 4. Following the connection of C-502 to A-55 (and a planned partial interchange at US 301/MD 5 and A-55) on the north, and to McKendree Road on the south, the applicant and/or the applicant's

heirs, successors, and/or assignees shall close the US 301/MD 5/Chadds Ford Drive at-grade intersection to traffic. In the event that a traffic signal has been installed at this location following approval of this plan, and removal of the signal is required as directed by SHA following closure of the intersection, such modification or removal shall be at the sole expense of the applicant and/or the applicant's heirs, successors, or assignees.

5. The following changes shall be made to the Comprehensive Design Plan:
 - a. Modify the plan to recognize the dedicated right-of-way along US 301/ MD 5 and remove any development shown within it.
 - b. Modify the plan, which shows two access points from Chadds Ford Drive into the L-A-C parcel, to show only the westernmost one.
6. The applicant, his heirs, successors, and/or assignees shall construct the master plan stream valley trail per DPR standards at the location agreed to by the applicant and DPR. The applicant will provide necessary structures to provide dry passage along the trail. Timing for construction and bonding of the trail shall be in accordance with the recommendations of CDP-0102/01. A trail connector may also be appropriate to the village center.

The applicant, his heirs, successors, and/or assignees shall provide standard sidewalks along both sides of the internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits. Sidewalk width will be made at the time of specific design plan.

7. The following environmental recommendations shall be accomplished prior to certification of the Comprehensive Design Plan:
 - a. The following note will be placed on the Final Plat of Subdivision.

Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/47/96-02), or as modified by the Type II 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 Woodland Conservation Plan and will make the owner subject to mitigation under the Woodland/Tree Preservation Policy.
 - b. Prior to certification of the comprehensive design plan, all appropriate plans shall be revised to conform to the approved U.S. Army Corps of Engineers Jurisdictional Determination plan and a copy of the approved plan shall be submitted.
 - c. Prior to the issuance of any permits which impact jurisdictional 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.
 - d. As part of the submission of any preliminary plan of subdivision, a variation request shall

- be submitted if impacts to streams, stream buffers, wetlands, or wetland buffers are proposed. The variation request must have a separate justification statement, a map on 8.5- X 11-inch paper, and the qualities of impacts proposed for each individual impact shall be noted.
- e. Prior to the certification of the comprehensive design plan (CDP), the CDP shall be revised to show the unmitigated 65 dBA noise contour associated with traffic-generated noise from US 301. The noise contour may be based upon the noise model used by the Environmental Planning Section or by a Phase I Noise Study submitted to and approved by the Environmental Planning Section.
 - f. Prior to certification of the comprehensive design plan, the Type I Tree Conservation Plan, TCPI/47/96-03, shall show the clearing for the proposed sanitary sewer designed to serve the eastern portion of the development.
8. In order to alleviate the negative impact on fire and rescue services due to inadequate service, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
 9. Following the connection of C-502 to A-55 (and a planned partial interchange at US 301/MD 5 and A-55) on the north, and to McKendree Road on the south, the applicant and/or the applicant's heirs, successors, or assigns shall close the US 301/MD 5/Chadds Ford Drive at-grade intersection to traffic. In the event that a traffic signal has been installed at this location following approval of this plan, and removal of the signal is required as directed by SHA following closure of the intersection, such modification or removal shall be at the sole expense of the applicant and/or the applicant's heirs, successors, or assigns.
 10. Prior to submission of the Specific Design Plan, a Phase I archeological investigation shall be submitted for review and approval by staff of the Historic Preservation and Public Facilities Planning Section. The investigation shall follow the report and editorial standards and guidelines of the Maryland Historical Trust detailed in *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994), and the *American Antiquity* or *Society for Historical Archeology* style guide, and cite whether a submittal is a Draft Report or a Final Report on the cover and inside cover page of the document, along with the relevant development case numbers.
 11. The Comprehensive Design Plan shall be revised to show boundaries and proposed acreage of the land to be conveyed to M-NCPPC as shown on Exhibit A. The exact acreage of the parkland shall be determined at the time of Preliminary Plan approval.
 12. Parkland to be dedicated to M-NCPPC shall be subject to standard conditions of Exhibit B, "Conditions for Conveyance of Parkland to The Maryland-National Capital Park and Planning Commission."

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BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with the District Council of Prince George=s County within thirty (30) days following the final notice of the Planning Board=s decision.

* * * * *

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 Squire, seconded by Commissioner Harley, with Commissioners Squire, Harley, Vaughns and Hewlett voting in favor of the motion, and Commissioner Eley absent at its regular meeting held on Thursday, January 20, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 27th day of January 2005.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SA:rmk

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 3, 2008, regarding Specific Design Plan SDP-0705 for Chaddsford, Section 7, the Planning Board finds:

1. **Request:** The request is for 31 single-family detached dwellings on 7.6 acres in the R-M Zone (Residential Medium Development). This application includes the site plans, landscape plans, and architectural elevations.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-M	R-M
Use(s)	Vacant	Single-family detached
Acreage	7.6	7.6*
Area within 100 year floodplain	0	0
Lots	0	31
Parcels*	1	2
Dwelling Units	0	31

* Parcels to be conveyed to the HOA should be clearly identified and area calculations provided.

3. **Location:** The subject site constitutes Section 7 of a larger development, Chaddsford, which is located in the northwest corner of Chadd Ford Drive and General LaFayette Boulevard, east of US 301, just north of Charles County. The site is in Planning Area 85A and Council District 9.

4. **Surroundings and Use:** Section 7 of the Chaddsford development is located in the northern portion of the site and is bounded to the east by General Lafayette Boulevard, to the south by Section 2 and the existing community lake, and to the west by land to be dedicated to M-NCPPC for use as parkland.

5. **Design Features:** Access to Section 7 is proposed via General Lafayette Boulevard, which will connect to proposed Ava Way, a cul-de-sac. An additional cul-de-sac, Corinne Court, will connect to Ava Way. The construction of 31 single-family units is proposed along Ava Way and Corinne Court. No recreational facilities are proposed within Section 7; however, future residents will have access to the stream valley park immediately to the west and recreational amenities ancillary to the existing lake immediately to the south of the proposed units. Additional recreational facilities including a 2.03-acre community center site, which features a community building, tennis court, swimming pool and kiddie

pool, and children's playground, are located approximately a quarter of a mile south of Section 7 and will be available for use by residents of the Chaddsford development.

The proposal includes the following architectural products by K. Hovnanian Homes:

Model	Base Finished Area (Sq. Ft.)
Oliver	2,859
Kingston	3,541
Stanton	3,671
Princeton	3,061
Patrick Henry	2,769
Yorktown	3,386
Revere	3,325
Patriot	2,603
Remington	2,688
Statesman	2,357
Newton	2,644
Pennwood	2,464
Cambridge	2,536
Fairbanks	2,515

The architecture elevations indicate traditional detailing such as columns, decorative cornice and trim boards, accent windows, accent standing seam metal roofing, porches and optional bays and balconies. Finish materials include brick and stone veneer, vinyl siding, and a combination of these materials.

An entrance feature is shown on the site plan at the northeastern intersection of Ava Way and General Lafayette Boulevard; however, details of the proposed feature were not included with this application.

6. Previous Approvals:

- a. On November 29, 1977, the District Council adopted CR-108-1977 for the entire 277-acre Brandywine Village, placing approximately 212 acres in the M-A-C Zone and 64.7 acres in the R-U Zone (A-8898). On September 14, 1993, the District Council adopted the sectional map amendment for Subregion V, rezoning the M-A-C-zoned 212-acre site into 46 acres of E-I-A, 16.4 acres of L-A-C, and 149 acres of R-M-zoned land (District Council Resolution CR-60-1993).
- b. On February 20, 1997, the Planning Board approved Preliminary Plan 4-96083 to dedicate Chadd Ford Drive and General Lafayette Boulevard to public use and to place the resultant land bays into four outlots. A Type I Tree Conservation Plan (TCPI/47/96) was approved for the entire area concurrently with this application.

- c. Comprehensive Design Plan CDP-0102 was approved by the Planning Board for the entire 212-acre parcel on October 11, 2001 (PGCPB Resolution No. 01-186). This comprehensive design plan included 11 lots on approximately six acres, approximately four acres of open space, approximately four acres for the continuation of Brinton Way, and approximately 13 acres for a community lake. The remaining land area was intended for future development.
- d. On January 22, 2004, the Planning Board approved Preliminary Plan 4-04174, which governs the subject application, for 307 lots on 100.35 acres. Since that approval, the applicant has chosen to renumber the sections. Nevertheless, Preliminary Plan 4-04174 applies to the subject Specific Design Plan, SDP-0705.
- e. A total of five specific design plans have been approved for Chaddsford, including Sections 1 through 6 and a community center. The most recently approved specific design plan was SDP-0611 for 51 single-family detached units in Section 6, which was approved by the Prince George's County Planning Board on January 31, 2008 (PGCPB Resolution No. 08-04).

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9878:** Brandywine Village Zoning Application A-9878 created the E-I-A, L-A-C, and R-M Zones for the 212-acre site. The R-M Zone was designated for 149 acres at 5.8 to 7.9 dwelling units per acre. The following conditions of approval of A-9878 are applicable to the subject specific design plan and warrant discussion as follows:

2. **Conveyance of the stream valley of the tributary of Timothy branch to M-NCPPC as shown on Exhibit "B."**

Comment: The subject application shows a portion of the area of the parkland dedication on the submitted plans. In a memorandum dated March 10, 2008, the Department of Parks and Recreation indicated that additional dedication should be shown between Lots 15 and 16 for the construction of a feeder trail connection to the master-planned trail located east of Section 7. See Finding 9 below for a detailed discussion of this issue.

6. **Sensitive natural features shall be preserved as amenities that help to define the pattern of neighborhoods.**

Comment: According to the Environmental Planning Section (Stasz to Lareuse, December 24, 2007), the Type I tree conservation plan and Type II tree conservation plan show the preservation of sensitive environmental features in a manner that helps to define the pattern of neighborhoods.

8. **There should be a mix of housing types to accommodate different life styles and household income levels; an appropriate segment should be affordable for seniors, and young adults starting out.**

Comment: Section 1 of the overall development provided detached units of a smaller size than would normally be approved and provide affordability for seniors and young adults starting out. Section 2 is a townhouse development. Sections 3 through 5 included townhouses and single-family detached dwellings. The average size of the single-family detached units approved in Sections 3 through 5 was 2,515 square feet. The average size of the units proposed for Section 6 was 2,791 square feet. The average size of the units proposed for Section 7, the subject section, is 2,887 square feet. Overall, the Chaddsford development has achieved the goal of providing a mix of housing types.

Considerations

1. **The applicant shall work with the Police Department to determine if a Community Oriented Police Office is warranted within the proposed community.**
2. **The applicant shall employ the use of audible alarm, fencing and private security to prevent crimes during the construction phase of the project.**
3. **The applicant shall establish a Neighborhood Watch Program which has mandatory membership for all residents.**

Comment: These considerations were carried forward as conditions of approval of Chaddsford Sections 3, 4 and 5 (SDP-0509) and Section 2 (SDP-0513). The applicant provided evidence that the above considerations had been addressed during the certification process for SDP-0509 and SDP-0513. The applicant has provided an additional report with this application that addresses each of these considerations (attached).

8. **Comprehensive Design Plan CDP-0102/01:** The following conditions of approval of the comprehensive design plan are applicable to the review of the subject specific design plan and warrant discussion as follows:

1. **Prior to certificate approval of the Comprehensive Design Plan,**
 - a. **The following revisions shall be made to the plans or information shall be provided:**
 - (1) **A minimum lot width of 40 feet (at the street line, unless indicated otherwise) for the proposed lots in the development. No more than 25 percent of the total number of single-family lots in the development may be less than 50 feet in width. The rest of the lots shall be 50 feet or more in width, with no less than 25 percent of the total number of**

lots at least 60 feet in width. (On culs-de-sac the lot width may be measured at the building line).

- (3) **Notwithstanding Condition 1 above, no more than twenty 36-foot-wide lots for the total development shall be allowed, but only if the applicant demonstrates to the satisfaction of the Planning Board prior to approval of the first specific design plan that the proposed houses on those lots have a superior architectural design. In the absence of such a finding by the Planning Board, all 36-foot-wide lots shall be increased to at least 40 feet wide and shall be subject to the 25 percent limit in Condition 1.a.(1) above.**

Comment: The following is a breakdown of the number of approved and projected lots for the Chaddsford development, demonstrating conformance to the conditions above. A similar chart is shown on the plans, which contains minor errors. A condition has been incorporated in the recommendation section of this report, which would require the revision of the cumulative lot size table on the coversheet of the SDP prior to signature approval. In a memorandum dated March 10, 2008, the Subdivision Section indicated that although the lot size tabulation was provided on the specific design plan, the width of cul-de-sac lots at the front building restriction line was not dimensioned on the plans. The Subdivision Planner recommended the addition of this information and verification of lot widths in accordance with the requirements of Condition 1(a)(1) above, prior to signature approval of the plans.

Chaddsford Cumulative Lot-Size Table for Single-Family Detached Units									
Lot Percentages Tracking Chart	Percent Required Per CDP Condition 1A	SDP-0109 Plat 195-91	Section 1 SDP-0407	Section 3-5 SDP-0509	Section 2 SDP-0513	Section 6 SDP-0611	Section 7 SDP-0705	Total SFD Lots	Cumulative Percentages
36' and 40' Street Frontage	Maximum 25%	0	79	0	0	0	0	79	25.4%*
50' Street Frontage	-----	0	40	52	0	0	16	108	34.7%
60' Street Frontage	Minimum 25%	11	12	35	0	51	15	124	39.9%
Total Single-Family Detached	100%	11	131	87	0	51	31	311	100%

*The total of lots with between 36 and 50 feet of street frontage is 0.4 percent in excess of the 25 percent limit set by the CDP. All 79 of the lots that fall within this range were approved under SDP-0407 for Section 1. At the time of the review of Section 1, the projected total number of single-

family detached lots was 326. Currently, the projected number of single-family detached lots for the entire Chaddsford development is 311. As a result of the decrease in the total number of lots, the percentage of lots within the 36 feet to less than 50 feet width of street front has increased above the maximum 25 percent permitted in the CDP. Staff believes that the 25.4 percent should be considered in conformance with the CDP approval, as there is no reasonable remedy to this issue.

Chaddsford Cumulative Percentage Table for Single-Family Attached Units									
Lot Percentage Tracking Chart	Percent Required Per CDP Condition 1A	SDP-0109 Plat 195-91	Section 1 SDP-0407	Section 3-5 SDP-0509	Section 2 SDP-0513	Section 6 SDP-0611	Section 7 SDP-0705	Total SFA Lots	Cumulative Percentages
Single-Family Attached	Maximum 30%	0	0	75	57	0	0	132	30%

Total Number of Lots	443
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4. **All residential structures shall be fully sprinklered in accordance with the National Fire Protection Association Standard 13D and all applicable Prince George’s County laws in order to alleviate the negative impact on fire and rescue services.**

Comment: This condition has been carried over as a condition of approval of this specific design plan.

11. **Prior to issuance of the building permit for the 135th unit in the development, the applicant shall submit to the Department of Parks and Recreation a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the public recreation facilities on dedicated parkland in the amount to be determined by DPR.**

Comment: This condition should be carried over as a condition of approval of this specific design plan and has been incorporated in the recommendation section of this report. Even though the number of units proposed is only 31, these units contribute to an overall project number of 443 dwelling units.

13. **Prior to issuance of the building permits for the 290th unit in the development, all public recreation facilities on dedicated parkland shall be constructed.**

Comment: This condition should be carried over as a condition of approval of this specific design plan and has been incorporated in the recommendation section of this report. Even though the number of units proposed is only 31, these units contribute to an overall project number of 443 dwelling units.

9. **Preliminary Plan of Subdivision 4-04174:** The following conditions of approval of the preliminary plan of subdivision are applicable to the review of the subject specific design plan and warrant discussion as follows:

2. A Type II Tree Conservation Plan shall be approved with the Specific Design Plan.

Comment: According to the Environmental Planning Section (Stasz to Lareuse, December 24, 2007), a revised Type II Tree Conservation Plan, TCPII/126/98-08, was submitted with this application and conforms to TCPI/46/97-04.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan, 21274-2003-00, and any subsequent revisions.

Comment: The site has an approved Stormwater Management Concept Plan, 8065-2007-00, which is valid until March 27, 2010. At the time of the writing of the staff report, comment from DPW&T regarding the subject SDP's conformance to the approved stormwater management concept plan has not been received. A condition has been incorporated in the recommendation section of this report, which would require this information prior to signature approval.

4. The applicant and the applicant's heirs, successors and/or assignees shall provide the following, which shall be reflected on the SDP:

- a. Construct the master plan stream valley trail per DPR standards at the location agreed to by the applicant and DPR. The applicant shall provide whatever structures necessary to provide dry passage along the trail. Timing for the construction and bonding of the trail shall be in accordance with the recommendations of CDP-0102/01 and further determined at the time of review of the SDP.**

- d. A six-foot-wide asphalt feeder trail from the northern portion of the stream valley trail to the residential development shall be shown on the SDP. The applicant shall provide the construction of this trail in conjunction with the development of this pod.**

Comment: In a memorandum dated March 10, 2008, the Department of Parks and Recreation indicated that the applicant is not providing feeder trail access to the residential subdivision; however, the revised plans do show a connection. As a result, DPR recommended the dedication of a 30-foot-wide strip of land between Lots 15 and 16 to provide a six-foot-wide feeder trail connection to the master-planned trail located east of Section 7. The parks planner further indicated that such dedication may result in the loss of one or more lots. Several conditions are recommended by the Department of Parks and Recreation and have been incorporated in the recommendation section of this report.

In a memorandum dated March 10, 2008 (Chellis to Reed), the Subdivision Section provided the following analysis of the subject SDP's conformance with these conditions:

"The SDP plan submitted with this application does not provide this required trail connection. Preliminary plan Finding 14 of PGCPB Resolution No. 05-15, which relates to this condition (4.d.), establishes that the approved CDP Condition 1. a.(5) requires the master plan trail along the lake to be located on parkland to be dedicated to M-NCPPC and connected to private feeder trails from townhouse development Pod E, single-family Pod F, and recreation Pod K. No connection is shown between the townhouses or single-family units and the master plan trail. A 100-foot-wide, parallel greenway was created to separate lots along Road F from Road B, but this greenway does not have a trail connection as mentioned in Condition 12.

"Pod F on the approved CDP is the subject of this application. The preliminary plan was certified without showing this connection which, per Condition 4 d., was to be addressed at the time of SDP review. This condition has not been addressed. The feeder trail should be located on M-NCPPC property and provide a connection to Ava Way cul-de-sac (DPR Exhibit A, File 4-04174). The lotting pattern should be adjusted to accommodate the required trail connection. An easement on lots is not anticipated for the construction of this trail connection."

Since the original submission of the plans, the applicant has shown a feeder trail within a WSSC easement located between Lots 15 and 16.

Conditions recommended by the Department of Parks and Recreation have been incorporated in the recommendation section of this report, which would require a 30-foot-wide parkland dedication between Lots 15 and 16 for the construction of a feeder trail connecting to the adjacent master-planned trail, instead of the trail within the easement.

7. **The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of the internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.**

Comment: The plan shows standard sidewalks along both sides of all internal public streets.

13. **The review of the SDP shall include the following:**

- g. **Court K should be pulled back away from General Lafayette Boulevard (at least 75 feet) to improve the look from General Lafayette Boulevard. Open space (30-40 feet) is needed along General Lafayette Boulevard to plant street trees.**

Comment: Court K has been reconfigured and its terminus is shown on the plans approximately 80 feet from the right-of-way of General Lafayette Boulevard. A minimum 30-foot-wide area of open space has been provided along General Lafayette Boulevard for the planting of street trees.

- h. Single-family corner lots along General Lafayette Boulevard must be larger to account for setback from streets with open space to allow street tree plantings along the boulevard as in the CDP concepts under Landscape and Recreation Design Standards. Larger lots will also allow screening at the rear of houses and will be further evaluated at the time of review of the SDP.**

Comment: Two corner lots are proposed along General Lafayette Boulevard: Lot 1 and Lot 31, with proposed areas of 9,853 and 7,158 square feet, respectively. Both lots are substantially larger than the average 6,054-square-foot lot size for Section 7.

- i. A determination if a revision is required to SDP-0108 (SDP for the lake).**

Comment: Revisions to the lake were approved by the Planning Board under SDP-0513 for Section 2.

- 21. At time of Specific Design Plan review all proposed easements shall be shown on the Type II Tree Conservation Plan. No woodland conservation shall be shown within these easements and the easements shall not be placed in areas that are required to be preserved.**

Comment: According to the Environmental Planning Section (Stasz to Lareuse, December 24, 2007), the revised Type II tree conservation plan submitted with this application, TCPII/126/98-08, provides all woodland conservation areas outside of all utility easements.

- 10. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-M Zone (Residential Medium Development), Sections 27-507-510 of the Zoning Ordinance.
- 11. **The Landscape Manual:** The proposed development is subject to Section 4.1, Residential Requirements, and Section 4.6, Buffering Residential Development from Streets, of the *Landscape Manual*. The landscape plan and the 4.1 schedule should be revised to account for the requirements of Section 4.1(c) and 4.1(d) separately.

The site is the subject of an Alternative Compliance application, AC-08003, which is a request for relief from the strict requirements of Section 4.6 of the *Landscape Manual*:

REQUIRED: Section 4.6 Buffering Residential Development from Streets (Lot 1)

Length of bufferyard: 68 feet
Landscape yard width: 35 feet (for a collector street)
Fence: Yes
Plant Materials (with 50% reduction for fence) 2 shade trees
5 evergreen trees
10 shrubs

PROVIDED:

Landscape yard width: 31 feet
Fence: Yes
Plant materials: 3 shade trees
5 evergreen trees
11 shrubs

REQUIRED: Section 4.6 Buffering Residential Development from Streets (Lot 31)

Length of bufferyard: 31 feet
Landscape yard width: 35 feet (for a collector street)
Fence: Yes
Plant Materials (with 50% reduction for fence) 1 shade tree
3 evergreen trees
5 shrubs

PROVIDED:

Landscape yard width: 35 feet
Fence: Yes
Plant Materials 1 shade tree
4 evergreen trees
10 shrubs

JUSTIFICATION OF RECOMMENDATION:

The applicant does not meet the strict requirements of Section 4.6, Buffering Residential Development from Streets, along Lots 1 and 31 adjacent to General Lafayette Boulevard. For Lot 1, the applicant is proposing to reduce the bufferyard width from 35 feet to 31 feet. The plan proposes a six-foot-high opaque fence behind the existing ten-foot public utility easement. In addition, the applicant is proposing one additional shade tree and 100 percent of the evergreen trees and shrubs. For Lot 31, the applicant is proposing the full 35-foot-wide bufferyard. It is set back from the right-of-way behind a 15-foot-wide stormdrain easement where the planting of trees is undesirable and possibly prohibited. The applicant is proposing to install a six-foot-high opaque

fence along the rear property line with the evergreen trees and shrubs in 20 feet of the 35-foot-wide bufferyard. The applicant is also proposing 100 percent of the shade trees, one extra evergreen tree, and 200 percent of the required shrubs in the bufferyard.

RECOMMENDATION:

The Alternative Compliance Committee and the Planning Director recommend approval of alternative compliance pursuant to Section 4.6 of the Prince George's County *Landscape Manual* for Lots 1 and 31 of Chaddsford, Section 7, along General Lafayette Boulevard, as stated in the findings above, subject to the following condition:

- a. Prior to signature approval of the plans, the site plan shall be revised to provide a six-foot-high, nonwood natural color, sight-tight fence along the entire rear yard of Lots 1 and 31.

This condition has been incorporated in the recommendation section of this report.

Although the plans appear to provide sufficient plant material on Lots 8 and 9 to meet the requirements of Section 4.6 of the *Landscape Manual*, the plans should be revised to include a schedule for this planting to ensure adequacy. A condition has been incorporated in the recommendation section of this report, which would require the addition of these schedules to the plans prior to signature approval.

In an effort to discourage the planting of invasive plant species within the county, staff has recommended a condition that would require the deletion of any such plant species from the landscape plans prior to signature approval of the specific design plan.

12. **Woodland Conservation Ordinance:** According to the Environmental Planning Section (Stasz to Lareuse, December 24, 2007), this property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are existing woodlands and there are previously approved Type I and Type II tree conservation plans. The original CDP, preliminary plan, and TCPs were approved so that permits could be issued for the construction of sewer and water lines from US 301 to Phase I of Brandywine Village along McKendree Road. At that time, TCPI/47/96 was reviewed and was found to satisfy the requirements of the Woodland Conservation Ordinance. A revised Type I Tree Conservation Plan, TCPI/47/96-01, was approved with CDP-0102; a revision, TCPI/47/96-02, was approved with CDP-0102/01; a further revision, TCPI/47/96-03, was approved with Preliminary Plan 4-03080; and the most recent revision, TCPI/47/96-04, was approved with Preliminary Plan 4-04174.

A Type II Tree Conservation Plan, TCPII/126/98, was approved for the entire project to allow the installation of water and sewer lines. The Type II tree conservation plan is revised with each SDP. The revised Type II tree conservation plan submitted with this application, TCPII/126/98-08, conforms to TCPI/46/97-04.

13. **Urban Design Review:** Several issues have been raised in the review of the architectural elevations. Where front façade projections are proposed to be clad in masonry, wrapping of the masonry around the side(s) of such projections provides an improved appearance. Second floor bay windows should be removed as optional features, as they appear to be floating on the front facade. Porches are optional features proposed on numerous models; however, the depth of the porch is not dimensioned on the elevation drawings. All porches should be dimensioned and should be a minimum of six feet wide to ensure that they will provide a usable space for comfortable seating. Several models are proposed to have roof pitches of 6:12 and should be revised to be a minimum 7:12. Due to the fact that numerous architectural models do not include standard features on side elevations, such as windows, staff is recommending that all side elevations be revised to include a minimum of two standard features. In addition, the east elevations of the units on Lots 1 and 31 will be highly visible from General Lafayette Boulevard. Therefore, staff is recommending that these elevations include a minimum of three standard features on the east end wall and a wraparound porch facing General LaFayette Boulevard. The Princeton model, Elevation D3, features a total of three doors on the front façade, two of which are located off of the proposed dining room and appear to serve no purpose. These doors should be replaced with windows coordinating with the overall design of the front façade.

Numerous architectural models are missing from the template sheet. The footprint of each approved model should be added prior to signature approval of the plans.

Several models feature elevations where no reverse gable is proposed, creating an uninteresting roof line and front facade. As a result, staff is recommending the deletion of the following elevations:

Fairbanks—Elevation A
Princeton—Elevation A
Patrick Henry—Elevation D
Kingston—Elevations A1 and B1
Stanton—Elevations A1 and A3
Newton—Elevation A1
Oliver—Elevation A1

Several conditions have been incorporated in the recommendation section of this report, which would require these additional items and revisions to the plans prior to signature approval of the subject specific design plan.

14. **Referral Responses:**

- a. The Transportation Planning Section, in a memorandum dated November 8, 2007 (Masog to Lareuse), examined the transportation-related conditions of A-9878, CDP-0102/01, and 4-04174 as they apply to the subject specific design plan. The transportation planner noted that improvements were required by Basic Plan A-9878 and Preliminary Plan of Subdivision 4-04174, which was supported by a traffic study submitted in 2003. The planner concluded that the subject application is in general conformance with the previously approved basic plan, comprehensive design plan, and preliminary plan and

will be served by adequate transportation facilities within a reasonable period of time.

- b. In a memorandum dated December 20, 2007 (Shaffer to Lareuse), the Transportation Planning Section's trails planner indicated that the subject specific design plan reflects standard sidewalks along both sides of all roads and a trail connection from Ava Way to the existing trail adjacent to the proposed development in accordance with CDP-0102/01. The trails planner made no master plan trail recommendations.
- c. In a memorandum dated November 7, 2007 (Linkins to Lareuse), the Permit Review Section provided several comments that have either been addressed through revisions to the plans or are addressed in other portions of this report.
- d. The Environmental Planning Section, in a memorandum dated December 24, 2007 (Stasz to Lareuse), recommended approval of SDP-0705 and TCPII/126/98-08. The environmental planner provided a detailed discussion of the applicable conditions of approval of the basic plan, comprehensive design plan, and preliminary plan of subdivision. In addition, the planner provided the following analysis of the environmental issues related to the development of the subject site:

Environmental Review

A detailed forest stand delineation (FSD) was reviewed in conjunction with Preliminary Plan 4-96083. That FSD was resubmitted with CDP-0102 and was found to address the requirements for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual.

Comment: No further action regarding the FSD is required with regard to this specific design plan review.

Streams, wetlands, 100-year floodplains, and associated buffers are found throughout this property. The 100-year floodplain is shown on record plats VJ 186-63 and VJ 186-64. Streams, wetlands and associated buffers are correctly shown on the plans submitted with this application.

During the review and approval of Preliminary Plan of Subdivision 4-96083, variations to Section 24-129 and Section 24-130 of the Subdivision Regulations were approved for the proposed impacts to streams, stream buffers, 100-year floodplain, wetlands, and wetland buffers associated with road crossings for Chadds Ford Drive and General Lafayette Boulevard. However, no variation associated with the proposed lake was requested or approved with 4-96083. The lake design was studied in detail during the review and approval of SDP-0108 and Preliminary Plan of Subdivision 4-01045, which created the parcel containing the lake and approved variation requests for impacts to wetlands and wetland buffers. Impacts for the installation of sewer lines, outfalls for stormwater management ponds, and at least one street crossing were approved with Preliminary Plan

4-03080. Impacts for the installation of sewer lines, outfalls for stormwater management ponds, and at least one street crossing were approved with Preliminary Plan 4-04174. The impacts shown on SDP-0705 are consistent with those previously approved. No further information regarding sensitive environmental features is required for the review of this specific design plan.

Although McKendree Road is identified as a historic road, this application proposes no impacts within 600 feet of McKendree Road. No further information regarding historic or scenic roads is required for the review of this specific design plan.

Traffic-generated noise may impact portions of the property. US 301 is the eastern boundary of the subject property. The noise model used by the Environmental Planning Section predicts that the 65dBA noise contour is 531 feet from the centerline of US 301. This noise corridor will impact the L-A-C and E-I-A portions of the site but not the R-M-zoned portion currently under review. General Lafayette Boulevard is designed as a master plan collector roadway and should not be a significant source of traffic-generated noise. Chadds Ford Drive is designed as a 70-foot access road and should not be a significant source of traffic-generated noise. No further action regarding noise is required with regard to this specific design plan review.

- e. The Historic Preservation and Public Facilities Planning Section, in a memorandum dated March 10, 2008 (Harrell to Lareuse), indicated that the proposed development will be adequately served within a reasonable period of time with existing or programmed fire and rescue, police, and public school facilities.
- f. The Community Planning Division, in a memorandum dated December 3, 2007 (Irminger to Lareuse), stated there are no General Plan or master plan issues related to this specific design plan. The 2002 General Plan identifies this application as being located in the Developing Tier and in the area identified as a possible future center for Brandywine. The 1993 approved Subregion V master plan and SMA classified the site in the R-M Zone per application A-9878. This application proposes to build 31 detached dwelling units on 7.60 acres. The community planner indicated that general plan and master plan issues for this application were addressed in Comprehensive Design Plan CDP-0102/01.
- g. In a memorandum dated March 10, 2008, the Subdivision Section indicated that several conditions of approval of Preliminary Plan 4-04174 are applicable to the subject development. In addition, the Subdivision Section indicated that the site plan proposes grading on an HOA parcel in the northeast corner of the site. As a result, the Subdivision planner recommends that this and all other HOA parcels be labeled to indicate future ownership. A condition of approval has been incorporated in the recommendation section of this report that would address the concerns raised by the Subdivision Section.
- h. In a memorandum dated March 10, 2008 (Solomon to Lareuse), the Department of Parks and Recreation reviewed the applicable conditions of approval of the preliminary plan of

subdivision and recommended approval of the subject specific design plan subject to six conditions, which have been incorporated in the recommendation section of this report. Of particular concern was the subject specific design plan's conformance with Conditions 4(a) and 4(d) of Preliminary Plan 4-04174, which is discussed in detail in Finding 9 above.

- i. In a memorandum dated October 30, 2007 (Stabler to Lareuse), the Historic Preservation and Public Facilities Planning Section indicated that five archeological sites have been identified within a one-mile radius of the subject property and that the probability of the subject property containing significant historic or prehistoric resources is moderate to high. The staff archeologist recommended a Phase I archeological investigation in accordance with the Planning Board's directives, as described in the *Guidelines for Archeological Review* (May 2005). However, the preliminary plan of subdivision for the subject site, 4-04174, was approved by the Prince George's County Planning Board on February 3, 2005 (PGCPB Resolution No. 05-15) and predates the *Guidelines for Archeological Review*. No archeological work was required at the time of preliminary plan approval and staff cannot lawfully require such work at this juncture. However, the applicant has proffered to conduct a Phase I archeological investigation, and if necessary, a Phase II or Phase III evaluation. A condition has been incorporated in the recommendation section of this report, detailing the process for this investigation.

15. **Required Findings for approval of a specific design plan (Section 27-528 Planning Board action):**

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Comment: As stated in Findings 8 and 11 above, the subject specific design plan is in conformance with the approved comprehensive design plan and the applicable standards of the *Landscape Manual*. The subject specific design plan does not propose the construction of townhouse units.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

Comment: Findings for adequate public facilities were made in conjunction with the preliminary plan for the development and in memoranda dated March 10, 2008, by the Historic Preservation and Public Facilities Section, and dated December 24, 2007, by the Transportation Section, which

indicated that the proposed development will be adequately served within a reasonable period of time with existing or programmed public facilities.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

Comment: The site has an approved Stormwater Management Concept Plan, 8065-2007-00, which is valid until March 27, 2010. At the time of the writing of the staff report, comment from DPW&T regarding the subject SDP's conformance to the approved stormwater management concept plan has not been received. A condition has been incorporated in the recommendation section of this report that would require this information prior to signature approval.

(4) The plan is in conformance with an approved Tree Conservation Plan.

Comment: In a memorandum dated December 24, 2007 (Stasz to Lareuse), the Environmental Planning Section indicated that Tree Conservation Plan TCPII/126/98/08 for the subject site is in conformance with TCPI/46/97-04, which was approved with CDP-0102/01.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII/126/98-08), and APPROVED Alternative Compliance No. AC-08003, and further APPROVED Specific Design Plan SDP-0705 for the above-described land, subject to the following conditions:

1. All residential structures shall be fully sprinklered in accordance with the National Fire Protection Association Standard 13D and all applicable Prince George's County laws in order to alleviate the negative impact on fire and rescue services.
2. Prior to signature approval of the specific design plan, the applicant shall make the following revisions to the plans or provide the following information:
 - a. Provide construction details for the proposed entry feature to be reviewed and approved by the Urban Design Section as designee of the Planning Board. The entry feature shall coordinate with the previously approved features for Sections 1 through 6.
 - b. Provide evidence from DPW&T that the proposed development is consistent with the approved stormwater management concept plan.
 - c. Revise the cumulative lot size table on the coversheet of the SDP. Two separate tables shall be provided for the single-family detached and attached lots in accordance with Finding 8.
 - d. Revise the landscape plans to substitute any invasive species with native species.

- e. Revise the landscape plans to include separate schedules for Sections 4.1(c) and 4.1(d) of the *Landscape Manual*.
 - f. Revise the landscape plans to include landscaping schedules in accordance with Section 4.6 of the *Landscape Manual* for Lots 8 and 9.
 - g. Revise the plans to provide a six-foot-high, nonwood, natural-color, sight-tight fence along the entire rear yard of Lots 1 and 31.
 - h. The plans shall be revised to clearly identify the parcels to be dedicated to the HOA and the area calculations of such parcels.
 - i. The architectural elevations shall be revised to indicate a minimum 7:12 roof pitch.
 - j. The architectural elevations shall be revised to incorporate a minimum of three end wall features for all of the units in a balanced or symmetrical design.
 - k. A wraparound porch or full brick side elevation shall be provided on highly visible Lots 1 and 31.
 - l. The architectural elevations shall be revised to include the dimensions of the depth of all porches. Porches shall be a minimum of six feet deep.
 - m. The architectural elevations shall be revised to delete all second-story bay windows on the front façade.
 - n. The architectural elevations of the Princeton model D3 shall be revised to delete the two doors to the left of the main entry door. These doors shall be replaced with windows coordinating with the overall design of the façade.
 - o. The plans shall be revised to add a tracking chart to demonstrate that 60 percent of the units will have full brick fronts.
 - p. Revise the plans to include the lot width at the front building line for all cul-de-sac lots. Any lots not in conformance with Condition 1(a)(1) of CDP-0102/01 shall be revised to have a minimum width of 50 feet at the front building line.
3. The developer, his heirs, successors, and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan and landscape plan.
4. Prior to certificate approval of SDP-0705, the applicant shall revise the plans as follows:
- a. Provide a 28-foot-wide parcel of land to be conveyed to M-NCPPC between proposed

Lots 15 and 16 from Ava Way as shown on DPR Exhibit A. The applicant, his heirs, successors, and/or assignees shall convey this property to M-NCPPC at the time of final plat of subdivision.

- b. Provide a six-foot-wide feeder trail from Ava Way to the master-planned trail between proposed Lots 15 and 16.
5. The feeder trail shall be designed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines.
 6. Prior to certificate approval of SDP-0705, the applicant shall provide construction drawings to DPR for review and approval for the feeder trail including typical sections and details for any structures necessary to assure dry passage such as a bridge, boardwalk or retaining wall. The trail shall be designed to meet DPR and ADA accessibility design standards. DPR shall review and approve the trail layout and slopes to ensure it meets recommended design standards prior to certification of the SDP.
 7. No building permits shall be issued for any lots adjacent to the feeder trail (shown as Lots 15 and 16) until the feeder trail is under construction.
 8. The location of the trail shall be staked in the field and approved by DPR prior to construction.
 9. Prior to final plat of subdivision the applicant shall amend the Public Recreational Facilities Agreement for Chaddsford, Liber 24463, folio 561, dated February 16, 2006, to include the feeder trail to be constructed on park property as part of this SDP.
 10. Prior to issuance of the building permit for the 135th unit in the development, the applicant shall submit to the Department of Parks and Recreation a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the public recreation facilities on dedicated parkland in the amount to be determined by DPR.
 11. Prior to issuance of the building permit for the 16th unit in the subject SDP, all public recreation facilities on dedicated parkland shall be constructed.
 12. An archeological survey shall be conducted on the 7.60 acres of the subject site. The survey shall include the following:
 - a. Prior to certification of the specific design plan (SDP), the applicant shall provide a Phase I archeological investigation, according to the Planning Board's Guidelines for Archeological Review (May 2005), to determine if any cultural resources are present. A Phase I research plan shall be submitted for approval by the staff archeologist prior to commencing Phase I work. The Phase I investigation shall include:
 - (1) A title search, tracing the title back as far as possible.

- (2) The examination of census records, in order to determine if past owners held slaves.
- (3) Any other investigation determined to be necessary.

Written M-NCPPC concurrence with the final Phase I report and recommendations is required prior to signature approval of the SDP.

- b. Prior to approval of any ground disturbing activities, if it is determined that potentially significant archeological resources exist in the project area, the applicant shall provide a plan for:
 - (1) Evaluating the resource at the Phase II and, if required, the Phase III level.
 - (2) Avoiding and preserving the resource in place.
- c. Prior to approval of any ground disturbing activities, if a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner.

13. The following architectural elevations shall be deleted:

- Fairbanks—Elevation A
- Princeton—Elevation A
- Patrick Henry—Elevation D
- Kingston—Elevations A1 and B1
- Stanton—Elevations A1 and A3
- Newton—Elevation A1
- Oliver—Elevation A1

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Cavitt, seconded by Commissioner Vaughns, with Commissioners Cavitt, Vaughns, Clark and Parker voting in favor of the motion, and with Commissioner Squire absent at its regular meeting held on Thursday, April 3, 2008, in Upper Marlboro, Maryland.

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Adopted by the Prince George's County Planning Board this 24th day of April 2008.

Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator

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