

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



Note: Staff reports can be accessed at <http://mncppc.ig2.com/Citizens/Default.aspx>.

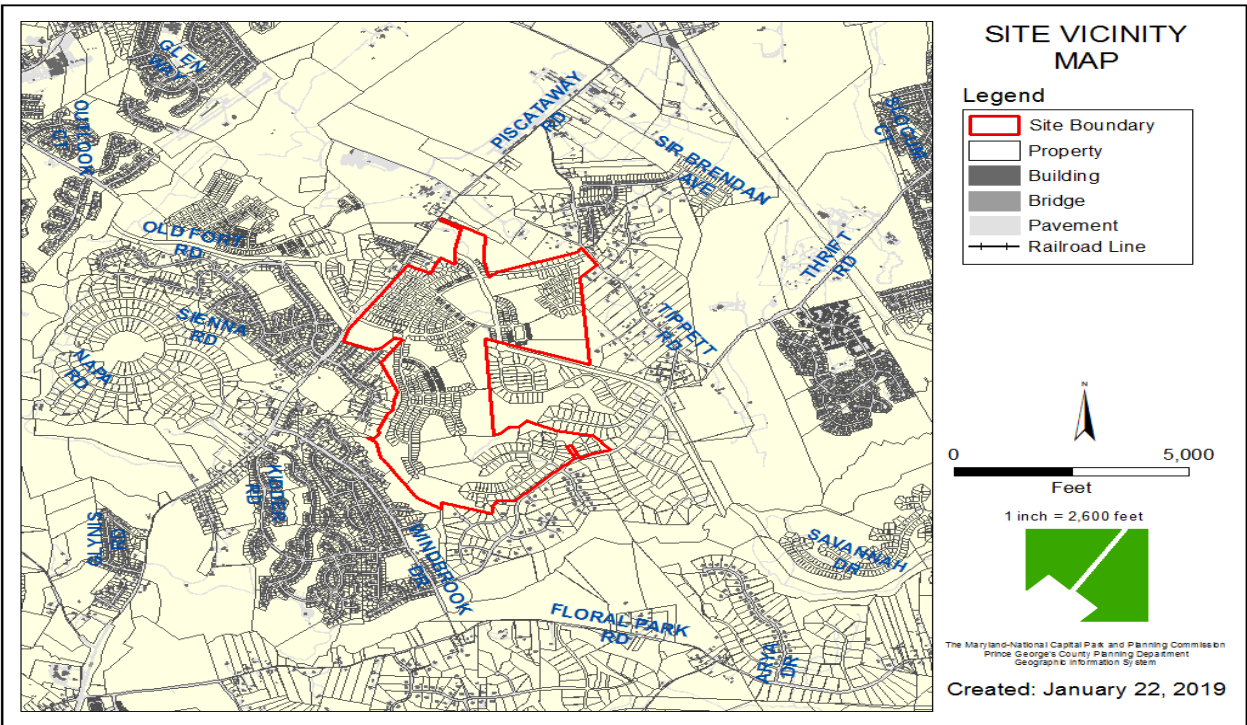
Specific Design Plan

SDP-1801

Application	General Data	
Project Name: Bevard East Umbrella Architecture Location: Along MD 223 (Piscataway Road), approximately four miles southwest of its intersection with MD 5 (Branch Avenue). Applicant/Address: Lennar Bevard, LLC 7035 Albert Einstein Drive Columbia, MD 21046	Planning Board Hearing Date:	05/02/19
	Staff Report Date:	04/16/19
	Date Accepted:	02/28/19
	Planning Board Action Limit:	05/07/19
	Plan Acreage:	562.85
	Zone:	R-L
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	81B
	Council District:	09
	Election District	05
	Municipality:	N/A
	200-Scale Base Map:	215SE04

Purpose of Application	Notice Dates	
Umbrella architecture for 18 single-family detached models and 4 single-family attached models by Lennar Homes.	Informational Mailing:	06/22/18
	Acceptance Mailing:	02/22/19
	Sign Posting Deadline:	04/02/19

Staff Recommendation		Staff Reviewer: Thomas Burke Phone Number: 301-952-4534 Email: Thomas.Burke@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: Specific Design Plan SDP-1801
Bevard East Umbrella Architecture

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

EVALUATION

This specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9967-C;
- b. The requirements of the Prince George's County Zoning Ordinance in the Residential Low Development (R-L) Zone; Part 10B, Airport Compatibility; and Section 27-480, General Development Regulations in the Comprehensive Design Zone;
- c. The requirements of Comprehensive Design Plan CDP-0504;
- d. The requirements of Preliminary Plan of Subdivision 4-05050;
- e. The requirements of Specific Design Plan SDP-0514;
- f. The requirements of Specific Design Plan SDP-0516 and its amendments; and
- g. Other site-plan related regulations.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan, the Urban Design Section recommends the following findings:

1. **Request:** The application requests approval of an umbrella architecture specific design plan (SDP) for 18 single-family detached models and 4 single-family attached (townhouse) models for the Bevard East subdivision.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use	Vacant	Residential
Dwelling units:		
Single-family detached	0	662
Single-family attached	0	165
Total Dwelling Units	0	827
Total Gross Acreage*	562.85	562.85

Note: *The acreage as approved in Comprehensive Design Plan CDP-0504.

3. **Location:** Bevard East is located on the east side of MD 223 (Piscataway Drive), approximately four miles southwest of its intersection with MD 5 (Branch Avenue), and bounded on the east by Thrift Drive. The site is in Planning Area 81B and Council District 9.
4. **Surrounding Uses:** The property is bounded to the north by vacant and existing developed properties in the Residential-Estate (R-E) Zone; to the east by Thrift Drive and developed properties in the Residential-Agricultural (R-A) Zone; to the south by developed properties in the R-E and Rural Residential (R-R) Zones; and to the west by MD 223 and existing properties in the R-E and R-R Zones.
5. **Previous Approvals:** The subject property was rezoned from the R-E Zone to the Residential Low Development (R-L) Zone through the approval of Zoning Map Amendment (Basic Plan) A-9967-C by the Prince George's County District Council, and in accordance with Zoning Ordinance No. 7-2006, on February 27, 2006.

The Prince George's County Planning Board approved Comprehensive Design Plan CDP-0504 and Type I Tree Conservation Plan TCPI-053-04 (PGCPB Resolution No. 05-269) on December 22, 2005, with 30 conditions of approval. The District Council adopted the findings of the Planning Board and approved CDP-0504 on June 6, 2006, with 30 conditions.

On January 19, 2006, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-05050 and a revised TCPI-053-04-01 (PGCPB Resolution No. 06-16) for 827 lots and 33 parcels, with 36 conditions.

On June 8, 2006, Specific Design Plan SDP-0514 and Type II Tree Conservation Plan TCPII-072-06, for Phase 2, were approved by the Planning Board (PGCPB Resolution No. 06-132) for 194 single-family detached and 62 single-family attached dwelling units, with 18 conditions. The District Council reviewed this case on October 30, 2006 and affirmed the Planning Board decision with all 18 conditions.

SDP-0516 and TCPII-074-06, for Phase 4, were approved by the Planning Board on July 27, 2006 (PGCPB Resolution No. 06-191) for 293 single-family detached and 100 single-family attached dwelling units, with 23 conditions. The District Council subsequently reviewed this case and, on October 31, 2006, affirmed the Planning Board decision. This SDP received a director level approval of an amendment on October 5, 2007 to accommodate the expansion and realignment of master plan right-of-way A-65 (Silken View Road). A second

amendment is currently under review to allow minor adjustments to the layout to meet new stormwater management regulations.

SDP-0517 and TCPII-075-06, for Phase 5, were approved by the Planning Board on June 8, 2006 (PGCPB Resolution No. 06-133) for 103 single-family detached dwelling units, with 13 conditions. The District Council reviewed this case on October 30, 2006 and affirmed the Planning Board decision.

SDP-0605 was accepted on May 4, 2006 for umbrella architecture of single-family detached models by K Hovnanian Homes, Caruso Homes, and Ryan Homes. A decision was never rendered due to litigation between US Home Corporation and Settlers Crossing, LLC. This application is currently dormant.

6. **Design Features:** The subject application requests approval of 18 single-family detached architectural models and four single-family attached (townhouse) architectural models by Lennar Homes. This umbrella architecture SDP will apply to the entire Bevard East community and supersede those townhouse models approved in SDP-0514 and SDP-0516 for K Hovnanian Homes, Caruso Homes, and Ryan Homes. The following models and gross floor areas are proposed with this application.

Single-Family Detached Models

Model	Elevations	Base Finished Square Feet
Arden	A1, A2, B, C	3,953
Ashton	A1, A2, B, C	4,779
Azalea	1-4	3,344
Bonnington	A-D	3,014
Calvert	1B, 1D, 2B, 2D, 3B, 3D	3,692
Captiva	Signature, Signature II, Cottage, Classic, Craftsman	2,574
Dorchester	Signature, Cottage, Classic, Craftsman	2,914
Fairmount*	A-D	2,313
Galloway	Cottage, Craftsman, Traditional, Signature	2,518
Garret	Classic, Signature, Craftsman	2,668
Innisbrook	Cottage, Craftsman, Traditional, Signature	2,806
Jamison	Cottage, Traditional, Signature, Craftsman	3,311
MacArthur	E	3,626
Norwood	Cottage, Traditional, Signature, Craftsman	2,965
Portfield*	Cottage, Traditional, Signature, Craftsman	2,386
Powell	A-C	2,674
Somerset*	Classic, Signature, Craftsman	2,281
Weston	A1, A2, B, C	4,429

Note: *These units are conditioned to be removed, as discussed in Finding 12 below.

Single-Family Attached (Townhouse) Models

Model	Elevations	Base Finished Square Feet
Arcadia	1-6	1,908
Cambridge	1A-1C, 2A-2C, 3A-3C, 4A-4C	1,930
Easton	1A-1C, 2A-2C, 3A-3C, 4A-4C	2,544
Ellicott	1A-4A	2,326

Architecture

The proposed single-family detached models range in size from 2,281 to 4,779 square feet. Each of the models offer varied gable roof lines and a variety of styles and high-quality detailing options with features such as eave brackets and corbels, brick jack arches, dormer windows, cornices, front entries defined with columns, and transom and sidelight windows. The proposed front façades offer optional finishes including brick, stone, vinyl, shake siding, shutters, specialty windows, stone or brick watertables, and front porches.

The proposed single-family attached (townhouse) models range in size from 1,930 to 2,984 square feet. The units feature varied gable roof lines and high-quality detailing options such as brick jack headers, keystone treatments, decorative crossheads, dormer windows, cornices, and front entries defined with pilasters and transom windows. The proposed front façades offer optional finishes including brick and vinyl siding, shutters, specialty windows, stone or brick watertables, and box windows.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9967-C:** This application rezoned approximately 562.85 acres of land in the R-E Zone to the R-L Zone and was approved by the District Council on February 27, 2006, in accordance with Zoning Ordinance No 7-2006, with conditions that were addressed with previous approvals. None of the conditions are relevant to the review of this umbrella architecture SDP.
8. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance, as follows:
 - a. This SDP is in general conformance with the requirements of the R-L Zone, as the single-family detached and attached homes are permitted uses.
 - b. According to Part 10 B, Section 27-548.42, in Aviation Policy Area (APA) 6, no building permit may be approved for a structure higher 50 feet, unless the applicant demonstrates compliance with Federal Aviation Regulation, Part 77. All models included in this SDP show elevations that have a building height below 50 feet. However, a condition has been included in the Recommendation section of this report requiring this to be noted on the plans.
 - c. **Section 27-480, General development regulations,** have the following additional standards that are relevant to the review of this SDP:

- (a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.
- (b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.
- (c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.
- (d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.
- (e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington

Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, “gross living space” shall be defined as all interior building space except the garage and unfinished basement or attic area.

- (f) The maximum building height for multifamily dwellings for which an application for a Specific Design Plan is filed after December 30, 1996, shall be as follows: in the R-S and R-M Zones, forty (40) feet; in the R-U and L-A-C Zones, eighty (80) feet; and in the M-A-C Zone, one hundred and ten (110) feet.**
- (g) When property is placed in a Comprehensive Design Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:**
 - (1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property should establish and provide guidance for the development regulations to be incorporated in the Specific Design Plan.**
 - (2) The limitations on the maximum percentages of townhouse and multifamily dwelling units contained in Section 27-515(b)(7), footnote 29, the lot area requirement in Subsection (b) above, and the lot width requirements in Subsection (e) above shall not apply. However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.**

Conformance with all applicable development regulations was found through all of the previous applicable SDPs for site development. A condition regarding façade standards and minimum lot width for the townhouses has been included in the Recommendation section of this report.

- d. Section 27-528 of the Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:**

- (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), 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)(1), 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);**

The SDP is in conformance with the approved CDP and each of the conditions of approval. As the application is for approval of architecture only, many of the site-related review components do not apply to this SDP.

- (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;**

The SDP does not contain property designated as 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;**

The subject property of Bevard East is governed by an approved and valid PPS that meets the adequacy test for the required public facilities serving this development.

- (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;**

The subject application is for approval of architecture only and site-related provisions do not apply. However, the subject property will be constructed in accordance with state and county stormwater management regulations.

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

This requirement does not apply to this umbrella architecture SDP. Type 2 Tree Conservation Plan, TCP2-074-06, has been approved with previous SDPs for the various phases of the development.

- (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).**

This requirement does not apply to this umbrella architecture SDP. The previously approved SDPs for various phases of the development have demonstrated conformance with this requirement.

9. **Comprehensive Design Plan CDP-0504:** Comprehensive Design Plan CDP-0504 was approved by the Planning Board on January 12, 2006. The CDP was appealed by a party of record to the District Council and, on June 6, 2006, the District Council affirmed the Planning Board's approval. The following conditions of approval are relevant to this SDP for architecture:

- 20. Prior to the approval of a specific design plan for architectural elevations, the following shall be demonstrated:**

- a. **The most visible side elevations of single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of three architectural features such as windows, doors and masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition.**
- b. **All single-family detached dwellings shall not be less than 2,200 square feet of finished living area.**
- c. **No two houses directly adjacent to each other or across the street from one another should have the same elevation.**
- d. **Brick end walls shall be used on highly visible end units of townhouses, to be determined at the time of the specific design plan.**

The requirements in this condition will be carried forward as a condition of approval of this umbrella architecture SDP.

- 22. **Every specific design plan shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted specific design plan numbers, all approved or submitted tree conservation plan numbers, and the number and percentage.**

This SDP is for umbrella architecture only. However, the overall plan on the cover sheet should be revised to conform to this condition. A condition is included in the Recommendation section of this report requiring the cover sheet to be revised, accordingly.

- 10. **Preliminary Plan of Subdivision 4-05050:** PPS 4-05050 was approved by the Planning Board on January 19, 2006. PGCPB Resolution No. 06-16(C) was then adopted by the Planning Board on February 16, 2006, formalizing the approval. The following condition applies to this SDP application:

- 20. **The specific design plan review shall include review for conformance to the regulations of Part 10B Airport Compatibility, Division 1 Aviation Policy Areas of the Zoning Ordinance. The specific design plan shall delineate, at an appropriate scale for review, the impact of the APA policy areas on the site.**

This condition has been met with all building heights proposed in this SDP to be less than 50 feet. A condition to require a plan note to be placed on the SDP is included in the Recommendation section of this report.

- 11. **Specific Design Plan SDP-0514:** SDP-0514 was approved by the Planning Board on June 8, 2006 (PGCPB Resolution No. 06-132), with 18 conditions, for K Hovnanian Homes, Caruso Homes, and Ryan Homes. The District Council affirmed the Planning Board's decision on October 30, 2006, with 18 conditions. None of the conditions are relevant to the review of this SDP, which is valid through December 31, 2020. This umbrella architecture SDP by Lennar Homes will supersede the townhouse models in SDP-0514; however, architecture-related conditions of approval, such as regarding highly visible units, will remain applicable.

12. **Specific Design Plan SDP-0516 and its amendments:** SDP-0516 was approved by the Planning Board on July 27, 2006 (PGCPB Resolution No. 06-191), with 23 conditions, for K Hovnanian Homes, Caruso Homes, and Ryan Homes. The District Council affirmed the Planning Board's decision on October 31, 2006, with all 23 conditions. This umbrella architecture SDP by Lennar Homes will supersede the townhouse models in SDP-0516. The following conditions apply to this SDP:

- 20. **No structure within APA-6 shall be higher than 50 feet.**
- 21. **No two houses directly adjacent to each other or across the street from one another shall have the same elevation.**
- 22. **No single-family detached dwellings shall have less than 2,400 square feet of finished living area, and no single-family attached units may have less than 1,800 square feet of finished living area.**

All of these conditions have been carried forward and are included in the Recommendation section of this report. Therefore, the single-family detached units proposed, that are less than 2,400 square feet, shall be removed from the SDP.

13. **Other site plan related regulations:**

- a. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual*. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDPs for site development.
- b. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The Bevard East development is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it is more than 40,000 square feet in size, contains more than 10,000 square feet of woodland, and there are previously approved TCPs. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDPs for site development.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1801 for Bevard East Umbrella Architecture, subject to the following condition:

- 1. Prior to certification of this specific design plan (SDP), the applicant shall provide notes on the template sheets and elevations as follows, or provide revisions as noted:
 - a. "Single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of three architectural features such as windows, doors and masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition."

- b. “All single-family detached dwellings shall not have less than 2,400 square feet of finished living area.”
- c. “All single-family attached (townhouse) units shall not have less than 1,800 square feet of finished living area and should have a minimum lot width of 20 feet.”
- d. “No two houses directly adjacent to each other or across the street from one another shall have the same elevation.”
- e. “All highly-visible single-family attached (townhouse) units shall have full brick end walls. Where a brick endwall is required, the front façade shall also be brick.”
- f. “A minimum of sixty percent (60%) of all single-family attached (townhouse) units shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.”
- g. “No structure within APA-6 shall be higher than 50 feet.”
- h. Add heights (not to exceed the comprehensive design plan maximum height of 40 feet) and base square footages to all the architectural templates.
- i. Revise the cover sheet to include a clearly legible overall plan of the project, on which are shown, in their correct relation to one another, all phase or section numbers, all approved or submitted SDP numbers, all approved or submitted tree conservation plan numbers, and the number and percentage.
- j. Remove the Fairmount, Portfield, and Somerset models from the SDP or increase their base finished square footage to 2,400.

ITEM: 5

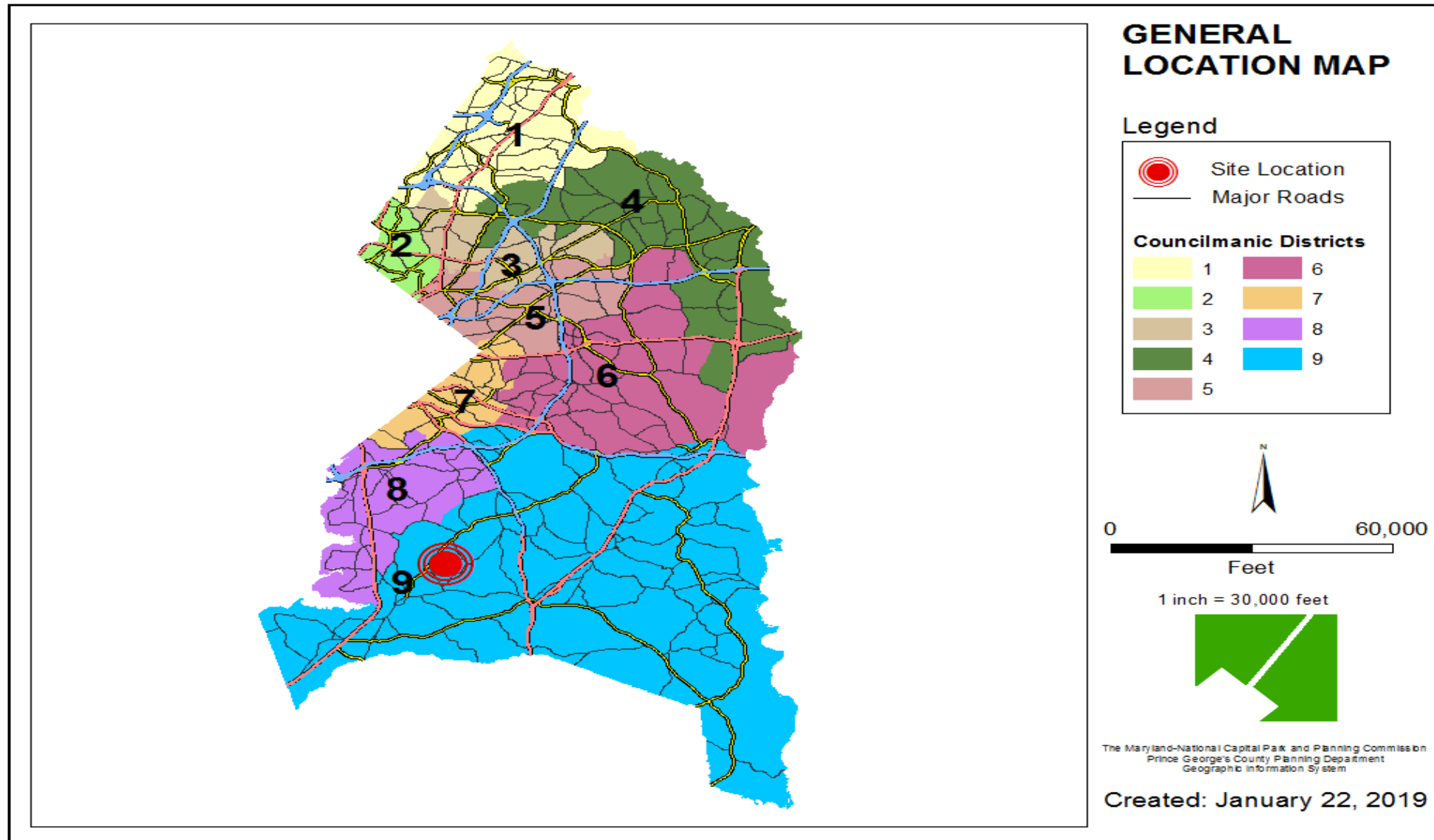
CASE: SDP-1801

BEVARD EAST UMBRELLA ARCHITECTURE

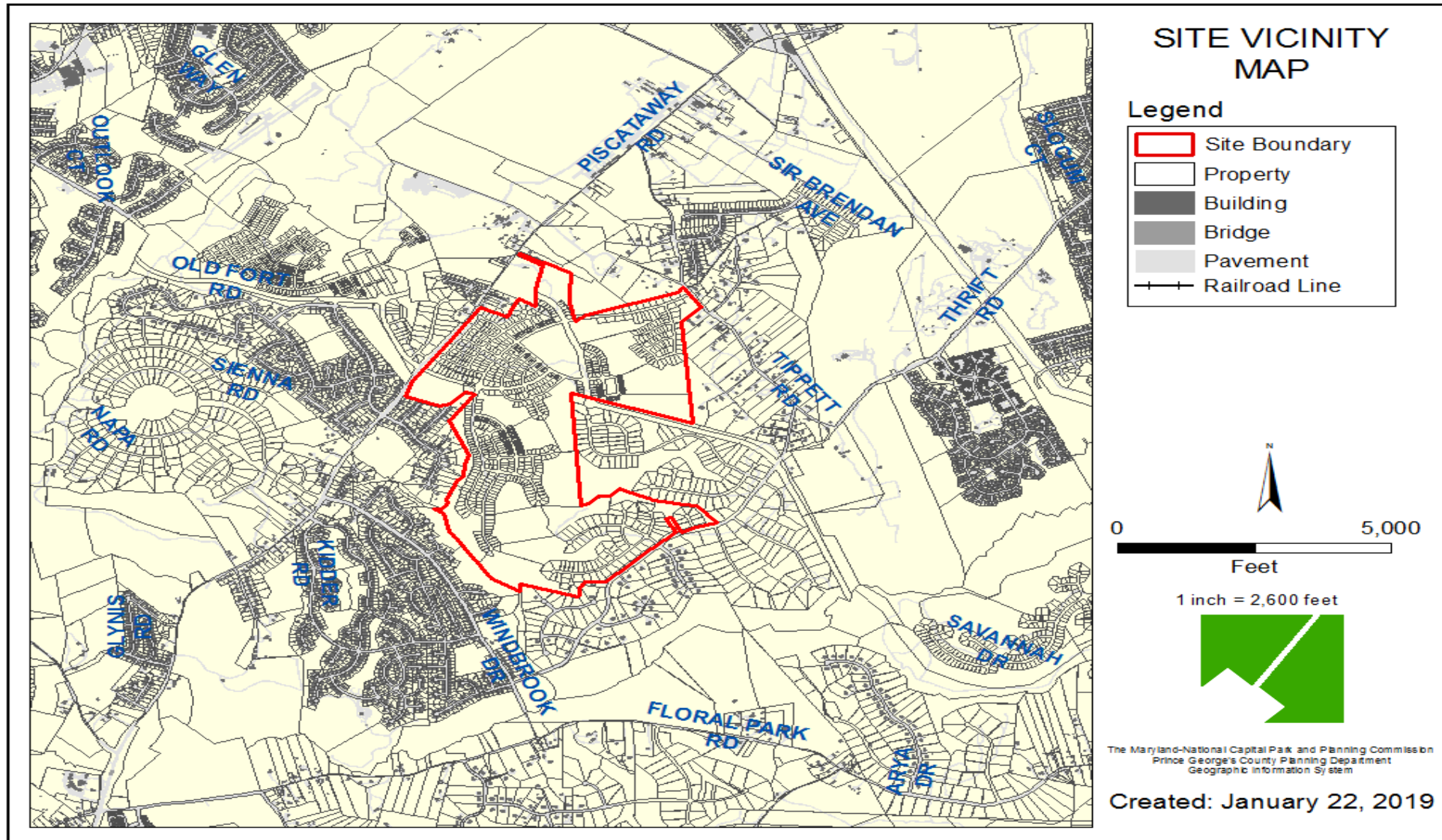
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



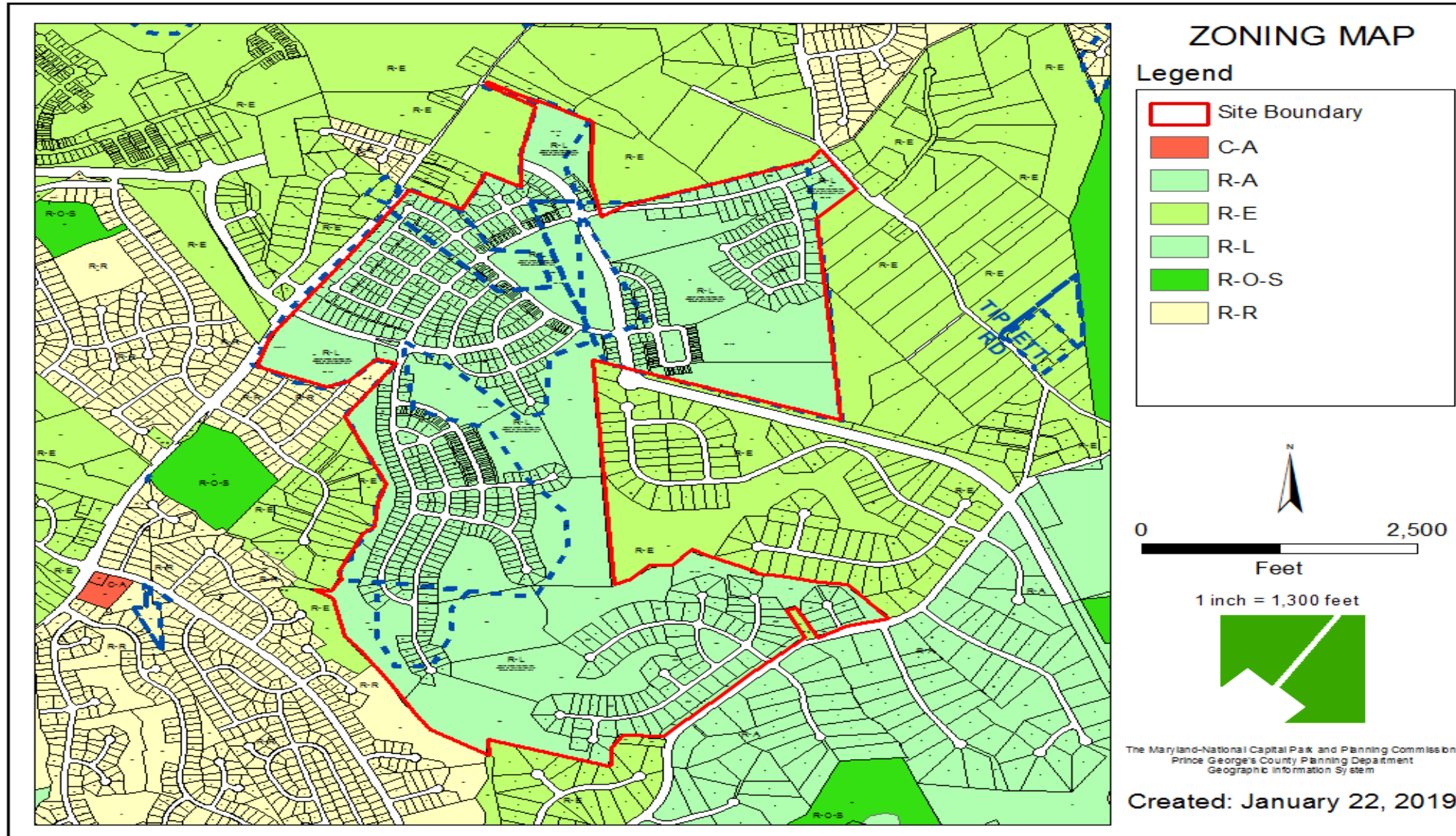
GENERAL LOCATION MAP



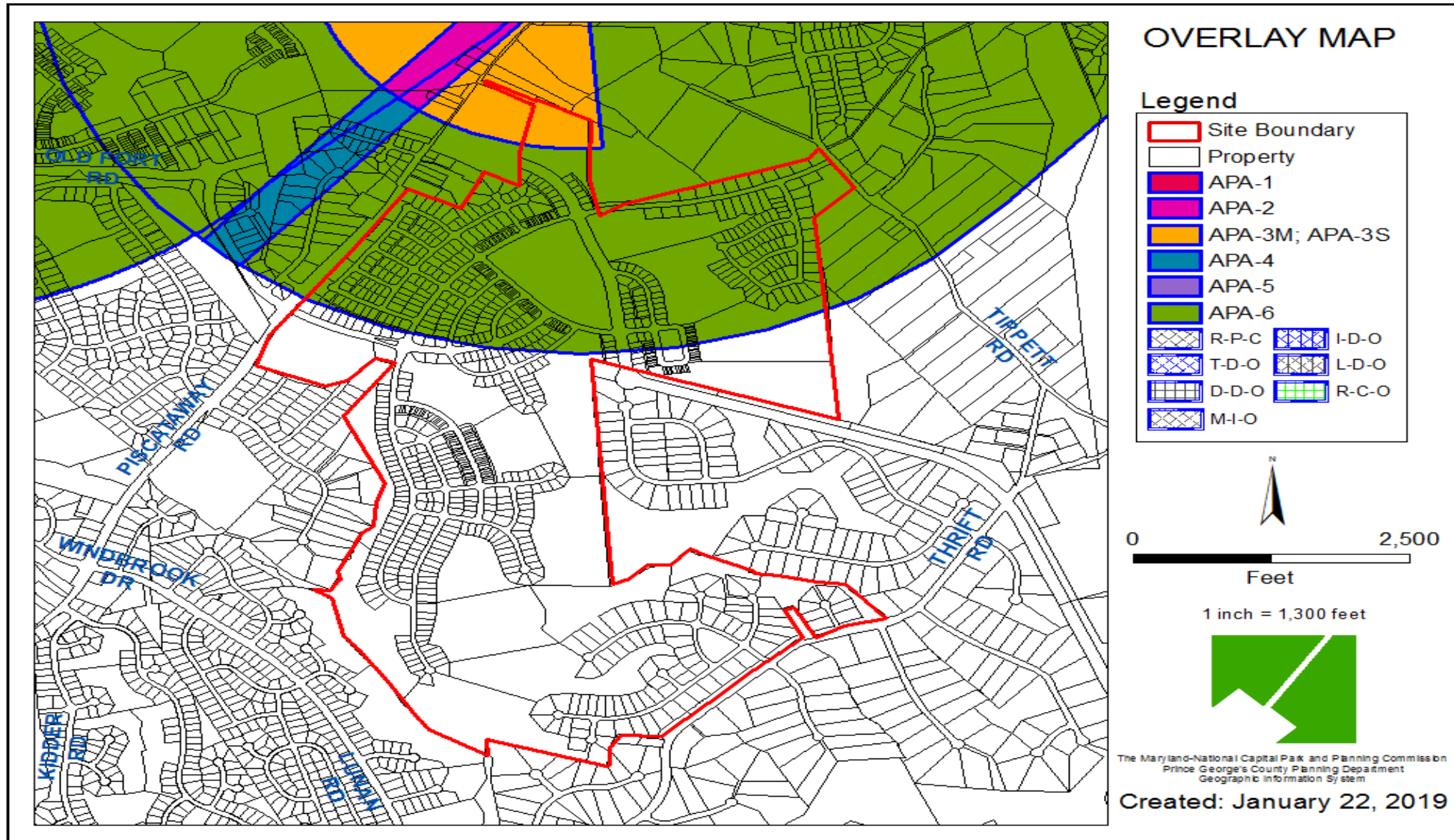
SITE VICINITY



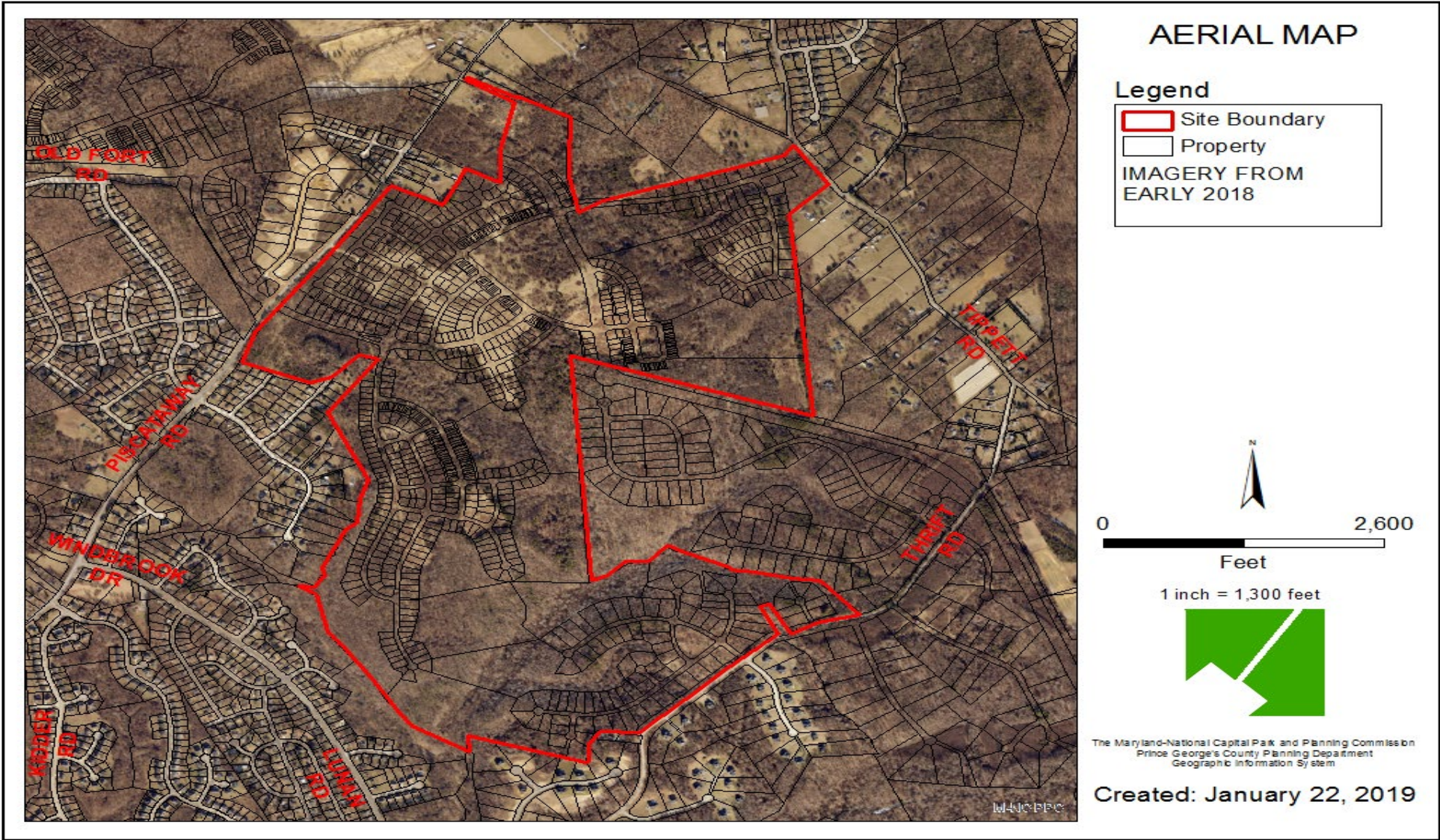
ZONING MAP



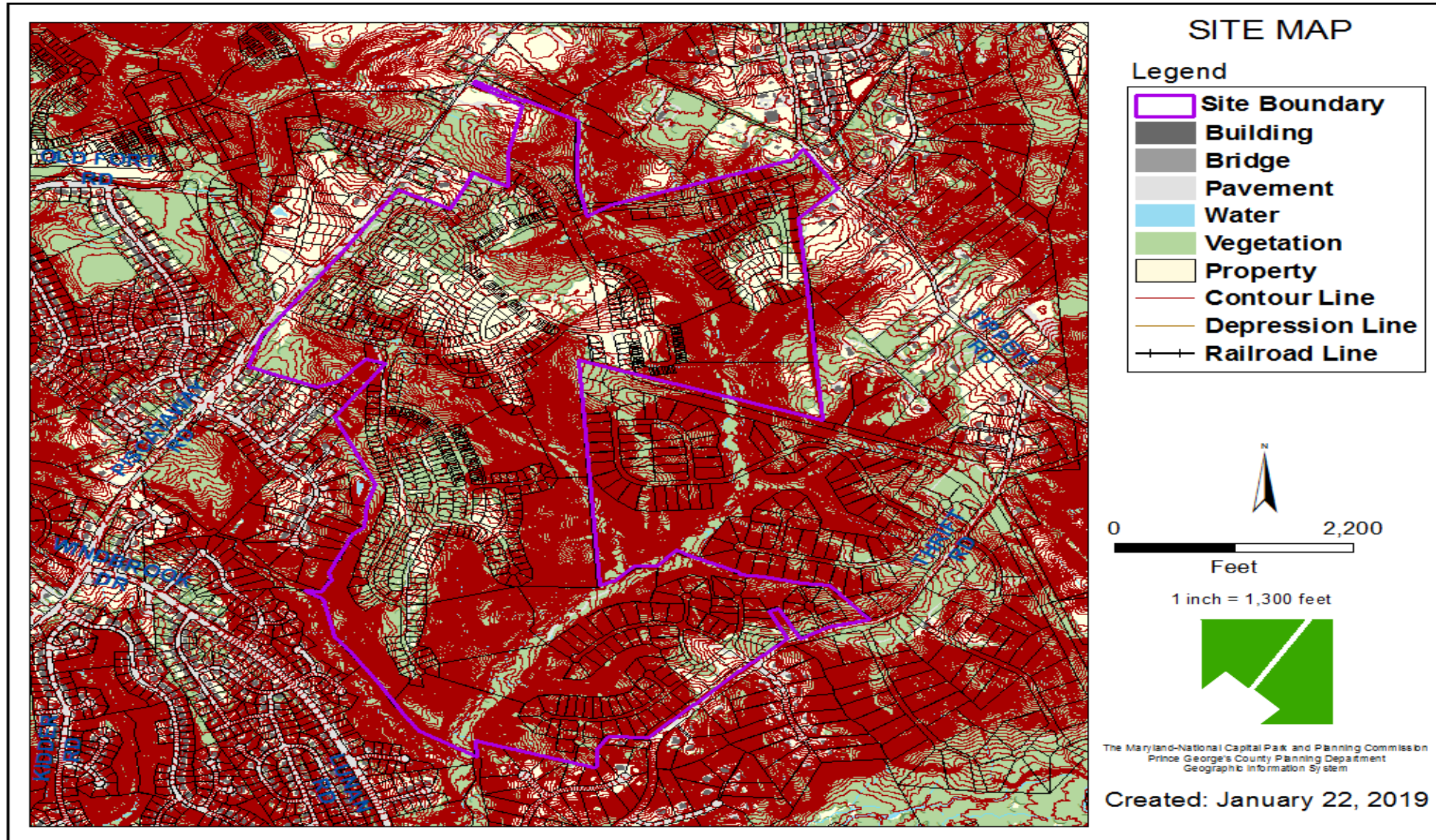
OVERLAY MAP



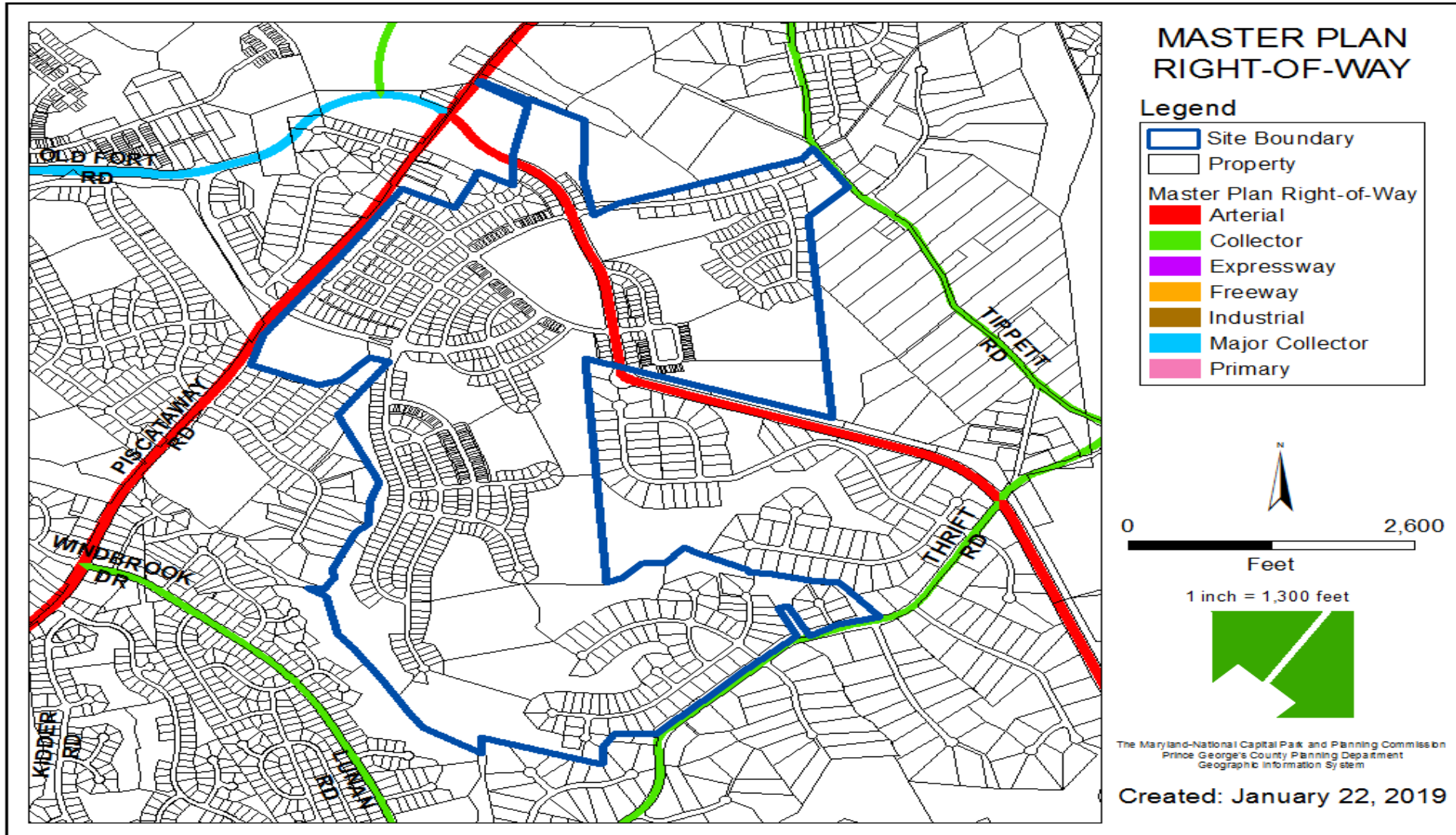
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



SPECIFIC DESIGN PLAN



ARCHITECTURAL MODEL ARDEN

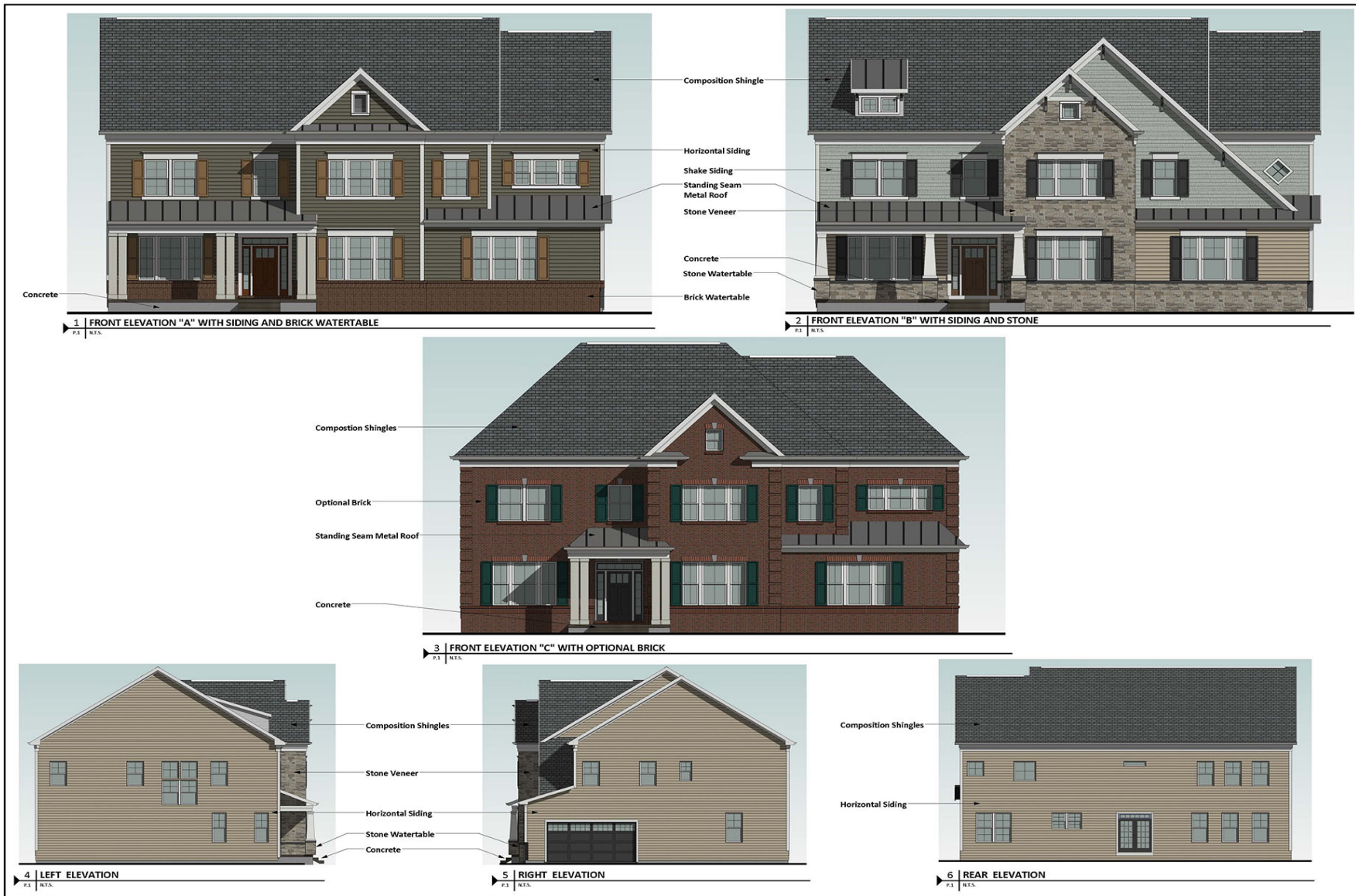


BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
ARDEN



ARCHITECTURAL MODEL ASHTON



BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
ASHTON**



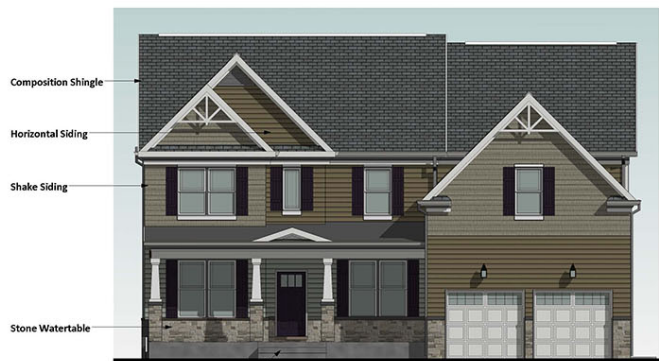
ARCHITECTURAL MODEL AZALEA



1 CLASSIC FRONT ELEVATION WITH OPTIONAL BRICK
P.O. N.E.S.



2 SIGNATURE FRONT ELEVATION
P.O. N.E.S.



3 CRAFTSMAN FRONT ELEVATION
P.O. N.E.S.



4 LEFT ELEVATION
P.O. N.E.S.



5 RIGHT ELEVATION
P.O. N.E.S.



6 REAR ELEVATION
P.O. N.E.S.

BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
AZALEA

ARCHITECTURAL MODEL BONNINGTON

1 | CLASSIC FRONT ELEVATION WITH OPTIONAL BRICK
1.8' N.T.S.

2 | SIGNATURE FRONT ELEVATION
1.8' N.T.S.

3 | CRAFTSMAN FRONT ELEVATION
1.8' N.T.S.

4 | COTTAGE FRONT ELEVATION
1.8' N.T.S.

5 | LEFT ELEVATION
1.8' N.T.S.

6 | RIGHT ELEVATION
1.8' N.T.S.

7 | REAR ELEVATION
1.8' N.T.S.

BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
BONNINGTON**


ARCHITECTURAL MODEL CALVERT

Composition Shingle

Horizontal Siding

Optional Brick

Brick Waterable



1 | FRONT ELEVATION "1" - WITH OPTIONAL BRICK


P.B. N.T.S.

Composition Shingle

Horizontal Siding

Stone Waterable

Concrete



2 | FRONT ELEVATION "2" WITH SIDING AND STONE


P.B. N.T.S.

Composition Shingle

Stone Veneer

Standing Seam Metal Roof

Concrete



3 | FRONT ELEVATION "3" WITH SIDING AND STONE

P.B. N.T.S.

Horizontal Siding


Stone Waterable

Composition Shingle

Horizontal Siding

Optional Brick

Brick Waterable




4 | LEFT ELEVATION

P.B. N.T.S.

Composition Shingle

Horizontal Siding




5 | RIGHT ELEVATION

P.B. N.T.S.

Composition Shingle

Horizontal Siding



6 | REAR ELEVATION

P.B. N.T.S.

BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:

CALVERT

ARCHITECTURAL MODEL CAPTIVA

1 | CLASSIC FRONT ELEVATION WITH OPTIONAL BRICK
1.5 | N.T.S.

2 | SIGNATURE FRONT ELEVATION
1.5 | N.T.S.

3 | SIGNATURE II FRONT ELEVATION
1.5 | N.T.S.

4 | CRAFTSMAN FRONT ELEVATION
1.5 | N.T.S.

5 | COTTAGE FRONT ELEVATION
1.5 | N.T.S.

6 | LEFT ELEVATION
1.5 | N.T.S.

7 | RIGHT ELEVATION
1.5 | N.T.S.

8 | REAR ELEVATION
1.5 | N.T.S.

BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
CAPTIVA**

ARCHITECTURAL MODEL DORCHESTER



1 | CLASSIC FRONT ELEVATION WITH OPTIONAL BRICK



2 | SIGNATURE FRONT ELEVATION



3 | CRAFTSMAN FRONT ELEVATION



4 | COTTAGE FRONT ELEVATION



5 | LEFT ELEVATION



6 | RIGHT ELEVATION



7 | REAR ELEVATION

BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
DORCHESTER



ARCHITECTURAL MODEL FAIRMONT

1 | TRADITIONAL FRONT ELEVATION WITH OPTIONAL BRICK
P.D. N.T.S.

2 | SIGNATURE FRONT ELEVATION
P.D. N.T.S.

3 | CRAFTSMAN FRONT ELEVATION
P.D. N.T.S.

4 | COTTAGE FRONT ELEVATION
P.D. N.T.S.

5 | LEFT ELEVATION
P.D. N.T.S.

6 | RIGHT ELEVATION
P.D. N.T.S.

7 | REAR ELEVATION
P.D. N.T.S.

BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
FAIRMONT**

ARCHITECTURAL MODEL GALLOWAY

1 | TRADITIONAL FRONT ELEVATION WITH OPTIONAL BRICK

2 | SIGNATURE FRONT ELEVATION

3 | CRAFTSMAN FRONT ELEVATION

4 | COTTAGE FRONT ELEVATION

5 | LEFT ELEVATION

6 | RIGHT ELEVATION

7 | REAR ELEVATION

BEYARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
GALLOWAY**

ARCHITECTURAL MODEL GARRET

1 | CLASSIC FRONT ELEVATION WITH OPTIONAL BRICK

2 | SIGNATURE FRONT ELEVATION

3 | CRAFTSMAN FRONT ELEVATION

4 | LEFT ELEVATION

5 | RIGHT ELEVATION

6 | REAR ELEVATION

BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
GARRET

ARCHITECTURAL MODEL INNISBROOK

1 | TRADITIONAL FRONT ELEVATION WITH OPTIONAL BRICK

2 | SIGNATURE FRONT ELEVATION

3 | CRAFTSMAN FRONT ELEVATION

4 | COTTAGE FRONT ELEVATION

5 | LEFT ELEVATION

6 | RIGHT ELEVATION

7 | REAR ELEVATION

BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
INNISBROOK**

ARCHITECTURAL MODEL JAMISON

1 | TRADITIONAL FRONT ELEVATION WITH OPTIONAL BRICK

2 | SIGNATURE FRONT ELEVATION

3 | CRAFTSMAN FRONT ELEVATION

4 | COTTAGE FRONT ELEVATION

5 | LEFT ELEVATION

6 | RIGHT ELEVATION

7 | REAR ELEVATION

BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
JAMISON

ARCHITECTURAL MODEL MACARTHUR



1 | FRONT ELEVATION "A" WITH SIDING AND BRICK WATERTABLE
P.O. 8.1.5.



2 | FRONT ELEVATION "B" WITH SIDING AND STONE WATERTABLE
P.O. 8.1.5.



3 | FRONT ELEVATION "C" WITH OPTIONAL BRICK
P.O. 8.1.5.

BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
MACARTHUR

ARCHITECTURAL MODEL NORWOOD

Architectural elevation drawings of the Norwood house model. The drawings include:

- 1 | TRADITIONAL FRONT ELEVATION WITH OPTIONAL BRICK**: Shows a two-story house with a brick exterior, a gabled roof, and a front porch. Labels: Composition Shingles, Vertical Siding, Horizontal Siding, Optional Brick, Horizontal Siding, Stone Waterable, Concrete.
- 2 | SIGNATURE FRONT ELEVATION**: Shows a two-story house with a gabled roof, a front porch, and a garage. Labels: Composition Shingles, Vertical Siding, Horizontal Siding, Optional Brick, Horizontal Siding, Stone Waterable, Concrete.
- 3 | CRAFTSMAN FRONT ELEVATION**: Shows a two-story house with a gabled roof, a front porch, and a garage. Labels: Composition Shingle, Shake Siding, Horizontal Siding, Stone Waterable, Concrete.
- 4 | LEFT ELEVATION**: Shows the left side of the house with a gabled roof and horizontal siding. Labels: Composition Shingle, Horizontal Siding.
- 5 | RIGHT ELEVATION**: Shows the right side of the house with a gabled roof and horizontal siding. Labels: Composition Shingle, Horizontal Siding.
- 6 | REAR ELEVATION**: Shows the rear of the house with a gabled roof and horizontal siding. Labels: Composition Shingle, Horizontal Siding.

BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
NORWOOD**

ARCHITECTURAL MODEL PORTFIELD

Composition Shingle

Horizontal Siding

Optional Brick

Concrete

1 | TRADITIONAL FRONT ELEVATION WITH OPTIONAL BRICK

Composition Shingle

Vertical Siding

Horizontal Siding

Concrete

2 | SIGNATURE FRONT ELEVATION

Composition Shingle

Horizontal Siding

Shake Siding

Stone WaterTable

Concrete

3 | CRAFTSMAN FRONT ELEVATION

Composition Shingle

Horizontal Siding

Shake Siding

Stone WaterTable

Concrete

4 | COTTAGE FRONT ELEVATION

Composition Shingle

Horizontal Siding

Stone WaterTable

5 | LEFT ELEVATION

Composition Shingle

Horizontal Siding

6 | RIGHT ELEVATION

Composition Shingle

Horizontal Siding

7 | REAR ELEVATION

BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
PORTFIELD

ARCHITECTURAL MODEL POWELL

1 | TRADITIONAL FRONT ELEVATION

2 | SIGNATURE FRONT ELEVATION

3 | CRAFTSMAN FRONT ELEVATION

4 | LEFT ELEVATION

5 | RIGHT ELEVATION

6 | REAR ELEVATION

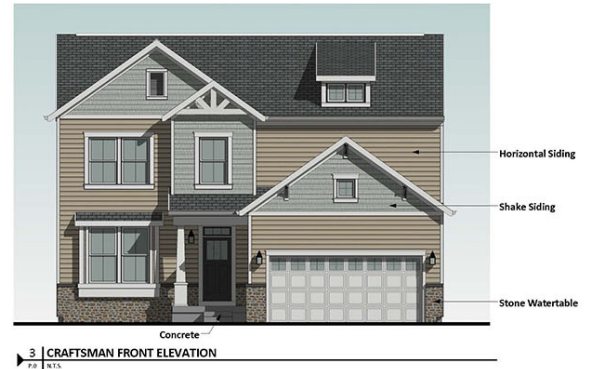
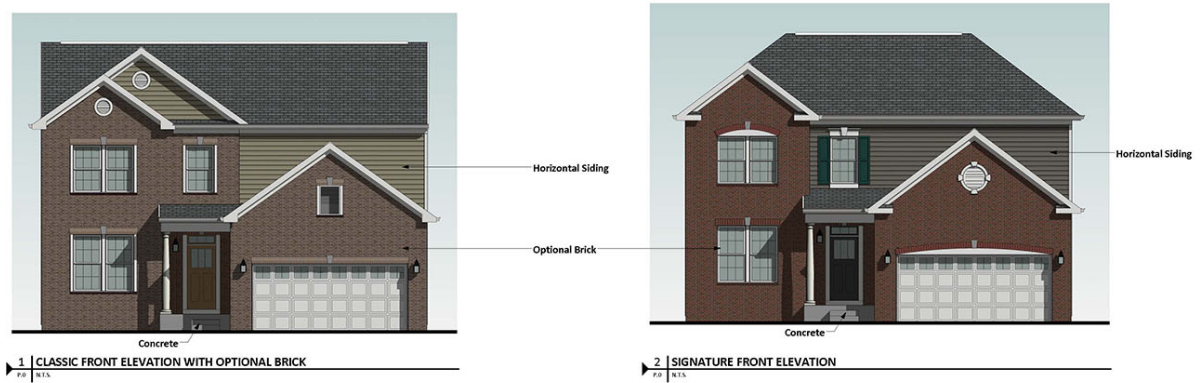
BEVARD COMMUNITY

LENNAR

14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
POWELL**

ARCHITECTURAL MODEL SOMERSET



BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
SOMERSET



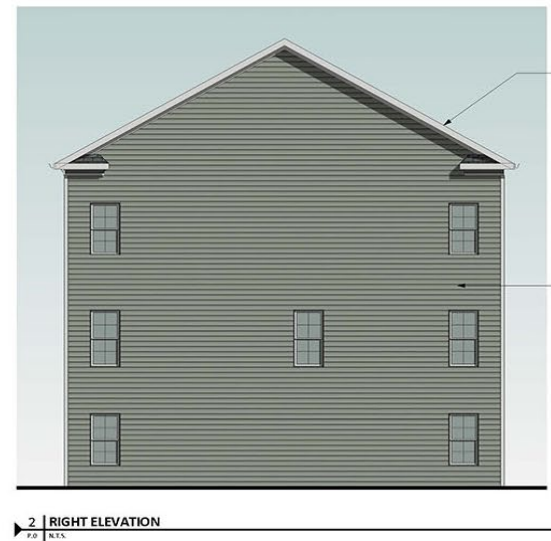
ARCHITECTURAL MODEL WESTON



BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

**MODEL:
WESTON**

ARCHITECTURAL MODEL ARCADIA



ARCHITECTURAL MODEL CAMBRIDGE



Composition Shingle

Horizontal Siding

Optional Brick



Composition Shingle

Horizontal Siding

Optional Brick



Composition Shingle

Optional Brick

Horizontal Siding



Composition Shingle

Optional Brick

Horizontal Siding

1 | FRONT ELEVATION "1" WITH OPTIONAL BRICK

2 | FRONT ELEVATION "2" - WITH OPTIONAL PARTIAL BRICK

3 | FRONT ELEVATION "3"

4 | FRONT ELEVATION "4" WITH OPTIONAL BRICK



Wall only with Optional Loft

Composition Shingle

Horizontal Siding



Composition Shingle

Horizontal Siding

Wall only with Optional Loft



Composition Shingle

Horizontal Siding



Composition Shingle

Horizontal Siding

5 | LEFT ELEVATION

6 | RIGHT ELEVATION

7 | REAR ELEVATION

8 | REAR ELEVATION WITH OPTIONAL LOFT

BEVARD COMMUNITY

LENNAR

CHANTILLY, VA 20151

14280 PARK MEADOW DR, SUITE 108

MODEL:
CAMBRIDGE

ARCHITECTURAL MODEL EASTON

The architectural model for the Easton project displays seven elevations: four front elevations (1-4) and three rear/side elevations (2, 3, 4, 5, 6, 7). The front elevations show a three-story structure with various window arrangements and rooflines. The rear elevations show the back of the house, including a rear porch and optional loft. The side elevations show the left and right profiles of the house. Material callouts include Composition Shingles, Horizontal Siding, Optional Brick, and Wall only with Optional Loft.

ELEVATION "1"
Composition Shingles
Optional Brick

ELEVATION "2"
Composition Shingles
Horizontal Siding
Optional Brick

ELEVATION "3"
Composition Shingles
Horizontal Siding
Optional Brick

ELEVATION "4"
Composition Shingles
Horizontal Siding

2 REAR ELEVATION
Composition Shingles
Horizontal Siding

3 REAR ELEVATION WITH OPTIONAL LOFT
Composition Shingles
Horizontal Siding

4 RIGHT ELEVATION
Composition Shingles
Wall only with Optional Loft
Optional Brick
Horizontal Siding

5 RIGHT ELEVATION WITH OPTIONAL BRICK
Composition Shingles
Wall only with Optional Loft
Optional Brick
Horizontal Siding

6 LEFT ELEVATION
Composition Shingles
Wall only with Optional Loft
Optional Brick
Horizontal Siding

7 LEFT ELEVATION WITH OPTIONAL BRICK
Composition Shingles
Wall only with Optional Loft
Optional Brick
Horizontal Siding

BEVARD COMMUNITY

LENNAR

CHANTILLY, VA 20151

14280 PARK MEADOW DR, SUITE 108

**MODEL:
EASTON**

ARCHITECTURAL MODEL ELLICOTT



BEVARD COMMUNITY
LENNAR
14280 PARK MEADOW DR, SUITE 108
CHANTILLY, VA 20151

MODEL:
ELLICOTT

PGCPB No. 05-223

File No.A-9967

R E S O L U T I O N

WHEREAS, the Prince George=s County Planning Board has reviewed Zoning Map Amendment Application No. 9967, requesting a rezoning from the Residential-Estate (R-E) to the Residential Low Development (R-L, 1.0–1.5) Comprehensive Design Zone in accordance with Subtitle 27 of the Prince George=s County Code; and

WHEREAS, the Technical Staff Report recommends approval of the R-L Zone; and

WHEREAS, the applicant submitted a revised basic plan on September 13, 2005 in response to the staff recommendation; and

WHEREAS, after consideration of the evidence presented at the public hearing on October 27, 2005 the Prince George's County Planning Board finds:

A. **Location and Field Inspection:** The property consists mainly of 562.85 acres of reclaimed mined land and woodland. The site is bordered by a combination of undeveloped woodlands, agricultural areas, and residential homes in the R-E and R-A Zones. Other site characteristics consist of streams, wetlands, and steep slopes.

B. **History:** This property is currently located in the R-E Zone. Special Exception 3266 permitted the mining of sand and gravel on June 23, 1983, in the western half of the site, Zoning Ordinance No. 37-1983.

C. **Master Plan Recommendation:**

2002 General Plan: This application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

Master Plan: 1993 Subregion V Approved Master Plan and Sectional Map Amendment.

D. **Request:** This request is to rezone 562.85 acres of R-E (Residential-Estate)-zoned property to the R-L (Residential Low Development) at a dwelling unit density range of 1.5 dwellings per acre, as recommended by the master plan.

The proposed basic plan reflects the following land use types and quantities:

Total area (gross)	562.85 acres
Land in the 100-year floodplain	23 acres
Net acreage (gross AC-1/2 floodplain)	551.35 acres
R-L base density	1 DU/AC
R-L maximum density	1.5 DU/AC

Proposed basic plan density:	845 units
Proposed land use types and quantities:	
Single-family detached units	676 units
Single-family attached units	169 units
	845 total units
Public passive open space:	50 acres
Public active open space:	10 acres

E. Neighborhood and Surrounding Uses:

North—Tippett Road
East—Thrift Road
South—Residential lots in the R-R Zone
West—Piscataway Road

The applicant provides the following neighborhood description: “More specifically, the property is located between Thrift Road and Piscataway Road and between Tippett Road and Windbrook Drive. The property will be accessible from the west by Piscataway Road, from the northeast by Tippett Road, and by Thrift Road from the southeast. To the east and south, the subject property is bordered by undeveloped woodlands and agricultural areas located in the R-E and Residential Agricultural (R-A) Zones, to the west by Mary Catherine Estates and the Windbrook development located in the R-E and Rural Residential (R-R) Zones, and to the north the Wards Subdivision located in the R-E Zone.”

F. Zoning Requirements: Section 27-195(b) provides that prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

- (i) The specific recommendation of a General Plan map, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties; or**
- (ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses.**

APPLICANT’S POSITION:

The proposed basic plan conforms to the 1993 Subregion V Approved Master Plan and Sectional Map Amendment. The master plan specifically addresses the Developing Tier, in which Bevard

East is located. It recognizes that the portion of the master plan area that lies within the Developing Tier is a viable, residential community that provides low- to moderate-density, suburban, and diverse residential development, renovated mixed-use activity centers, multimodal transportation, and a Regional Center connected to a major transit hub supported by the required public facilities. The plan has also identified overall planning issues for the Developing Tier:

- “Lack of pedestrian-oriented environments that give identity to an area or create a sense of place.
- “Need for more diversity of housing.
- “Need to protect existing housing neighborhood character and quality of housing.
- “Need for senior housing.
- “Achievement of high-quality development.

The establishment of the R-L Zone on this property is in compliance with the recommendations of the Subregion V Master Plan for development through the use of Comprehensive Design Zone techniques. The master plan encourages large assemblages of property, such as the 562.85 acres included in Bevard Farms East, to utilize the R-L Comprehensive Design Zone. The master plan was developed within the context of its regional location. As stated in the plan, “regional development...is increasingly advantageous to Prince George’s County.”

The master plan further states: “Long-range development options for the subregion include agricultural preservation and large-lot, residential development. Since the subregion does not exist in isolation of neighboring Washington, D.C., Rockville, Gaithersburg and other urban and suburban centers, the proposals set forth in the master plan reflect an idea for the future which includes a well-planned community in rural areas in order to establish the overall parameters for development in the future.”

Staff Comment: This zoning map amendment is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier. The Subregion V Approved Master Plan and Sectional Map Amendment (1993) recommends low development densities for this area, also known as the Village of Tippet. A range of development types and densities are recommended, and flexible development techniques are advocated in many areas. The following are some of the relevant recommendations for this property, as stated in the 1993 Subregion V Approved Master Plan and Sectional Map Amendment.

- “Most of the land for residential development in the Tippet community is recommended for suburban estate or low density, planned neighborhood development; the R-E Zone is recommended as the base density. Large assemblages of property are encouraged to utilize the Residential-Low Density Comprehensive Design Zone (R-L 1.0-1.5) or the Village- Low (V-L 1.3) Zones.
- “At the northeast end of Piscataway Road, around the Miller Farms properties and the proposed employment area, higher suburban densities are recommended. A ‘traditional

village' development style, incorporating commercial facilities also recommended here, would be particularly well suited for this area."

Community Planning submits the following planning issues:

"The proposed Old Fort Road/Old Fort Road Extended (A-65) is shown on the master plan running through the center of the site in a northwest to southeast direction. More detailed right-of-way information indicates it runs through the northern portion of the site in the same northwest to southeast direction. The proposal does not show this proposed road and, therefore, does not conform to the transportation recommendations of the master plan. Other issues regarding future access to this proposed road, buffers/landscaping, and appropriate land uses need to be resolved.

"The subject property is affected by air traffic from Washington Executive Airport (Hyde Field). Approximately 3,300 feet of the northern part of the site falls within the Aviation Policy Area (APA) 6, with the most northerly portion of the site falling within APA 3M. Acoustical construction techniques for reduction of interior noise levels and buyer notification of location within the Andrews Air Force Base airport environment on subdivision plats and deeds of sale should be considered.

"Approximately 23 acres of the site is in the 100-year floodplain. Floodplains fall within the regulated area designation of the Green Infrastructure Plan; a significant portion of the site falls within the evaluation area or network gap designations. The Countywide Planning Division and Environmental Planning Section need to be consulted." Environmental Planning staff address their recommendations in Part E of this report.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan.

There are no retail commercial uses proposed for this site.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which 100 percent of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plan or urban renewal plans.

Traffic Circulation/Capacity

The proposed basic plan was reviewed by the Transportation Planning Section. In a memo dated August 19, 2005, Transportation Planning submits the following analysis:

"A traffic study was submitted to address the traffic impact of this proposal. The traffic study examines the site impact at 12 existing intersections and one site access point adjacent to the site. These intersections are listed below:

“MD 223 and Old Branch Avenue/Brandywine Road (signalized)
Brandywine Road and Surratts Road (signalized)
Brandywine Road and Thrift Road (signalized)
Floral Park Road and Winbrook Drive (unsignalized)
MD 223 and Floral Park Road (unsignalized)
MD 223 and Gallahan Road (unsignalized)
MD 223 and Windbrook Drive (unsignalized)
MD 223 and site access (future/unsignalized)
MD 223 and Tippet Road (unsignalized)
MD 223 and Steed Road (signalized)
MD 223 and Temple Hill Road (signalized)
Old Fort Road South and Gallahan Road (unsignalized)
Old Fort Road North and Allentown Road (unsignalized)
MD 210 and Old Fort Road North (signalized)

“The traffic counts were completed in January 2005. The site is proposed for development with 676 detached and 169 townhouse residences. The proposal would generate 625 AM (125 in, 500 out) and 743 PM (488 in, 255 out) peak-hour vehicle trips. Under total traffic, the traffic study makes the following determinations:

- “1. The signalized intersections of MD Old Branch Avenue/Brandywine Road and MD 223/ Steed Road are determined to operate at LOS F in both peak hours. The signalized intersection of MD 223/Temple Hill Road is determined to operate at LOS D in the AM peak hour and LOS F in the PM peak hour. For all three intersections, improvements are proposed that will achieve LOS D or better in both peak hours.
- “2. The signalized intersection of MD 210 and Old Fort Road North is determined to operate at LOS F in both peak hours. The applicant has proposed improvements that will mitigate the traffic impacts of the development, in accordance with Section 24-124(a)(6), in both peak hours. The intersection is eligible for mitigation, and the proposed mitigation improvements meet the numerical criteria required by the guidelines.
- “3. Five of the nine unsignalized intersections studied are recommended to have possible signalization studied.
- “4. All other intersections in the study area would operate acceptably in consideration of existing traffic, traffic generated by approved developments, and traffic to be generated by the subject application.

“This synopsis of the traffic study is provided for purposes of establishing a record and allowing comment upon the scope of this study as a part of this process. Detailed transportation conditions will be imposed at the time of the comprehensive design plan (CDP) and the preliminary plan applications. Nonetheless, based on the materials submitted, evidence is provided that shows that the transportation system as exists, with improvements to be funded and constructed by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density.

“Master Plan Impacts and Plan Comments

“A total of 845 residences, or 1.5 dwelling per net acre, is proposed by the subject application. Within the Subregion V Master Plan, each of the roadway facility recommendations in the master plan is the result of a comprehensive analysis of existing traffic plus traffic that would result from planned land uses. Concerning development within the Tippet planning area, in which the subject property is located, the following language was included in the master plan:

‘Most of the land for residential development in the Tippet community is recommended for suburban estate or low density, planned neighborhood development; the R-E Zone is recommended as the base density. Large assemblages of property are encouraged to utilize the Residential-Low Density Comprehensive Design Zone (R-L 1.0-1.5) or the Village-Low (V-L 1.3) Zones.’

“It is clear that the transportation analysis done for the Subregion V Master Plan assumed land uses that are consistent with the zone being requested. Therefore, the land use is consistent with the transportation elements of the applicable master plan.

“MD 223, Piscataway Road, is shown as an arterial facility in the Subregion V Master Plan. Subsequent plans are required to reflect right-of-way dedication of 60 feet from centerline along MD 223. Likewise, Thrift Road is shown as a collector facility on the Subregion V Master Plan, and subsequent plans are required to reflect right-of-way dedication of 40 feet from centerline along Thrift Road.

“The Subregion V Master Plan includes an arterial facility, A-65. This facility connects Old Fort Road East with MD 5 south of Piscataway Creek and is ultimately planned to provide a new northwest-to-southeast connection between MD 210 and MD 5. The subject plan to date has not recognized this right-of-way or proffered any action to preserve the potential right-of-way. This is a deficiency in the plan that must be resolved during review of the comprehensive design plan (CDP) and the preliminary plan applications. It is noted for the record that two other preliminary plans—Wolfe Farm (4-04099) and Saddle Creek (4-02124)—were approved by the Planning Board without dedication or reservation of the needed right-of-way for A-65 (although it is noted that a right-of-way preservation strategy was identified in the approval of Saddle Creek). Given that A-65 is on the Subregion V Master Plan, it is recommended that the basic plan be revised to show the right-of-way for A-65. A determination shall be made at the time of preliminary plan concerning dedication, reservation, or no preservation strategy for the right-of-way for this facility within the subject property.

“Conclusions

“Based on the preceding findings, the Transportation Planning Section concludes that existing transportation facilities and those to be provided by the applicant will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. Furthermore, the uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved area master plan, in accordance with Section 27-195 of the Prince George’s County Code, if the application is approved with the following condition:

“1. The basic plan shall be revised to show the right-of-way for A-65 as designated on the Subregion V Master Plan. A determination shall be made at the time of preliminary plan concerning dedication, reservation, or no preservation strategy for the right-of-way for this facility within the subject property.”

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries and fire stations) will be adequate for the uses proposed.

Other public facilities are generally considered to be adequate for the uses proposed as indicated in the referral replies below:

Department of Parks and Recreation

The Department of Parks and Recreation, Park Planning and Development Division, offered the following comments:

“The property consists of 562 acres located south of Piscataway Road. The property is bisected by Butler Branch and a tributary to it. The Master Plan for Subregion V designates a 15-acre floating park symbol on subject property. The Master Plan recommendation was established based on current recreational needs in Subregion V and the current R-E zoning of the subject property. The calculation of needed parkland did not contemplate rezoning of the Bevard Farms East from R-E to the denser R-L Zones.

“The applicant’s proposal includes 845 single-family residential dwelling units. Using current occupancy statistics for single-family dwelling units, one would anticipate that the proposed development would result in a population of 2,535 residents in the new community. The Prince George’s County General Plan establishes objectives related to the public parkland. They indicate that a minimum of 15 acres of M-NCPPC local parkland should be provided per 1,000 population (or equivalent amenity in terms of parks and recreation service) and 20 acres of regional, countywide and special M-NCPPC parkland per 1,000 population. By applying the General Plan standards for projected population in the new community (2,535 residents), staff has determined that 38 acres of local and 51 acres of regional public parkland suitable for active recreation would be needed to serve the proposed community. The application for a change in zoning does not propose any parkland dedication or address the symbol for a master planned park in the subject property.

“The applicant’s proposal includes an illustrative plan, which shows a community center with a swimming pool, tennis courts, an event lawn, a playground and soccer field. DPR staff finds that proposed private recreation facilities will not adequately serve the recreational needs of 2,535 new residents. In addition, private recreational facilities will not be available to the neighboring communities.

“In a letter dated September 6, 2005, Norman Rivera, on behalf of the applicant, offered dedication of an 11-acre park at the northern end of site. The subject parcel has a poor access (40' by 550'), which is not suitable for the construction of the public road to the proposed parcel. This parcel has

steep slopes, which will prevent the use of the land for active recreation. In addition, the parcel is located within the APA-3M zone for the Washington Executive Airport, which would also limit the use of the proposed parcel. DPR staff finds that proposed parcel is unsuitable for use as parkland.

“The Master Plan approved in 1993 placed a 15-acre floating park symbol on the subject property to address the parks and recreational needs of Planning Area 81B. However, this estimate did not anticipate the rezoning of the subject property to a denser zone. Further, Planning Area 81B is currently in need for public parkland and public recreational facilities such as football, soccer and baseball fields, basketball and tennis courts, playgrounds and picnic areas.

“DPR staff finds that the demand for public parkland and recreation facilities will grow with the extensive residential development, which is anticipated in this region of Prince George’s County.

“Application of Section 24-134 of the Prince George’s County Subdivision Regulations could require the mandatory dedication of 28 acres of parkland suitable for active and passive recreation at the time of subdivision.

“Findings

“Section 27-514.08 of the Zoning Ordinance describes the purposes of the Comprehensive Design Zone in R-L Zone (Residential Low Development). This section requires establishment (in public interest) of a plan implementation zone, in which permissible residential density is dependent upon providing public benefit features. It states that the location of the zones must be in accordance with the adopted and approved General Plan or master plan. The purposes of the R-L Zone are to encourage amenities and public facilities to be provided in conjunction with residential development; and improve the overall quality and variety of residential environments in the Regional District. We believe that subject rezoning application is not in conformance with the requirements and recommendations of the General Plan and master plan as they pertain to public parks and recreation.

“Conclusion

“DPR staff concludes that the applicant has not demonstrated that the proposed development addresses the recommendations of the approved Master Plan for Subregion V Planning Area 81B or the Prince George’s County General Plan, which addresses current and future needs for public parks and recreational facilities in this planning area.

“DPR staff believes that the applicant should dedicate at least 20 acres of developable parkland needed for the public softball, soccer and baseball fields, playgrounds, and picnic areas. The applicant should also construct recreational facilities on the dedicated parkland to address the immediate recreational needs of the community.

“Recommendations

“Staff of the Department of Parks and Recreation recommends that the above-referenced plans be approved, subject to the following conditions:

- “1. The dedication of 20± acres of developable land for active recreation to M-NCPPC as shown on DPR Exhibit A.
- “2. The land to be conveyed to M-NCPPC shall be subject to the conditions of the attached Exhibit B.
- “3. Prior to signature approval of the subject application, a revised plan showing the dedicated parkland shall be reviewed and approved by Department of Parks and Recreation (DPR) staff.
- “4. The applicant shall construct recreational facilities on dedicated parkland. The recreational facilities package shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) submission.
- “5. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the comprehensive design plan.”

EXHIBIT B

CONDITIONS FOR CONVEYANCE OF PARKLAND TO THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

1. An original, special warranty deed for the property to be conveyed (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plat.
2. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to the final plat.
3. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.
4. The land to be conveyed shall not be disturbed or filled in any way without the **prior written consent** of the Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged
5. by the General Counsel’s Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
6. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to

be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

6. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. DPR shall inspect the site and verify that land is in acceptable condition for conveyance, prior to dedication.
7. All existing structures shall be removed from the property to be conveyed, unless the applicant obtains the written consent of DPR.
8. The applicant shall terminate any leasehold interests on property to be conveyed to M-NCPPC.
9. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the **prior written consent** of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

Comment: We concur with the analysis of the Department of Parks and Recreation and the recommendations listed above; however, it is our understanding that the applicant has not agreed to dedicate approximately 20 acres of land to M-NCPPC for active open space use. Approximately 50 acres of passive open space and 10 acres of active open space are proposed. As noted above, approximately 20 acres of space usable for active recreational uses would have been required as part of a mandatory dedication at the time of subdivision. Also, in order to receive density increments for public benefit features at the comprehensive design plan phase of this process, the applicant will need to provide amenities above and beyond those normally required.

Private recreational facilities will also be required in accordance with the above-referenced guidelines. The applicant has proposed a swimming pool, four tennis courts, an events lawn, two playgrounds (ages 2-5 and 5-12), seating areas, and a soccer field. We note that no community centers are identified in the basic plan. We recommend that in order to obtain full credit for public benefit features, the applicant provide for the development of ball fields, along with other recreational facilities on the proposed site.

Other Community Facilities

Fire and Rescue

The Historic Preservation and Public Facilities Planning Section provided the following comments:

“The existing fire engine service at Clinton Company 25, located at 9025 Woodyard Road, has a service travel time of 4.99 minutes to the site, which is within the 5.25-minute travel time guideline.

“The existing ambulance service at Clinton Company 25, located at 9025 Woodyard Road, has a service travel time of 4.99 minutes to the site, which is within the 5.25-minute travel time guideline.

“The existing paramedic service at Clinton Company 25, located at 9025 Woodyard Road, has a service travel time of 4.99 minutes, which is within the 7.25-minute travel time guideline.

“The above findings are in conformance with the *Approved Public Safety Master Plan* (1990) and the *Guidelines For The Analysis Of Development Impact on Fire and Rescue Facilities*.

“The required fire and rescue facilities are determined to be adequate.”

Public Schools

“County Council Bill CB-31-2003 establishes a school facilities surcharge in the amount of \$7,161 per dwelling if a building is located between I-495 and the District of Columbia; \$7,161 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,276 per dwelling for all other buildings. 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. An adequate public facility schools test will be conducted at the time of subdivision application.

“The applicant proposes an 11-acre school site on the subject property. Its proposed location is on the south side of the property’s frontage on Piscataway Road. Staff from the Board of Education has given the 11-acre property tentative approval for a school site. Pending in-house approvals, we recommend that it be dedicated to the School Board at the time of final plat, prior to approval.”

Police Facilities

“The proposed development is within the service area for Police District V–Clinton. The Planning Board’s current test for police adequacy is based on a standard complement of officers. As of January 2, 2005, the county has 1,302 sworn officers and 43 student officers in the academy, for a total of 1,345 personnel, which is within the standard of 1,278 officers. This police facility will adequately serve the population generated by the proposed residential development.”

(E) Environmental relationships reflect compatibility between the proposed general land use types, or identified, the specific land use types, and surrounding land uses, so as to promote the health, safety and welfare of the present and future inhabitants of the Regional District.

Natural Environment

1. The Environmental Planning Section provided the following comments on the relationship between this proposal and the natural environment:

“According to the “Prince George’s County Soil Survey,” the principal soils on the site are

in the Aura, Beltsville, Bibb, Chillum, Croom, Iuka, Matapeake, Rumford, Sassafras and Westphalia soils series; however, portions of the site were mined for sand and gravel after the publication of the Prince George's County Soil Survey. Marlboro clay is not found to occur in the vicinity of this property.

“Portions of this site have been mined for sand and gravel as approved by applications SE-1823, SE-3266, and SE-3755. These gravel pit areas are of concern. Due to the unknown nature of the soils and the limitations associated with these areas, a soils report addressing the soil structure, soil characteristics, and foundation stability needs to be submitted. The soils report is required in order to allow analysis of the site with regard to the required findings of Section 24-131 of the Subdivision Regulations. The study shall at a minimum clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.

“An approved natural resources inventory should be submitted as part of the comprehensive design plan application.

“**Recommended Condition:** As part of any application for a natural resources inventory, a soils study shall be submitted. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.

2. “This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. The Subregion V Master Plan indicates that there are substantial areas designated as natural reserve on the site. As noted on page 136 of the Subregion V Master Plan:

‘The natural reserve area is composed of areas having physical features which exhibit severe constraints to development or which are important to sensitive ecological systems. Natural reserve areas must be preserved in their natural state.’

“The Subregion V Master Plan elaborates on page 139:

‘The natural reserve areas, containing floodplain and other areas unsuitable for development should be restricted from development except for agricultural, recreational and other similar uses. Land grading should be discouraged. When disturbance is permitted, all necessary conditions should be imposed.’

“For the purposes of this review, the natural reserve includes all expanded stream buffers and isolated wetlands and their buffers. A wetland study and plan were submitted with the application. All streams shown as perennial or intermittent on the plans will require minimum 50-foot stream buffers that shall be expanded in accordance with Section 24-130(b)(6) of the Subdivision Regulations. The expanded stream buffer on the jurisdictional determination plan has not been reviewed for conformance with Section 24-130(b)(6) and

Section 24-130(b)(7) of the Subdivision Regulations; however, the natural resources inventory is required to show all regulated buffers.

“Comment: The natural resources inventory submitted with the comprehensive design plan application will contain all necessary information.

3. “Impacts to significant environmental features that are required to be protected by Section 24-130 of the Subdivision Regulations are proposed. The design should avoid any impacts to streams, wetlands or their associated buffers unless the impacts are essential for the development as a whole. Staff will not support impacts to sensitive environmental features that are not associated with essential development activities. Essential development includes such features as public utility lines [including sewer and stormwater outfalls], street crossings, and so forth, which are mandated for public health and safety; nonessential activities are those, such as grading for lots, stormwater management ponds, parking areas, and so forth, which do not relate directly to public health, safety or welfare. Impacts to sensitive environmental features require variations to the Subdivision Regulations.

“The design should be revised to avoid any impacts to streams and their associated buffers unless the impacts are essential for the development as a whole. Staff will generally not support impacts to sensitive environmental features that are not associated with necessary road crossings or the installation of public utilities that are required to serve the development as a whole.

“Recommended Condition: The comprehensive design plan shall avoid impacts to sensitive environmental features. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole.

“Recommended Condition: If impacts to regulated environmental features remain after the redesign, variation requests shall be submitted as part of any application for a preliminary plan of subdivision. The variation request must have a separate justification statement for each impact or impact type, in conformance with Section 24-113 of the Subdivision Regulations, a map on 8.5-inch by 11-inch paper showing each impact, and noting the quantities of impacts proposed for each individual impact.

4. “A forest stand delineation (FSD) has been reviewed and was found to require revisions. The patterns used to illustrate steep slopes with highly erodible soils and severe slopes are difficult to distinguish when printed in black and white. Expanded buffers should not be shown on the FSD. As noted earlier, the soils boundaries need to be amended to show the areas that were mined after the publication of the Prince George’s County Soil Survey.

“A forest stand delineation (FSD) is a required submission as part of any application for a comprehensive design plan. A natural resources inventory (NRI), which contains all of the information of a FSD plus additional information, is required as part of any application for a preliminary plan of subdivision. Because of the extent of sensitive environmental features on this property, a condition is recommended to require the submittal of a natural resources inventory for the review of the comprehensive design plan.

“Comment: The natural resources inventory submitted with the comprehensive design plan application will contain all required forest stand delineation information.

5. “The property is subject to the requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance because the site is more than 40,000 square feet in size and contains more 10,000 square feet of existing woodland. A Type I tree conservation plan is required as part of any application for a comprehensive design plan. The woodland conservation threshold for R-E-zoned land is 25 percent of the gross tract and the woodland conservation threshold for R-L-zoned land is 25 percent of the gross tract.

“Comment: No further action regarding woodland conservation is required for the review of this zoning map amendment.

6. “Piscataway Road is the nearest source of traffic-generated noise and is designated as an arterial in the Subregion V Master Plan. Two master plan arterial roads, A-54 and A-65, could impact the property. Section 24-121(a)(4) requires that residential lots adjacent to existing or planned roadways of arterial classification or higher be platted to a minimum depth of 150 feet and that adequate protection and screening from traffic nuisances be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line for new residential structures.

“The noise model used by the Environmental Planning Section predicts that the unmitigated 65 dBA Ldn noise contour will be about 168 feet from the centerline of Piscataway Road in ten years. The Environmental Planning staff does not know if dedication for A-65 will be required. If the plans need to be revised to show A-65, then traffic-generated noise from that arterial roadway will need to be addressed.

“Recommended Condition: A Phase I noise study shall be required as part of any application for a comprehensive design plan. The comprehensive design plan and TCPI shall show all unmitigated 65-dBA Ldn noise contours associated with traffic-generated noise.

7. “Piscataway Road and Thrift Road are designated scenic roads. Development will have to conform to the Department of Public Works and Transportation publication “Design Guidelines and Standards for Scenic and Historic Roads.” Visual inventories for Piscataway Road and Thrift Road are required as part of any application for a preliminary plan of subdivision. At a minimum, the comprehensive design plan should provide for 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road. These easements can serve to preserve the scenic nature of these roads. Most of the proposed scenic easements are devoid of trees and significant landscaping will be required. The detailed landscaping will be reviewed concurrently with the Type II tree conservation plan.

“Recommended Condition: The comprehensive design plan shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed ten-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road.”

Archeological Resources

The proposed development may also have some impacts on archeological resources. The M-NCPPC Planning Department's staff offered the following comment:

"Archeological investigation was recommended for both these parcels. The investigation was conducted and the applicant submitted a draft report, 'Phase I Archeological Survey of the Bevard Farm Property, Prince George's County, Maryland' (URS, June 2005), received in this office on July 13, 2005. Bevard East and Bevard West (and Bevard North) were the subject of the Phase I survey. The archeological consultants recommended no further work, as no potentially significant archeological sites were identified during the investigation." A synopsis of the archeological investigation report was included with the memorandum.

Comment: Staff submits that the issue of compatibility with the built environment and with the surrounding approved development in the area is also relevant to the eventual determination of the most appropriate densities, housing type locations, and zoning. Reference was made earlier (in the master plan discussion) to the densities of surrounding properties, with the subject property conforming to the densities of the surrounding neighborhood. The Community Planning staff concurs that the density range of 1.0 to 1.5 dwelling units per acre is consistent with the surrounding community. A proposal for residential development on the subject property with a density of approximately 1.5 dwellings per acre could be compatible with this character.

Because comprehensive design zones are intended to create a superior environment through the use of public benefit features, approval of this application in the R-L Zone will allow the requested density, but only with the provision of the public benefit features for which these zones were created.

Additional comments related to this issue and other issues of compatibility with surrounding development are found in the Urban Design Section memorandum of October 7, 2005, which is referred to below:

The project would be subject to Subtitle 27, Zoning Part 8, Comprehensive Design Zones Division 2, Specific Comprehensive Design Zones, Subdivision 8, and R-L Zone (Residential Low Development) of the Prince George's Zoning Ordinance. It applies to the subject property regarding purposes, uses, regulations, general standards, public benefit features, density increment factors, and minimum size exceptions for the district.

"If the proposal for rezoning were approved, the project would also be subject to certain sections of the *Landscape Manual*. These include Section 4.1 Residential Requirements, Section 4.3 Parking Lot Requirements, Section 4.4 Screening Requirements, and 4.6 Buffering Residential Development from Streets. Although Section 4.7, Buffering Incompatible Uses, does not technically apply in comprehensive design zones, staff uses the requirements of that section as a guide in evaluating buffering between what would be considered incompatible uses under the *Landscape Manual*. Compatibility issues with surrounding uses, both interior and exterior to the development, will be examined at the time of the comprehensive design plan.

"The subject site is currently zoned R-E; the maximum density allowed for the residential

portion of the site would be approximately 458 units (.85 units per acre of the gross tract, minus the floodplain), based on the May 2002 Guide to Zoning Categories. This application to rezone the property to the R-L Zone (1.0 base density) will allow for a base density of 551 units (based on the gross tract area subtracting one-half of the floodplain). Provision of density increments would allow the maximum density of the property to be as high as 827 units, not 845 as shown on the plan.

“The existing zoning surrounding the site varies from R-E to R-A Zones. The lot sizes adjacent to existing housing developments should be compatible in size to existing lots sizes at the periphery of the site or provide a transitional size lots to the interior of the site. This is particularly appropriate adjacent to the Mary Catherine Estates development to the west of the subject property and the Ward’s subdivision to the east of the subject property. Also, the size of lots along Thrift Road, adjacent to the R-A Zone to the southeast, should consider the size of lots and provide compatibility, particularly where units will be visible from the roadway.

“The use of the large lot development at the southern portion of the site adjacent to Thrift Road is appropriate and in keeping with the purposes of the zone, specifically Section 27-514.08(a)(7). Any specification necessary to assure that a large lot component is executed in this area should be included as conditions of the approval of the basic plan. In the approval of the Villages of Piscataway, which is located in the same Council District, the District Council approved a condition which assured that 253 areas of land to be developed with no more than 126 lots (see CR-60-1993). A similar condition is appropriate for the subject site, specifically for the area southeast of the floodplain near Thrift Road.

“The determination for mandatory park dedication per Subtitle 24 should be considered at this time in order to determine the feasibility of parkland or recreational facilities for the site. If it is determined that parkland is appropriate, then the plan should be modified to show the area for conveyance. If on-site recreational facilities are determined to be appropriate, then they should be dispersed throughout the subdivision so as to provide nearby recreational facilities for all residents. The type of recreational facilities should accommodate all ages of residents and should include a pool, tot lots, preteen lots, tennis courts, trails, and passive recreational facilities. At the time of comprehensive design plan, the recreational facilities will be determined to either fulfill the requirements of Subtitle 24 or as public benefit features, resulting in density increments.

“The plan deletes the proposal for the equestrian theme, including the 14-acre equestrian riding center and therapeutic center, since the code prohibits equestrian uses in the proposed R-L Zone.”

- (2) **Notwithstanding subparagraphs (C) and (D) above, where the application anticipates a construction schedule of more than six years (Section 27-179), public facilities (existing or scheduled for construction within the first six years) will be adequate to serve the development proposed to occur within the first six years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest**

and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

Not applicable.

G. Conformance with the Purposes of the R-L Zone:

The purpose of the R-L Zone is found in Section 27-514.08 of the Zoning Ordinance. These purposes are listed as follows:

- (1) Establish (in the public interest) a plan implementation zone, in which (among other things):**
 - (A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and**
 - (B) The location of the Zone must be in accordance with the adopted and approved General Plan or Master Plan;**
- (2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan and Master Plans) can serve as the criteria for judging individual development proposals;**
- (3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health safety, and welfare of the present and future inhabitants of the Regional District;**
- (4) Encourage amenities and public facilities to be provided in conjunction with residential development;**
- (5) Encourage and stimulate balanced land development;**
- (6) Improve the overall quality and variety of residential environments in the Regional District;**
- (7) Encourage low-density residential development, which provides for a variety of one-family dwelling types, including a large lot component, in a planned development;**
- (8) Protect significant natural, cultural, historical, or environmental features and create substantial open space areas in concert with a unique living environment; and**
- (9) Protect view sheds and landscape/woodland buffers along the primary roadways and woodlands, open fields, and other natural amenities within the Zone.**

Staff finds that development of the subject property in the R-L Zone will satisfy these purposes of development. The provisions of public benefit features is a major reason for creation of this zone, and with the development of this site in the R-L Zone, the applicant has far greater incentives to provide the public benefit features needed to create an excellent development. The location of the R-L Zone conforms to the recommendations of the Community Planning Division, which concluded that although there are some environmental constraints associated with the site, there is a requirement for the flexibility and sensitivity to the environment of a lot layout provided by a lower density residential zone. Moreover, a dwelling unit density ranging from 1.0 to 1.5 dwellings per acre is more consistent with the character of the current and approved development and the zoning along this portion of Thrift Road and Piscataway Road.

The purposes of the R-L Zone are appropriate to the subject site and suggest again the suitability of the R-L Zone at this location. The emphasis of the R-L Zone is on maintaining a rural, low-density character, yet it permits up to 20 percent of units to be townhouses and includes the possibility of mixed-retirement development, should the decision ultimately be made to include an active senior component at this site. The zone also specifies the importance of viewsheds and landscape/woodland buffers along primary roadways; an element we believe is missing from the proposed basic plan.

CONCLUSION:

Based on the above analysis and finding of the proposed basic plan, we conclude that the requested zone change is appropriate at this location, and, therefore, recommend APPROVAL of the R-L Zone. Approval of this application is contingent on the following basic plan revisions and conditions of approval listed below:

The basic plan shall be revised to show the following revisions:

1. Proposed Land Use Types and Quantities:
 - Public Passive Open Space: 50± acres.
 - Public Active Open Space: 10± acres.
 - Show right-of-way for A-65 as designated on the Subregion V Master Plan. A determination shall be made at the time of preliminary plan concerning dedication, reservation, or no preservation strategy for the right-of-way for this facility within the subject property.
2. Provision of a preliminary plan of subdivision is required for this proposed development.
3. As part of any application for a natural resources inventory, a soils study shall be submitted. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.
4. The comprehensive design plan shall avoid impacts to sensitive environmental features. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole.

5. If impacts to regulated environmental features remain after the redesign, variation requests shall be submitted as part of any application for a preliminary plan of subdivision. The variation request must have a separate justification statement for each impact or impact type, in conformance with Section 24-113 of the Subdivision Regulations, a map on 8.5 x 11-inch paper showing each impact, and noting the quantities of impacts proposed for each individual impact.
6. A Phase I noise study shall be required as part of any application for a comprehensive design plan. The comprehensive design plan and TCPI shall show all unmitigated 65 dBA Ldn noise contours associated with traffic-generated noise.
7. The comprehensive design plan shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road.
8. Specific acreage of parkland dedication shall be determined at time of Comprehensive Design Plan (CDP). The dedicated parkland shall accommodate a baseball field, soccer field, minimum 100-space parking lot, playground, picnic shelter, basketball court, trails, stormwater management pond. The dedicated parkland shall be located along the Piscataway Road. The dedicated parkland shall have at least a 500-foot wide frontage and direct access to Piscataway Road.
9. The land to be conveyed to M-NCPPC shall be subject to the conditions of Exhibit B.
10. The applicant shall construct recreational facilities on dedicated parkland. The “recreational facilities package” shall be reviewed and approved by DPR staff prior to comprehensive design plan (CDP) submission.
11. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the comprehensive design plan.
12. The applicant shall execute a large lot component located in approximately 118 acres of land, at the southern portion of the site, south of the tributary and north of Thrift road. Lot size averaging, in accordance with the R-E zone, shall be utilized per Section 27-423. The lot size shall not be less than 30,000 square feet for lots bordering Thrift Road and adjoining subdivisions as shown on applicants Exhibit A. All other lots shall be a minimum of 20,000 square feet. The layout shall be determined at the time of the CDP and preliminary plan of subdivision approval.
13. The applicant shall contribute as a public benefit feature to the construction of a community center to be located at Cosca Regional Park. The amount of that contribution shall be determined during the Comprehensive Design Plan stage in accordance with Section 27-514.10(b)(5). The minimum contribution shall be \$750K.
14. With the provision of density increments, the applicant shall construct no more than 827 units. This application to rezone the property to the R-L zone (1.0 base density) will allow for a base density of 551 units (based on the gross tract area subtracting one-half of the floodplain).

BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with the District Council for Prince George=s County, Maryland within thirty (30) days of 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 Vaughns, with Commissioners Squire, Vaughns, and Hewlett voting in favor of the motion, and with Commssioner Eley absent at its regular meeting held on Thursday, October 27, 2005 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of November 2005.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:EK:rmk

(Revised 8/9/01)

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 December 22, 2005, regarding Comprehensive Design Plan CDP-0504 for Bevard East the Planning Board finds:

1. **Request:** The comprehensive design plan as proposed by the applicant includes a maximum of 827 dwelling units (662 single-family detached and 165 single-family attached) on approximately 563 acres. The housing is to be organized into four development pods that will be located on buildable areas of the site separated by environmental features on the site. A 14.2-acre portion of land is proposed as a public park, located at the entrance into the development, along Piscataway Road. A 22-acre central recreational area is proposed to be conveyed to the future homeowners association. The majority of the development is accessed from Piscataway Road and Tippet Road; however, the large lot development portion of the development is accessed from Thrift Road. An extensive trail system provides pedestrian connections throughout the development. Stormwater management is provided on the site through a number of surface ponds.
2. **Location:** The property is located on the southeast side of Piscataway Road, north of its intersection with Elizabeth Catherine Street and south of its intersection with Delancy Street. The property also has frontage on Tippet Road, south of Robinson Road and north of New England Drive and has frontage on Thrift Road, across from Sears Lane and south of Roughlan Street and north of Thrift Loop.
3. **Surroundings:**

North—Across Piscataway Road is primarily undeveloped and agricultural lands; however, there is one existing subdivision called Rolee Estates. Directly north of the subject site is undeveloped R-E Zoned properties.

East—Tippet Road and primarily undeveloped and agricultural lands.

South—Thrift Road and residential lots in the R-A Zone, but undeveloped as of the writing of this report.

West—Across Piscataway Road and beyond is undeveloped land and one subdivision in the R-E Zone called Mary Catherine Estates, which also extends south of Piscataway Road and is directly west of the subject site.

4. **Previous Approvals**—Special Exception 3266 permitted the mining of sand and gravel in the western half of the site, Zoning Ordinance No. 37-1983, dated June 23, 1983.

On November 17, 2005, the Planning Board reviewed the amended Basic Plan application A-9967 and recommended that the plan be approved with conditions (PGCPB No. 05-223). The basic plan is currently under review by the Zoning Hearing Examiner. This zoning case must be reviewed by the District Council for a final decision. The date of that hearing has not yet been determined.

According to the Planning Board resolution, the request to rezone 562.85 acres of R-E (Residential-Estate)-zoned property to the R-L (Residential Low Development) Zone at a dwelling unit density range of 1.5 dwellings per acre is **proposed** with the following land use types and quantities:

Total area (gross)	562.85 acres
Land in the 100-year floodplain	23 acres
Net acreage (gross AC-1/2 floodplain)	551.35 acres
R-L base density	1 DU/AC
R-L maximum density	1.5 DU/AC
Proposed basic plan density:	845 units
Proposed land use types and quantities:	
Single-family detached units	676 units
Single-family attached units	169 units
	845 total units
Public passive open space:	50 acres
Public active open space:	10 acres

Findings Required by Section 27-521 of the Zoning Ordinance (Findings 5-13 below):

Findings 5-13 below are required by Section 27-521 before the Planning Board may approve a comprehensive design plan.

5. The comprehensive design plan for the subject site must be found to be in conformance with the conditions of Zoning Application A-9967. The Planning Board reviewed the plan and made a recommendation to the Zoning Hearing Examiner that the following conditions be adopted as part of the approval of the rezoning case:

1. **The basic plan shall be revised to show the following revisions:**

Proposed Land Use Types and Quantities:

- **Public Passive Open Space: 50± acres.**
- **Public Active Open Space: 10± acres.**
- **Show right-of-way for A-65 as designated on the Subregion V Master Plan. A determination shall be made at the time of preliminary plan concerning dedication, reservation, or no preservation strategy for the right-of-way for this facility within the subject property.**

Comment: The plan demonstrates conformance to the basic plan in that it shows the open space components including a 14-acre public park, which constitutes the active open space, and 210 acres of passive open space that will be dedicated to the homeowners association. The CDP must be revised to show the A-65 as designated on the Subregion V Master Plan (for more discussion on this issue see the transportation discussion in Finding 16(a)).

2. Provision of a preliminary plan of subdivision is required for this proposed development.

Comment: This is a requirement of law and a preliminary plan of subdivision is currently under review by the staff.

3. As part of any application for a natural resources inventory, a soils study shall be submitted. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.

Comment: A natural resources inventory (NRI), NRI/40/05, has been approved. The NRI includes a soils study that clearly defines the limits of past excavation and indicate all areas where fill has been placed and includes borings, test pits, and logs of the materials found above undisturbed ground.

4. The comprehensive design plan shall avoid impacts to sensitive environmental features. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole.

Comment: The tree conservation plan shows several crossings of streams for access to other portions of the site. Generally, these types of impacts will be supported, although they have not been evaluated with the CDP because the impacts are evaluated as part of the preliminary plan review. Impacts to sensitive environmental features are discussed in detail below.

5. If impacts to regulated environmental features remain after the redesign, variation requests shall be submitted as part of any application for a preliminary plan of subdivision. The variation request must have a separate justification statement for

each impact or impact type, in conformance with Section 24-113 of the Subdivision Regulations, a map on 8.5 x 11-inch paper showing each impact, and noting the quantities of impacts proposed for each individual impact.

Comment: Impacts to sensitive environmental features are discussed in detail below, however, the preliminary plan of subdivision shall address any need for variation requests.

- 6. A Phase I noise study shall be required as part of any application for a comprehensive design plan. The comprehensive design plan and TCPI shall show all unmitigated 65 dBA Ldn noise contours associated with traffic-generated noise.**

Comment: The noise model used by the Environmental Planning Section predicts that the unmitigated 65 dBA Ldn noise contour will be about 168 feet from the centerline of Piscataway Road in ten years. Based upon dedication of 60 feet from the centerline of existing Piscataway Road, the predicted 65 dBA Ldn contour is approximately 118 feet from the edge of the proposed right-of-way and clearly not impacting any proposed lot.

- 7. The comprehensive design plan shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road.**

Comment: As noted below the preliminary plan of subdivision shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road. These easements will be shown on the final plats.

- 8. Specific acreage of parkland dedication shall be determined at time of Comprehensive Design Plan (CDP). The dedicated parkland shall accommodate a baseball field, soccer field, minimum 100-space parking lot, playground, picnic shelter, basketball court, trails, stormwater management pond. The dedicated parkland shall be located along the Piscataway Road. The dedicated parkland shall have at least a 500-foot wide frontage and direct access to Piscataway Road.**

Comment: The plan demonstrates conformance to the condition above by indicating the dedication of a minimum of 14 acres of land for the public park and a conceptual layout of the facilities listed. For more discussion on the public park see Finding 15.

- 9. The land to be conveyed to M-NCPPC shall be subject to the conditions of Exhibit B.**

Comment: This shall be added as a condition of the approval of the CDP.

- 10. The applicant shall construct recreational facilities on dedicated parkland. The “recreational facilities package” shall be reviewed and approved by DPR staff prior to comprehensive design plan (CDP) submission.**

Comment: The Department of Parks and Recreation has reviewed and recommends approval of the recreational facilities package. For more discussion on the public park see Finding 15.

- 11. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the comprehensive design plan.**

Comment: This condition shall be reiterated in part as a condition to be carried over on the approval of this plan. The CDP shows the concept for the development of the parkland.

- 12. The applicant shall execute a large lot component located in approximately 118 acres of land, at the southern portion of the site, south of the tributary and north of Thrift road. Lot size averaging, in accordance with the R-E zone, shall be utilized per Section 27-423. The lot size shall not be less than 30,000 square feet for lots bordering Thrift Road and adjoining subdivisions as shown on applicants Exhibit A. All other lots shall be a minimum of 20,000 square feet. The layout shall be determined at the time of the CDP and preliminary plan of subdivision approval.**

Comment: The plans show in concept the location of the 118 acres of land to be developed as a large lot component. The layout as shown is generally acceptable to staff, but the preliminary plan will provide the level of detail required to demonstrate conformance to Section 27-423 as stated in the condition. Therefore, staff is satisfied that this condition has been fulfilled as is appropriate at this stage of the development process.

- 13. The applicant shall contribute as a public benefit feature to the construction of a community center to be located at Cosca Regional Park. The amount of that contribution shall be determined during the Comprehensive Design Plan stage in accordance with Section 27-514.10(b)(5). The minimum contribution shall be \$750K.**

Comment: The applicant has increased the amount of contribution from \$750,000 to \$2,000,000. This contribution has been determined to qualify for density increments, as stated in Finding 19 below.

- 14. With the provision of density increments, the applicant shall construct no more than 827 units. This application to rezone the property to the R-L zone (1.0 base density) will allow for a base density of 551 units (based on the gross tract area subtracting one-half of the floodplain).**

Comment: This plan proposes 827 dwelling units.

6. The proposed comprehensive design plan would result in a development with a better environment than could be achieved under other regulations because the project will provide for on-site recreational facilities that would not be required in addition to the mandatory dedication

requirements. These recreational facilities are substantial and will be valuable features of the development that are not likely to have materialized under conventional regulations.

7. Approval is warranted by the way in which the comprehensive design plan includes design elements, facilities and amenities. Among the distinctive design elements of the plan is the provision of a public park at the entrance to the subdivision and the integration of a substantial central recreational area to be owned and operated by the future homeowners association. These facilities, as well as the extensive trail system, will satisfy the needs of the residents, employees or guests of the project.
8. The proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings, if conditions of approval are adopted to increase lot sizes and lot frontages along the existing R-E properties. The site is bounded to the north and east by undeveloped R-E-zoned properties. Thrift Road bounds the property on the south and across Thrift Road is R-A-zoned property. The basic plan addressed that area adjacent to Thrift Road in a condition stating that the lot size should not be less than 30,000 square feet for lots bordering Thrift Road and adjoining subdivisions, so this will be demonstrated prior to signature approval of the CDP and on subsequent specific design plans. To the west, across Piscataway Road, are lots located in the R-E Zone. In order for the corridor of Piscataway Road to look similar on each side of the roadway, staff recommends that the frontage of the lots located adjacent to Piscataway Road be a minimum of 20,000 square feet in size and a minimum of 80 feet in width at the building restriction line, which is in keeping with existing development and will be in conformance with future development of the R-E Zone.
9. 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 proposed building coverage on each lot ranges from 40 to 60 percent for the three categories of single-family detached lots. This will ensure adequate open space in the lotted areas comparable to that provided in other contemporary residential developments. Significant open space will be provided elsewhere on the site for use by the homeowners. A total of 210 acres of land will be dedicated to the homeowners association, at least 30 acres of which will be used by the residents for play areas and is unregulated open space outside of floodplain and wetland areas.

- b. Building setbacks from streets and abutting land uses.

The CDP proposes residential standards for setbacks from streets including a minimum of 15 feet for attached units and only 20-foot setbacks are proposed for single-family detached units. This is an inadequate setback in the areas of the plan that should be sensitively designed to mimic surrounding development in the R-E Zone and for the large lot component section of the project. In the R-E Zone the minimum required setback is 25

feet. Staff recommends that a condition be adopted that on lots greater than 10,000 square feet the setback should be minimum of 25 feet.

c. Circulation access points.

The proposed plan will have adequate circulation access points to the surrounding road network. Three vehicular access points to the site are proposed—one entrance from Piscataway Road, one entrance from Tippet Road, and one access point to Thrift Road.

10. 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. As each of the residential development pods is constructed, the necessary infrastructure to support it will be built. The recreational facilities will be constructed in phases in which the staff recommends a construction phasing plan, as stated in Condition 19.
11. The staging of the development will not be an unreasonable burden on available public facilities as required by Section 27-521 of the Zoning Ordinance if the application is approved subject to the proposed conditions in the recommendation section of this staff report. The subject application was referred to the Public Facilities Planning Section, and in a memorandum (White to Lareuse) dated December 22, 2005, the following information was provided in support of this conclusion:

Fire Facilities

The Fire Chief has reported that the current staff complement of the Fire Department is 704 (101.73 percent), which is above the staff standard of 657 (or 95 percent) of authorized strength of 692 as stated in CD-56-2005.

The Fire Chief has reported by letter, dated November 1, 2005 that the department has adequate equipment to meet the standards stated in CB-56-2005.

Police Facilities

The Prince George's County Planning Department has determined that this comprehensive design is located in Police **District IV**. The standard for emergency calls response is 10 minutes and 25 minutes for non-emergency calls. The times are based on a rolling average for the proceeding 12 months beginning with January of 2005. The subject application was accepted on June 27, 2005.

Reporting Cycle	Date	Emergency Calls	Non-emergency
Acceptance Date	01/05/05-05/05/05	11.00	21.00
Cycle 1	01/05/05-06/05/05	11.00	22.00
Cycle 2	01/05/05-07/05/05	11.00	23.00
Cycle 3	01/05/05-08/05/05	11.00	23.00

The Police Chief has reported that the current staff complement of the Police Department is 1302 sworn officers and 43 student officers in the Academy for a total of 1345 (95%) personnel, which is within the standard of 1278 officers or 90% of the authorized strength of 1420 as stated in CB-56-2005.

The response time standards of 10 minutes for police emergency calls and 7 minutes for fire and rescue (**Block KK Lots 1-91 and Block LL Lots 1-8**) were not met on the date of acceptance or within the following three monthly cycles. The applicant may need to submit a mitigation plan to the Planning Board at the time of preliminary plan of subdivision if at that time there continue to be failing levels of service for which the use of mitigation is an option.

School

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 5	Middle School Cluster 3	High School Cluster 3
Dwelling Units	827 sfd	827 sfd	827 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	198.48	49.62	99.24
Actual Enrollment	4206	4688	8866
Completion Enrollment	112.80	69.06	136.68
Cumulative Enrollment	99.36	41.40	82.80
Total Enrollment	4616.54	4848.08	9184.72
State Rated Capacity	4215	5114	7752
Percent Capacity	109.53%	94.80%	118.48%

Source: Prince George's County Planning Department, M-NCPPC, December 2004

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 interstate highway 495 and the District of Columbia; \$7,000 per dwelling if the building is included 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. Council bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,412 and 12,706 to be a paid at the time of issuance of each building permit.

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.

TRANSPORTATION

The subject application was referred to the Transportation Planning Section and in a memorandum (Masog to Lareuse) dated December 6, 2005, the following information was provided in support of this conclusion:

The applicant prepared a traffic impact study dated July 2005 in accordance with the methodologies in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*. The studies have been referred to the County Department of Public Works and Transportation (DPW&T) and the State Highway Administration (SHA), and comments from SHA are attached (comments from DPW&T were not available at the time of referral preparation, and will be added to the record and addressed once they are received). It is the transportation staff's understanding that the referral package to the adjacent municipalities included a traffic study. Because the package was sent by Development Review Division staff, and not by the Transportation Planning Section, transportation-specific comments have not been provided for inclusion in this memorandum. The findings and recommendations outlined below are based upon a review of all materials received and analyses conducted by the staff, are consistent with the Guidelines.

Growth Policy—Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

Unsignalized intersections: The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The traffic impact study prepared and submitted on behalf of the applicant analyzed the following intersections:

MD 223 and Old Branch Avenue/Brandywine Road (signalized)
Brandywine Road and Surratts Road (signalized)
Brandywine Road and Thrift Road (signalized)
Floral Park Road and Windbrook Drive (unsignalized)
MD 223 and Floral Park Road (unsignalized)
MD 223 and Gallahan Road (unsignalized)
MD 223 and Windbrook Drive (unsignalized)
MD 223 and site access (future/unsignalized)
MD 223 and Tippet Road (unsignalized)
MD 223 and Steed Road (signalized)
MD 223 and Temple Hill Road (signalized)
Old Fort Road South and Gallahan Road (unsignalized)
Old Fort Road North and Allentown Road (unsignalized)
MD 210 and Old Fort Road North (signalized)

The traffic counts were completed in January 2005. It is noted that a few concerns have been raised about the timing of the traffic counts. Please note the following:

- All traffic counts were taken on a Tuesday, Wednesday, or Thursday in accordance with the guidelines.
- The traffic study of record was submitted in September 2005. The old counts in the study are dated November 2004. In accordance with the guidelines, all counts were less than one year old at the time of traffic study submittal.
- All counts were taken on days when schools were open.
- Two counts, the counts at MD 223/Old Branch Avenue/Brandywine Road and MD 223/ Steed Road, were taken on the day prior to a national holiday. Because Veterans Day in 2004 occurred midweek, and the counts were taken on the Wednesday prior, the counts were allowed. The primary reason for the guidelines to discourage counts on the day before or after national holidays is to allow counts taken before or after long weekends to be rejected.

Existing conditions in the vicinity of the subject property are summarized below:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
MD 223 and Old Branch Avenue/Brandywine Road	1,275	1,796	C	F
Brandywine Road and Surratts Road	1,398	1,248	D	C
Brandywine Road and Thrift Road	1,043	908	B	A
Floral Park Road and Windbrook Drive	10.6*	10.3*	--	--
MD 223 and Floral Park Road	21.4*	20.8*	--	--
MD 223 and Gallahan Road	10.9*	14.7*	--	--
MD 223 and Windbrook Drive	25.3*	37.6*	--	--
MD 223 and site access	future		--	--
MD 223 and Tippet Road	47.8*	19.0*	--	--
MD 223 and Steed Road	1,319	1,145	D	B
MD 223 and Temple Hill Road	892	1,177	A	C
Old Fort Road South and Gallahan Road	11.6*	10.9*	--	--
Old Fort Road North and Allentown Road	12.4*	15.1*	--	--
MD 210 and Old Fort Road North	1,582	1,905	E	F
<p>*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.</p>				

A review of background development was conducted by the applicant, and the area of background development includes over 20 sites encompassing over 2,000 approved residences. The traffic study also includes a growth rate of 2.0 percent per year along the facilities within the study area to account for growth in through traffic.

Background conditions also assume the widening of Surratts Road between Beverly Drive and Brandywine Road. Given that the project is shown in the current county Capital Improvement Program (CIP) with 100 percent funding within six years, staff has allowed the traffic study to include this improvement as a part of the background condition. While this improvement has an unusually long history of full funding in the CIP without being constructed, there are actions being taken to commit county and developer funding to get this improvement constructed soon. This improvement is particularly important to traffic circulation in the area. Widening the link of Surratts Road eastward from Brandywine Road is anticipated to provide an outlet for traffic using

Brandywine Road. Also, the intersection improvements at Brandywine Road/Surratts Road that are a part of this CIP project are important because this intersection currently operates poorly in both peak hours.

Background traffic is summarized below:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
MD 223 and Old Branch Avenue/Brandywine Road	1,664	2,291	F	F
Brandywine Road and Surratts Road	1,157	1,019	C	B
Brandywine Road and Thrift Road	1,256	1,081	C	B
Floral Park Road and Windbrook Drive	12.2*	12.0*	--	--
MD 223 and Floral Park Road	48.0*	45.2*	--	--
MD 223 and Gallahan Road	14.0*	23.5*	--	--
MD 223 and Windbrook Drive	86.5*	109.4*	--	--
MD 223 and site access	future		--	--
MD 223 and Tippet Road	223.2*	36.2*	--	--
MD 223 and Steed Road	1,628	1,366	F	D
MD 223 and Temple Hill Road	1,141	1,486	B	E
Old Fort Road South and Gallahan Road	13.1*	12.1*	--	--
Old Fort Road North and Allentown Road	24.8*	90.2*	--	--
MD 210 and Old Fort Road North	1,956	2,149	F	F
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

The site is proposed for development with 662 detached and 165 townhouse residences. The proposal would generate 613 AM (123 in, 490 out) and 728 PM (477 in, 251 out) peak-hour vehicle trips. As noted earlier, the traffic study was conducted for three separate properties. The subject site must be reviewed as a CDP; the other two will be reviewed as preliminary plans in the near future. In all likelihood, the subject site will be reviewed as a preliminary plan on the same hearing date as the other two sites. While, indeed, each application must stand on its own, it is also fair and proper that each site receive the same off-site transportation conditions. This will

allow each site to share in the construction of the off-site transportation improvements if they are approved. Therefore, rather than recalculating service levels for the subject site alone, the total traffic situation presented will summarize the impact of all three sites together. Once again, it is anticipated at this time that all three preliminary plans of subdivision will be reviewed on the same date, and that all three, if approved, would receive the same set of off-site transportation conditions.

The other two sites are proposed for residential development as well. The Bevard North property is preliminary plan of subdivision 4-05049, and includes 805 elderly housing units in a planned retirement community. The Bevard West property is preliminary plan of subdivision 4-05051, and includes 242 detached single-family residences. Trip generation of the three sites is summarized below:

Site Trip Generation – All Three Sites Included in Traffic Study							
Use	AM Peak Hour			PM Peak Hour			
	In	Out	Total	In	Out	Total	
Bevard East – 827 residences	123	490	613	477	251	728	
Bevard North – 805 senior residences	64	105	169	137	88	225	
Bevard West – 242 residences	37	145	182	143	75	218	
Total Trips	224	740	964	757	414	1171	

Total traffic (for the three sites, including the subject site) is summarized below:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
MD 223 and Old Branch Avenue/Brandywine Road	1,791	2,433	F	F
Brandywine Road and Surratts Road	1,180	1,095	C	B
Brandywine Road and Thrift Road	1,331	1,123	D	B
Floral Park Road and Windbrook Drive	14.9*	13.8*	--	--
MD 223 and Floral Park Road	81.4*	59.8*	--	--
MD 223 and Gallahan Road	15.1*	26.0*	--	--
MD 223 and Windbrook Drive	+999*	+999*	--	--
MD 223 and site access	+999*	+999*	--	--
MD 223 and Tippet Road	+999*	548.8*	--	--
MD 223 and Steed Road	1,964	1,854	F	F

MD 223 and Temple Hill Road	1,345	1,829	D	F
Old Fort Road South and Gallahan Road	13.3*	12.2*	--	--
Old Fort Road North and Allentown Road	65.1*	269.0*	--	--
MD 210 and Old Fort Road North	2,142	2,149	F	F
<p>*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.</p>				

Traffic Impacts: The following improvements are determined to be required for the development of the subject property in the traffic study:

- A. MD 223/Old Branch Avenue/Brandywine Road: Reconstruct the intersection to provide two through lanes, an exclusive right-turn lane, and an exclusive left-turn lane on both the eastbound and westbound approaches, and provide an exclusive through lane, an exclusive right-turn lane, and an exclusive left-turn lane on both the northbound and southbound approaches. Modify traffic signal, signage, and pavement markings as needed.
- B. MD 223/Temple Hill Road: Construct a second through lane along the south/westbound MD 223 approach. Modify signals, signage, and pavement markings as needed.
- C. MD 223/Steed Road: Reconstruct the intersection to provide a shared through/right-turn lane and a shared through/left-turn lane on the southbound MD 223 approach; a shared through/right-turn lane, an exclusive through lane, and an exclusive left-turn lane on the northbound MD 223 approach; and an exclusive left-turn lane and shared through/right-turn lane on the Steed Road approach. Modify signals, signage, and pavement markings as needed.
- D. MD 210/Old Fort Road North: Modify the eastbound and westbound Old Fort Road approaches to provide an exclusive through lane, a shared through/left-turn lane, and an exclusive right-turn lane. Modify signals, signage, and pavement markings as needed.
- E. Unsignalized Intersections: The traffic study includes signal warrant studies at four unsignalized intersections in the study area. It is determined in the traffic study that signalization would not be warranted at the MD 223/Windbrook Drive intersection, the MD 223/Tippett Road intersection, and the Old Fort Road North/Allentown Road intersection. It is determined that signalization would be warranted at the MD 223/Floral Park Road intersection.

Traffic Impacts—Staff Review: In general staff believes that the improvements recommended in the traffic study to the signalized intersections are acceptable.

At the MD 210 and Old Fort Road North intersection, the applicant has proposed the use of mitigation in accordance with Section 24-124(a)(6). The Subdivision Ordinance indicates that “consideration of certain mitigating actions is appropriate...” in accordance with the Guidelines for Mitigation Action and the requirements of that portion of Section 24-124. The applicant proposes to employ mitigation by means of criterion (d) in the Guidelines for Mitigation Action, which were approved by the District Council as CR-29-1994. Criterion (d) allows mitigation at intersections along MD 210 outside of the Beltway (among other facilities), and was not superceded by the approval of the 2002 *Prince George’s County General Plan*.

Procedurally, staff recognizes that mitigation is specifically a subdivision process. Staff would note, however, that the required finding for a comprehensive design plan is not a strict adequacy finding, but rather a finding that a development “will not be an unreasonable burden” on area transportation facilities. It has been the general practice of the Transportation Planning Section that if a given development can meet the strict transportation adequacy requirements of Subtitle 24, it will consequently not be a burden that is unreasonable and can be approved for transportation adequacy as a comprehensive design plan. Staff would note that there is a concurrent subdivision application for the subject property, and the transportation staff is reviewing adequacy issues for both applications with the identical degree of detail.

At the MD 210 and Old Fort Road North intersection, the applicant recommends several improvements described above to mitigate the impact of the applicant’s development in accordance with the provisions of Sec. 24-124(a)(6).

The impact of the mitigation actions at this intersection is summarized as follows:

IMPACT OF MITIGATION				
Intersection	LOS and CLV (AM & PM)		CLV Difference (AM & PM)	
MD 210/Old Fort Road North				
Background Conditions	F/1956	F/2149		
Total Traffic Conditions	F/2142	F/2149	+186	+0
Total Traffic Conditions w/Mitigation	E/1802	D/1809	-340	-340

As the CLV at MD 210/Old Fort Road North is greater than 1,813 during both peak hours, the proposed mitigation action must mitigate at least 100 percent of the trips generated by the subject property during each peak hour and bring the CLV to no greater than 1,813, according to the

Guidelines. The above table indicates that the proposed mitigation action would mitigate more than 100 percent of site-generated trips during each peak hour, and it bring the CLV below 1,813 in each peak hour as well. Therefore, the proposed mitigation at MD 210 and Old Fort Road North meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Ordinance in considering traffic impacts.

With regard to the unsignalized intersections, staff has several comments:

- Staff accepts that the Old Fort Road/Allentown Road intersection will not meet warrants under future traffic. Because a traffic signal warrant study is, in itself, a more detailed study of the traffic operations at an intersection, it is accepted that the in-depth analysis shows that the intersection will operate acceptably under future traffic.
- The MD 223/Floral Park Road intersection is shown to meet signal warrants under total traffic. SHA accepts this result and will also require that separate right-turn and left-turn lanes be installed at the time of installation. Given that the provision of this lane geometry is essential to the safe and effective operation of the signal, staff will recommend this improvement. Also, it is noted in reviewing the future LOS of this intersection that with a one-lane approach on the eastbound leg of the intersection that the intersection will fail in the AM peak hour. Separate eastbound through and left-turn lanes are needed to resolve this inadequacy.
- It is noted that the MD 223/Windbrook Drive intersection is shown to meet at least one warrant for signalization during the PM peak hour. While the traffic study indicates that the signal would not be required, it is recommended at this time that a follow-up study be done.
- The MD 223/Tippett Road intersection is shown to not meet warrants under future traffic. Because a traffic signal warrant study is, in itself, a more detailed study of the traffic operations at an intersection, it is accepted that the in-depth analysis shows that the intersection will operate acceptably under future traffic. Nonetheless, it is noted that the Wolfe Farm (Preliminary Plan 4-04099) has a similar condition to study signal warrants. The impact of the Wolfe Farm on turning movements (as opposed to through movements) is much greater than the impact of the subject site on this intersection.
- The site access point at MD 223 has not been addressed by the traffic study given that the site access point has been moved to be located opposite the access point to another pending subdivision (Bevard North, Preliminary Plan 4-05049). It is recommended that signal warrants be studied prior to specific design plan in consideration of the development planned on the two sites together. Also, with a signal in place the intersection will not operate adequately in the AM peak hour with the lane configuration shown in the traffic study. It is suggested that a second eastbound through lane be provided at this location; the eastbound approach can operate as an exclusive through and shared through/right-turn approach.

Staff accepts that the Old Fort Road/Allentown Road intersection will not meet warrants under future traffic. Because a traffic signal warrant study is, in itself, a more detailed study of the traffic operations at an intersection, it is accepted that the in-depth analysis shows that the intersection will operate acceptably under future traffic.

Total Traffic Impacts: Total traffic with the improvements described in the two sections above are summarized below:

TOTAL TRAFFIC CONDITIONS WITH IMPROVEMENTS (Intersections with conditioned improvements are highlighted in bold)				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 223 and Old Branch Avenue/Brandywine Road	1,198	1,440	C	D
Brandywine Road and Surratts Road	1,180	1,095	C	B
Brandywine Road and Thrift Road	1,331	1,123	D	B
Floral Park Road and Windbrook Drive	12.2*	12.0*	--	--
MD 223 and Floral Park Road	946	773	A	A
MD 223 and Gallahan Road	14.0*	23.5*	--	--
MD 223 and Windbrook Drive	1,132	917	B	A
MD 223 and site access	993	1,246	A	C
MD 223 and Tippet Road	223.2*	36.2*	--	--
MD 223 and Steed Road	1,201	1,393	C	D
MD 223 and Temple Hill Road	1,287	1,342	C	D
Old Fort Road South and Gallahan Road	13.1*	12.1*	--	--
Old Fort Road North and Allentown Road	Adequate per traffic signal warrant study			
MD 210 and Old Fort Road North	1,802	1,809	F	F
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

It is noted that all intersections meet the current policy level-of-service standard, and the one intersection proposed for mitigation, MD 210 and Old Fort Road North, meets the standards set out in the Guidelines for Mitigation Action (CR-29-1994).

SHA noted several minor issues with the traffic study but concurred with most of the recommendations. That agency's added recommendation included separate southbound left-turn and right-turn lanes at the MD 223/Floral Park Road intersection, which has already been addressed by earlier discussion in this memorandum. SHA concurred with the proposed mitigation at MD 210 and Old Fort Road North

Comment: The Transportation Planning Section recommendation is included as conditions.

12. The plan incorporates the applicable design guidelines set forth in Section 27-274 of the Zoning Ordinance and in Section 27-433(d) (relating to the proposed townhouses) to the degree feasible in the type of general, schematic plan represented by the subject CDP.
13. The comprehensive design plan was submitted with a proposed Type I Tree Conservation Plan (TCP I/53/04). As explained in Finding 14 below, the Environmental Planning Section is able to recommend approval of TCPI/53/04 only if it is approved subject to the proposed conditions in the recommendation section of this staff report.

Referral Responses

14. **Environmental Planning:** The Environmental Planning Section has provided in a memorandum (Stasz to Laresue) dated December 6, 2005, the Environmental Planning Section recommends approval of this application subject to the conditions noted in this memorandum.

The Environmental Planning Section notes that portions of this site have been reviewed as applications SE-1823, SE-3266, and SE-3755 that were for the mining of sand and gravel. Preliminary Plan 4-04063 and TCPI/77/04 were withdrawn before being heard by the Planning Board. An application for rezoning from the R-E Zone to the R-L Zone and a preliminary plan of subdivision are under concurrent review.

The 562.85-acre property in the R-A Zone is located is between Piscataway Road and Thrift Road, north of Windbrook Drive. There are streams, wetlands and 100-year floodplains and associated areas of steep slopes with highly erodible soils and areas of severe slopes on the property. There are no nearby existing sources of traffic-generated noise; however, two master plan arterial roads, A-54 and A-65, could impact the property. The proposed development is not a noise generator. According to the "Prince George's County Soil Survey," the principal soils on the site are in the Aura, Beltsville, Bibb, Chillum, Croom, Iuka, Matapeake, Rumford, Sassafras and Westphalia soils series; however, portions of the site were mined for sand and gravel after the publication of the "Prince George's County Soil Survey." Marlboro clay is not found to occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. Piscataway Road and Thrift

Road are designated scenic roads. This property is located in the Piscataway Creek watershed in the Potomac River basin. The site is in the Developing Tier according to the adopted General Plan.

Environmental Review

- a. Portions of this site have been mined for sand and gravel as approved by applications SE-1823, SE-3266, and SE-3755. These gravel pit areas are of concern. Due to the unknown nature of the soils and the limitations associated with these areas, a soils report addressing the soil structure, soil characteristics, and foundation stability was submitted and reviewed. The limits of previous mining are shown on the approved natural resources inventory.

The soils report shows the locations of 80 bore holes, includes logs of the materials found, notes the findings of tests of samples collected, provides an overview of the findings, and recommends mitigation measures for problem areas.

The site is generally suitable for the proposed development. Specific mitigation measures will be further analyzed during the development process by the Washington Suburban Sanitary Commission for installation of water and sewer lines, by the Department of Public Works and Transportation for the installation of streets, and by the Department of Environmental Resources for the installation of stormwater management facilities, general site grading and foundations. This information is provided for the applicant's benefit. No further action is needed as it relates to this comprehensive design plan review. Additional soils reports may be required by the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation and the Prince George's County Department of Environmental Resources during the permit process review.

- b. This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. The Subregion V Master Plan indicates that there are substantial areas designated as natural reserve on the site. As noted on page 136 of the Subregion V Master Plan:

“The Natural Reserve Area is composed of areas having physical features which exhibit severe constraints to development or which are important to sensitive ecological systems. Natural Reserve Areas must be preserved in their natural state.”

The Subregion V Master Plan elaborates on page 139:

“The Natural Reserve Areas, containing floodplain and other areas unsuitable for development, should be restricted from development except for agricultural, recreational and other similar uses. Land grading should be discouraged. When disturbance is permitted, all necessary conditions should be imposed.”

For the purposes of this review, the natural reserve includes all expanded stream buffers and isolated wetlands and their buffers. A wetland study and plan were submitted with the

application. All streams shown as perennial or intermittent on the plans will require a minimum of 50-foot stream buffers that shall be expanded in accordance with Section 24-130(b)(6) of the Subdivision Regulations. A natural resources inventory is required to show all regulated buffers. A natural resources inventory, NRI/40/05, has been approved and should be submitted as part of the record for this application. The expanded stream buffers are accurately depicted on the Type I tree conservation plan.

Recommended Condition: Prior to certification of the CDP, the approved natural resources inventory, NRI/40/05, shall be submitted to become part of the official record for the comprehensive design plan.

- c. Impacts to significant environmental features that are required to be protected by Section 24-130 of the Subdivision Regulations are proposed. The design should avoid any impacts to streams, wetlands or their associated buffers unless the impacts are essential for the development as a whole. Staff will generally not support impacts to sensitive environmental features that are not associated with essential development activities. Essential development includes such features as public utility lines [including sewer and stormwater outfalls], street crossings, and so forth, which are mandated for public health and safety; nonessential activities are those such as grading for lots, stormwater management ponds, parking areas, and so forth, which do not relate directly to public health, safety or welfare. Impacts to sensitive environmental features require variations to the Subdivision Regulations.

The tree conservation plan shows several crossings of streams for access to other portions of the site. Generally, these types of impacts will be supported, although they have not been evaluated with the CDP because the impacts are evaluated as part of the preliminary plan review.

Recommended Condition: During the review of proposed impacts as part of the preliminary plan review process, impacts to sensitive environmental features shall be avoided. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole. All impacts to sensitive environmental features that require mitigation by subsequent state or federal permits shall provide the mitigation using the following priority list: (1) On site; (2) Within the Piscataway Creek Watershed; and/or (3) within the Potomac River watershed.

- d. The property is subject to the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the site is more than 40,000 square feet in size and contains more 10,000 square feet of existing woodland. A Type I tree conservation plan is required as part of any application for a comprehensive design plan. The woodland conservation threshold for R-E-Zoned land is 25 percent of the gross tract, and the woodland conservation threshold for R-L-zoned land is 25 percent of the gross tract.

Type I Tree Conservation Plan TCPI/53/04 has been reviewed and was found to require technical revisions. The plan proposes clearing 153.96 acres of the existing 323.36 acres of upland woodland, clearing 2.04 acres of the existing 22.60 acres of woodland within the 100-year floodplain, and no off-site clearing. The woodland conservation threshold for this site is 134.97 acres. Based upon the proposed clearing, the woodland conservation requirement is 175.50 acres. The plan proposes to meet the requirement by providing 162.89 acres of on-site preservation and 12.22 acres of on-site planting and 0.39 acres of off-site conservation for a total of 175.50 acres. The plan shows numerous small areas, totaling approximately 6.51 acres, where woodland will be retained on lots; however, because this is a comprehensive design zone, none of these areas may be used to contribute to the woodland conservation requirement. Additionally, because this is a comprehensive design zone, all required woodland conservation should be provided on-site.

Overall, the plan fulfills the goals of the Woodland Conservation Ordinance and the Green Infrastructure Plan by providing for the conservation of large contiguous woodlands along the stream valleys. Some technical changes should be made. All required woodland conservation should be provided on site. It appears that the area of 0.37 acre shown as area 3 on the TCPI, and shown to be retained but not counted, meets dimensional requirements by being 35 feet in width and greater than 2,500 square feet in area and meets locational requirements by being connected to a stream valley and not on any lot. It should be no problem to meet the remaining 0.02-acre woodland conservation requirement on site.

Recommended Condition: Prior to certification of the comprehensive design plan, the Type I tree conservation plan shall be revised to:

- a. Provide all required woodland conservation on site.
- b. Revise the worksheet as needed.
- c. Have the revised plan signed and dated by the qualified professional who prepared the plan.
- e. Piscataway Road is the nearest source of traffic-generated noise and is designated as an arterial in the Subregion V Master Plan. Section 24-121(a)(4) requires that residential lots adjacent to existing or planned roadways of arterial classification or higher be platted to a minimum depth of 150 feet and that adequate protection and screening from traffic nuisances be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line for new residential structures. The TCPI shows a line that is 150 feet from the ultimate right-of-way of Piscataway Road.

The noise model used by the Environmental Planning Section predicts that the unmitigated 65 dBA Ldn noise contour will be about 168 feet from the centerline of Piscataway Road in ten years. Based upon dedication of 60 feet from the centerline of existing Piscataway Road, the predicted 65 dBA Ldn contour is approximately 118 feet

from the edge of the proposed right-of-way and clearly not impacting any proposed lot.

Recommended Condition: Prior to certification, the comprehensive design plan and TCPI shall be revised to show all unmitigated 65 dBA Ldn noise contours associated with traffic-generated noise.

- f. Piscataway Road and Thrift Road are designated scenic roads. Development will have to conform to the Department of Public Works and Transportation publication, "Design Guidelines and Standards for Scenic and Historic Roads." Visual inventories for Piscataway Road and Thrift Road are required as part of any application for a preliminary plan of subdivision. At a minimum, the comprehensive design plan should provide for 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road. These easements can serve to preserve the scenic nature of these roads. Most of the proposed scenic easements are devoid of trees and significant landscaping will be required. The detailed landscaping will be reviewed concurrently with the Type II tree conservation plan.

Recommended Condition: The preliminary plan of subdivision shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road. No part of any scenic easement shall be on a lot. Scenic easement shall contain either preserved woodlands or planted with sufficient plant material to meet the requirement of the Woodland Conservation Ordinance.

15. **Parks and Recreation:** The Park Planning and Development Division of the Department of Parks and Recreation has provided in a memorandum (Asan to Lareuse) dated December 6, 2005, the following detailed review of the public parks and recreation aspects of the application:

The staff of the Department of Parks and Recreation (DPR) has reviewed the above-referenced comprehensive design plan application for conformance with the requirements of the approved Basic Plan A-9967, and the approved Master Plan and Sectional Map Amendment for Subregion V, Planning Area 81B, the Land Preservation and Recreation Program for Prince George's County, and current zoning and subdivision regulations as they pertain to public parks and recreation.

The Basic Plan A-9967 Conditions 8, 9, 10 and 11 as reviewed and recommended for approval by the Planning Board (and relating to the proposed public park)states:

8. **Specific acreage of parkland dedication shall be determined at time of Comprehensive Design Plan (CDP). The dedicated parkland shall accommodate a baseball field, soccer field, minimum 100- space parking lot, playground, picnic shelter, basketball court, trails, stormwater management pond. The dedicated parkland shall be located along the Piscataway Road. The dedicated parkland shall have at least a 500-foot wide frontage and direct access to Piscataway Road.**

9. **The land to be conveyed to M-NCPPC shall be subject to the conditions of Exhibit B.**
10. **The applicant shall construct recreational facilities on dedicated parkland. The “recreational facilities package” shall be reviewed and approved by DPR staff prior to comprehensive design plan (CDP) submission.**
11. **The public recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The concept plan for the development of the park shall be shown on the comprehensive design plan**
13. **The applicant shall contribute as a public benefit feature to the construction of a community center to be located at Cosca Regional Park. The amount of this contribution shall be determined during the Comprehensive Design Plan stage in accordance with Section 27-514(b)(5). The minimum contribution shall be \$750K.**

The Department of Parks and Recreation staff has reviewed the plan and makes the following findings:

The applicant has submitted a “recreational facilities package” including:

- 14 acres of dedicated parkland.
- Construction of the recreational facilities on dedicated parkland.
- Private recreational facilities on HOA land.
- Monetary contribution toward construction of the Southern Area Community Center.

The applicant has submitted an illustrative plan, which shows dedication of a 14-acre park parcel. The applicant has located a baseball field, a soccer field, a 100-space parking lot, playground, a picnic shelter, a basketball court and trails on dedicated parkland. While the illustrative plan demonstrated that the required recreational facilities could be located on dedicated parkland, there is no information provided about the proposed park grading or location of the SWM pond on dedicated parkland. To address Condition 8 of A-9967, the applicant should submit a plan showing proposed park grading for the construction of the recreational facilities and stormwater management pond on dedicated parkland. This plan should be reviewed and approved by DPR staff, prior to certification of the CDP plans.

The submitted plan also shows private recreational facilities including: a community recreation center with swimming pool, tennis courts, multi-use fields, playgrounds and trails.

The applicant has agreed to contribute two million dollars to qualify for density increment associated with provisions of a public benefit feature. This contribution is designated for the

design and construction of the Southern Region Community Center to be located at Cosca Regional Park. The community center is planned to be 22,000 square feet in size and will include a gymnasium, fitness room, multipurpose rooms, an office and a pantry. It is anticipated that the community center will be built sometime after 2008. It is estimated that at that time it will cost at least seven million dollars.

No funds have yet been allocated in the M-NCPPC Capital Improvement Program (CIP) for the design and construction of this community center. While a portion of the District 9 reserve fund had been committed to specific projects through FY 2007, the balance of reserve funds remain in the District 9 reserve fund from FY 2008 to FY 2011. While conversations with Council Member Bland about the use of the funds remaining in her reserve fund have occurred, at this point the Department of Parks and Recreation has received no further direction regarding the allocation of these funds.

DPR staff concludes that the applicant has fully demonstrated that the proposed development addresses the recommendations of the approved Master Plan for Subregion V Planning Area 81B and the Prince George's County General Plan, which addresses current and future needs for public parks and recreational facilities in this planning area.

Staff of the Department of Parks and Recreation recommends that the above-referenced plans be approved, subject to the following conditions:

1. The dedication to M-NCPPC of 14± acres of developable land as generally shown on attached Exhibit "A." If, after review of the grading plan for the park parcel it is determined that the facilities (baseball field, soccer field, 100- space parking lot, playground, picnic shelter, basketball court, trails, stormwater management pond) cannot be accommodated on the park parcel, the boundaries of the parcel shall be revised prior to signature approval of CDP. The revised boundaries shall be approved by DPR.
2. The land to be conveyed to M-NCPPC shall be subject to the conditions of the attached Exhibit "B."
3. Prior to certification of the CDP-0504, the applicant shall submit to DPR for review and approval a grading plan for the parkland, including a stormwater management pond on dedicated parkland.
4. Construction drawings for the recreational facilities on parkland shall be reviewed and approved by the PPD staff prior to SDP approval.
5. Prior to submission of any final plats of subdivision, the applicant shall enter into a public recreational facilities agreement (RFA) with M-NCPPC for the construction of recreation facilities on 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 the final plats. Upon approval by DPR, the RFA shall be recorded among

the land records of Prince George's County.

6. Submission to DPR of a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the public recreation facilities in the amount to be determined by DPR, within at least two weeks prior to issuance of grading permits.
7. The recreational facilities on dedicated parkland shall be constructed prior to issuance of the 50th building permit.
8. The applicant, his successors and/or assignees shall make a monetary contribution of a minimum \$2,000,000 toward the construction of the Southern Region Community Center in three phases:
 - \$200,000.00 for the design and engineering of the community center shall be paid by the 50th building permit.
 - \$900,000.00 for the construction of the community center shall be paid prior to issuance of 200th building permit. Beginning from the date of issuance of the 50th building permit, this amount will be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).
 - \$900,000.00 for the construction of the community center shall be paid prior to issuance of 400th building permit. Beginning from the date of issuance of the 50th building permit this amount will be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).

Comment: These conditions are included in the Recommendations section of this report.

16. **Community Planning:** The Community Planning Division has provided a memorandum (Irminger to Lareuse) dated December 5, 2005, in which it was found that the subdivision is in conformance with the 2002 General Plan Development Pattern policies for the Developing Tier. However, they found that the proposal does not conform to the transportation recommendations of the 1993 Subregion V Approved Master Plan and SMA. Further, the subject property is located near Washington Executive Airport (Hyde Field). A portion of the site falls within two aviation policy areas: APA 3M and APA 6. The APA boundaries should be shown on the CDP site plan. Per Zoning Ordinance Section 27-548.43, disclosure of the existence of the airport to prospective purchasers is required at the time of contract signing. This will be required as a condition of approval of the specific design plan. Prior to signature approval of the CDP, the plan should be revised to add the APA designation areas.

MASTER PLANNING ISSUES

- a. The proposed Old Fort Road/Old Fort Road Extended (A-65) is shown on the master plan running through the center of the site in a northwest to southeast direction. More detailed

right-of-way information indicates it runs through the northern portion of the site in the same northwest to southeast direction. The proposal does not show this proposed road and, therefore, does not conform to the transportation recommendations of the master plan. Other issues regarding future access to this proposed road, buffers/landscaping, and appropriate land uses need to be resolved. The Countywide Planning Division, Transportation Planning Section, addresses this issue in their review of the plans, as follows:

The Subregion V Master Plan includes A-65, a master plan arterial facility that is proposed to cross the subject property across the northeastern quadrant. While it is not clear that dedication along the entire length through the subject property can be required, the submitted plan does not recognize the right-of-way in the least and suggests no action regarding it. The preliminary plan for this site is currently under review, and as a matter of course, letters to the implementing agencies regarding potential reservation have been prepared and sent. It should be noted that reservation was not undertaken regarding this alignment within the adjacent Wolfe Property during review of 4-04099. This facility was also given much discussion during the review of Preliminary Plan 4-02126 for Saddle Creek, and that plan made a minimal provision for A-65 by locating an alignment within homeowners' open space. The area that was ultimately preserved on that plan, however, was not consistent with the master plan, and the construction of a roadway along the preserved alignment was testified by planning staff to have potential environmental impacts. Furthermore, several citizens testified against any provision for A-65 on the Saddle Creek plan. Nonetheless, it is recommended that a condition be attached to this plan to indicate that a determination shall be made at the time of preliminary plan of subdivision regarding the appropriateness of potential reservation.

- b. Approximately 23 acres of the site is in the 100-year floodplain. Floodplains fall within the regulated area designation of the Green Infrastructure Plan; a significant portion of the site falls within the evaluation area or network gap designations. The Countywide Planning Division, Environmental Planning Section, addresses this issue below:

The Environmental Planning Section has evaluated the plan for conformance with the Countywide Green Infrastructure Plan. The regulated areas, as shown on the Countywide Green Infrastructure Plan, will be evaluated at the time of preliminary plan review with regard to any impacts that might be proposed to these areas. Woodland conservation is being concentrated within the regulated areas and areas adjacent to them within the evaluation area. When sufficient detail is available to review the final concept for woodland conservation, the evaluation areas and gap areas will be reviewed in more detail.

- c. The subject property is affected by air traffic from Washington Executive Airport (Hyde Field). A portion of the site falls within two aviation policy areas: APA 3M and APA 6. In APA 3M, residential densities are to be shifted, to the extent possible, away from the runway centerline to decrease the number of inhabited structures in areas that are more likely to be struck by an aircraft in an aborted landing or take-off from the airfield. In APA 6,

development densities and intensities are the same as in the underlying zone. The APA 3M and APA 6 boundaries should be shown on the comprehensive design plan. Although the risk of aircraft accidents is minimal, disclosure to prospective purchasers of the existence of the airport and the potential for associated airplane noise is required at the time of contract signing, per Zoning Ordinance Section 27-548.43.

17. **Historic Preservation:** The Planning and Preservation Section (Bienefeld to Lareuse) dated December 2, 2005, makes the following conclusions regarding the comprehensive design plan:

Phase I (Identification) archeological investigations were completed on the Bevard property. A draft report was submitted on July 13, 2005, and reviewed by staff on October 17, 2005. No additional archeological work is required at the property. Four copies of the final version of the report should be submitted with the comments addressed, prior to signature approval of the CDP.

18. **Trails:** The trails planning staff of the Transportation Planning Section reviewed the comprehensive design plan for conformance with the Countywide Trails Plan and the master plan. In a memorandum (Shaffer to Lareuse) dated December 5, 2005, staff stated that the subject property consists of 562.85 acres within Subregion V. The property is in the vicinity of Cosca Regional Park and Piscataway Creek Stream Valley Park, both of which contain major existing or planned trail facilities. The subject application includes an extensive network of trails within an open space network. The trails shown on the submitted CDP are extensive, totalling 11,900 linear feet in length, and connect the isolated southern portion of the development with the recreational facilities and the northern residential areas.

Several trail segments that were shown on the initial CDP submittal have been eliminated, presumably for environmental constraints. However, staff recommends two short connector trails linking adjacent culs-de-sac with the proposed trail system. These connections will provide additional access to the proposed trail network from surrounding residential areas in locations where direct access is not being proposed. A comprehensive trails map should be provided for the site at the time of SDP. Trail widths and surface types should be indicated for all trail connections.

The following master plan trail facilities impact the subject site:

- A proposed bikeway along Thrift Road.
- A proposed trail along A-65.
- A proposed trail from A-65 to the planned parkland in the southern portion of the subject site

The trail along A-65 will be completed at the time of road construction. The bikeway along Thrift Road can be accommodated via bicycle-compatible road improvements and "Share the Road with a Bike" signage. If a closed section road is required, a Class II trail should be provided. If an open section road is required, wide asphalt shoulders and bikeway signage is recommended to safely accommodate bicycle traffic.

The trail to the planned parkland will provide access from the site to planned M-NCPPC recreation facilities envisioned in the master plan. The location of this trail is contingent upon the ultimate site layout and the location and type of recreational facilities. However, staff supports the conceptual trail locations shown on the illustrative plan for the public park. Standard sidewalks along internal roads, in conjunction with the internal trails, should ensure adequate pedestrian access to the planned parkland.

Staff also supports the trail connections from the proposed public park to the adjacent Mary Catherine Estates community at Roulade Place and Mordente Drive. These pedestrian connections, while not providing for vehicular access, will improve the walkability of the neighborhood and provide needed pedestrian connections from the existing community to the planned parkland.

SIDEWALK CONNECTIVITY:

Due to the density of the proposed development (including townhouses and many single-family lots of less than 10,000 square feet), staff recommends the provision of standard sidewalks along both sides of all internal roads, unless modified by DPW&T.

In conformance with the adopted and approved Subregion V Master Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

- a. The Subregion V Master Plan designates Thrift Road as a master plan trail/bicycle corridor. Depending on the type of roadway required by the Department of Public Works and Transportation, one of the following shall be provided:
 - i. If a closed section road is required, the applicant shall construct an eight-foot-wide Class II trail along the site's entire road frontage of Thrift Road.
 - ii. If an open section road is required, the applicant shall provide wide asphalt shoulders along the subject site's entire road frontage of Thrift Road and a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of one "share the road with a bike" sign. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.
- b. Provide an eight-foot-wide asphalt HOA trail from the southernmost cul-de-sac to the proposed trail immediately to the north in the vicinity of the stormwater management pond. This trail will more directly connect the residents along this cul-de-sac with the trails and recreation facilities on the rest of the site.
- c. Provide an eight-foot-wide asphalt HOA trail from one of the culs-de-sac west of the main stream valley to the main north/south trail that is proposed. This connection will provide more direct pedestrian access from this residential neighborhood to the proposed trail.

network and recreation facilities on the rest of the site.

- d. Provide trails within and to the proposed public park as generally indicated on the illustrative plan.
- e. Provide trail connections from the proposed public park to Roulade Place and Mordente Drive, as indicated on the illustrative plan.
- f. Provide a wide asphalt shoulder along the subject site's entire road frontage of MD 223 in order to safely accommodate bicycle traffic, unless modified by SHA.
- g. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T.

Comment: These conditions have been included in the recommendation section of this report.

Density Increment Analysis

19. The base density allowed by the basic plan is 1.0 dwelling units/acre, which results in 551 dwelling units. In order to achieve the proposed 827 dwelling units, the applicant must earn a 51 percent density bonus based on public benefit features provided. The following summarizes the applicant's proposal regarding the public benefit features and the staff's response to their proposal:

- (1) **For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre), an increment factor may be granted, not to exceed: 25% in dwelling units.**

- Applicant requests 25 percent (137 units) with the following justification:

"The plan provides 31 acres of community open space outside of the expanded buffer. The open space parcels are pocket parks, integrated into neighborhoods at regular intervals throughout the community. The specific location of these parcels is shown on the Open Space and Recreation Plan. This open space is in addition to 100 acres of HOA woodland open space between residential lots and the expanded buffer.

"Based upon the quantity of open space, the quality of open space and the integration of the open space within the neighborhoods, the plan qualifies for an increase of 25 percent in dwelling units (i.e., 137 units)."

Comment: Staff agrees with the applicant and recommends the granting of the full 25 percent density increment as requested. Based on the calculation above, the applicant is required to have a minimum of 29 acres of land that is unregulated open space and useable by the residents. This application will include 36 acres of usable open space to be

dedicated to the homeowners association. In addition, approximately 210 acres of land is outside of lots and within other regulated lands such as steep slopes, 100-year floodplain, stormwater management, and wetland areas. The 210 acres of land does not include any land to be dedicated to M-NCPPC in fulfillment of the requirement for mandatory dedication of parkland.

(2) For enhancing existing physical features (such as break-front treatment of waterways, sodding of slopes susceptible to erosion action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed: 2.5% in dwelling units.

- Applicant requests 2.5 percent (14 units) with the following justification:

“The applicant proposes to provide all of these enhancements, where appropriate. Within the preserved open space, the developer will selectively clear and grub the undergrowth. The property has several thousand feet of stream bank that, where possible, and where environmental constraints allow, will be provided with break-front features. And while there are few slopes susceptible to erosion, where applicable the applicant will provide sodding. However, areas of erodible soils that are completely wooded and outside the proposed limits of disturbance will be left in a natural state and enhanced only when necessary. Given the proposed enhancements, the applicant is eligible for an increase of 2.5 percent in dwelling units (i.e., 14 units).”

Comment: The application proposes, in general terms on page 17 of the amended comprehensive design plan text, certain actions to satisfy this requirement and obtain a density increment of 2.5 percent. The tasks proposed in the application to meet this density increment are either required by current ordinances (preserving or stabilizing slopes) or are too vague to warrant density increments (“...several thousand feet of stream bank that, where possible, and where environmental constraints allow, will be provided with break-front features”).

Staff agrees that because of the past mining activities on the property, the stream systems on the property may require restoration and streambank stabilization and other forms of restoration. In order to obtain density increments under Section 27-514.10(b)(2), the areas of stream restoration need to be identified and quantified. In order to do this, a stream corridor assessment (SCA) is needed. An SCA is a visual assessment of the current stream conditions and it identifies areas in need of restoration or other treatments to improve stabilization or water quality. The streams on the site have been degraded by the previous mining activities and will be receiving a large volume of run-off in the future. The stream systems need to be evaluated, areas of restoration need to be identified, and variation requests need to be approved by the Planning Board to allow for the impacts associated with the restoration. However, since the applicant has not submitted a stream corridor assessment, no granting of density increments is recommended.

(3) For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed: 5% in dwelling units.

- Applicant requests five percent (28 units) with the following justification:

“The applicant has planned a pedestrian trail network, separate from the vehicular right-of-way, which includes approximately 11,900 linear feet of eight-foot-wide asphalt pathway. This network connects the northern and southern extents of Bevard Farms East to the amenities and facilities located in the central portions of the community. In addition, the network connects pocket parks, within individual neighborhoods, via the stream valley and woodland open space corridor. Given the extent and interconnectivity of the pedestrian network, the applicant qualifies for an increase of 5 percent in dwelling units (i.e., 28 units).”

Comment: The staff disagrees with the applicant and recommends the granting of only 3.5 percent density increments. The applicant is proposing a pedestrian trail system consisting of approximately 11,900 linear feet of eight-foot-wide trail, as indicated on the comprehensive design plan. The pedestrian trail system will connect all of the pods of development so that all residents will have access to the central recreational area without having to get into vehicles and drive to that facility; however, the system is reduced from the original proposal shown on the CDP, which appeared to be more comprehensive and allowed for more choices in walking paths.

(4) For recreational development of open space, an increment factor may be granted, not to exceed: 10% in dwelling units.

- Applicant requests 10.0 percent (55 units) with the following justification:

“The applicant has planned for the private recreational development of the 31 acres proposed in item (1). The specific facilities and their locations are shown on the Open Space and Recreation Plan. Generally, the open spaces are planned to become “village greens” that include manicured lawns, tennis facilities, swimming facilities, multiuse fields, playgrounds for ages 2-12, walking paths, shade tree plantings, sitting areas and a community recreation center. The recreation center is currently programmed to include multipurpose space, game room, small kitchen and restroom/changing facilities.

“These recreational amenities are focal point destinations within the community and qualify the applicant for an increase of 10 percent in dwelling units (i.e., 55 units).”

Comment: Staff agrees with the applicant and recommends the granting of the full ten percent density increment as requested, if the conditions of approval are adopted in regard

to the size of the swimming pool and the community building. The applicant will provide the following recreation facilities (in addition to the trail component discussed above), which exceed the requirements of Subtitle 24 for mandatory dedication:

- One open play area
- One community building
- One community pool
- One soccer field (multipurpose)
- Four tot-lots
- Two preteen lots
- Two double tennis courts
- Parking compound (approximately 50 spaces)

The plan demonstrates a central recreational area that will be the main gathering point for the community. The plan appears to suggest that the community building and pool facilities are one and the same structure. This configuration is acceptable; however, staff believes that the applicant should commit to a minimum size community building of 5,000 square feet, in addition to the space proposed to be occupied by the pool facilities. The pool has also not been sized; however, staff recommends that the applicant commit to a 25 meters by 40 feet in width, which would accommodate a maximum of six swim lanes and a 30 by 30-foot training area. If these facilities are added as conditions for approval of the plans, staff would support the full density increment requested

(5) For public facilities (except streets and open space areas), an increment may be granted, not to exceed 30 percent in dwelling units.

- Applicant requests 15 percent (82 units) with the following justification:

“The applicant intends to make a \$2,000,000 contribution to the Prince George’s County Department of Parks and Recreation for public benefit. This contribution is designated for the development of recreational facilities at the Cosca Regional Park in Clinton, MD. This contribution is in addition to any public recreation facilities requirements and is intended to augment the recreational opportunities in southern Prince George’s County.

The contribution for the development of public facilities qualifies the applicant for an increase of 15 percent in dwelling units. (i.e., 82 units).”

Comment: Staff agrees with the applicant and recommends the granting of the 15 percent density increment as requested. The monetary contribution will be subject to a timetable for payments as proposed by the applicant and modified by the staff. See the discussion under the Department of Parks and Recreation referral.

Summary: As outlined in the staff’s analysis, the applicant is providing enough public benefit

features to earn a total of 53.5 percent in density increments, which is equivalent to 294 dwelling units. The applicant is asking for the theoretical maximum number of dwelling units allowable on this property, 827 dwelling units. This only requires 276 additional dwelling units above the base density, which allows the applicant to achieve the maximum level of density increments recommended for approval by the Planning Board on the rezoning case, A-9967.

Development Standards

20. The comprehensive design plan proposes the following development standards, which shall govern development for all specific design plans within the subject comprehensive design plan:

Bevard East Standards Proposed

Lot Size	SFA	SFD		
	1,800 sf	6,000-12,999 sf	13,000-19,999 sf	20,000+ sf
Minimum width at front street R-O-W	**	50 feet*	50 feet*	50 feet*
Minimum width at front BRL	**	50 feet*	60 feet*	70 feet*
Minimum frontage on cul-de-sacs	**	30 feet*	30 feet*	35 feet*
Maximum lot coverage	80%	60%	50%	40%
Minimum front setback from R-O-W	15 feet	20 feet	20 feet	20 feet
Minimum side setback	None	5 feet	5 feet	8 feet
Minimum rear setback	None	20 feet	20 feet	20 feet
Minimum corner setback to side street R-O-W	10 feet	15 feet	15 feet	15 feet
Maximum residential building height	40 feet	35 feet	35 feet	35 feet
Approximate percentage of total lots	20%	60%	10%	10%

*Minimum lot frontage for flag lot configurations shall be 25 feet.

**400 square feet of total yard area shall be provided on each lot.

Comment: The Urban Design staff has reviewed the standards above and generally agrees with the applicant's proposal but has some concerns for specific lots within the development that should be modified in order to create compatibility with surrounding existing and proposed R-A and R-E properties, as stated in the purposes of the R-L zone, Section 27-514.08. The concerns are listed below:

Lot Size—The proposal for lot sizes breaks this component down into three categories. This approach to development has been done on numerous previously approved CDP proposals and provides for a variety of lots sizes within the development. The large lot (20,000+ square feet) component along Thrift Road is required to demonstrate conformance to the large lot requirements of the Basic Plan and it is anticipated that the lots larger than 20,000 square feet will all be located in that area.

The medium lot size category is proposed as 13,000 to 20,000 square feet. This size lot should be utilized along the perimeter of the site where the proposed lots adjoin R-E development, specifically along Piscataway Road, along the undeveloped R-E zoned property to the north of the

subject property where lots line the street accessing Tippet Road, and the main entrance road from Piscataway Road. To complement the recommended larger lot size change along the undeveloped R-E zoned property to the north of the subject property, where lots line the street accessing Tippet Road, staff suggests that the lots on the opposing side of the street also be enlarged.

The smallest lot size category is proposed as 6,000 to 12,999 square feet. First, staff recommends that the demarcation point between the smallest lot sizes and the medium lot sizes change from 13,000 square feet to 10,000 square feet, which is more in keeping with the zoning ordinance's break down of small lot and medium lot size variations. Second, the staff recommends that a limit be placed on the number of small lots, expressed as a percentage, and that these lots be located interior to the development pods. Staff recommends that not more than 20 percent of the lots be developed at the 6,000 to 10,000, square foot size.

Minimum width at BRL and Front Street Line—The issue of compatibility in the design of the lots located in the areas of special concern, as stated above, will also be reflected in the lot width at the building restriction line. The lot width at the building restriction line for R-E zoned properties varies from 150 feet down to 100 feet and at the front street line is 50 feet. The applicant is proposing 50 feet for the smallest lots, 60 feet for the medium size lots and 70 feet for the largest size lots for the building restriction line. The staff's concern here is the appearance of lots adjacent to Piscataway Road, the main entrance drive and the secondary entrance from Tippet Road. All of the lots in these areas should have a minimum 80-foot lot width at the front street line line.

Maximum Lot Coverage—Staff recommends that the maximum lot coverage on the townhouse lots be deleted and that the proposed yard area requirement of 400 square feet be changed to be the same as in the R-T Zone, which is 800 square feet for yard area, except that the yard area may be reduced to 500 square feet for decks.

Minimum Setbacks—The applicant is proposing reduced setbacks in all categories when compared to the R-E Zone. This may be appropriate for the smaller lot size component but will not be appropriate for the large lot component or for the medium lot size component. The staff recommends that the large lot component setbacks reflect the requirements of the R-E Zone and the medium lot size component reflect the setbacks for the R-R Zone and the smallest lots reflect the setbacks as proposed.

In addition to the above, the staff also recommends that the chart be revised prior to signature approval to allow variations to the development standards that may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant.

21. The staff also recommends that the following architectural standards be required at the time of specific design plan review:

- a. The most visible side elevations of single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of three architectural features such as windows, doors and masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition.
 - b. All single-family detached dwellings shall have no less than 2,200 square feet of finished living area.
 - c. No two houses directly adjacent to each other or across the street from one another should have the same elevation.
 - d. Brick end walls should be used on highly visible end units of townhouses, to be determined at the time of the specific design plan.
22. The Urban Design Section also has a concern about the proposed backing of lots to the main roadway entrance off of Piscataway Road. The staff has recommended to the applicant that this roadway, which also provides frontage to the proposed parkland, would be ideally treated with the front of the units facing the park. It has been a long-standing policy of the Urban Design Section to discourage the backing of lots to roadways, and the staff is very concerned in this case because the units will be proposed to back up to the main entrance road. Fronting the units along the roadway is a greatly superior layout pattern. The use of an alley at the rear of the lots will also eliminate the need for driveways along the main entrance road, which features a median. Staff recommends that these lots be of the medium size category, the lots have lot frontage at the street line of no less than 80 feet, and that they be served by an alley at the rear of the lots. Further, the lots continuing along the main entrance road should also be enlarged to the medium lot size and have the same frontage requirement at the street line in order to give the appearance of compatibility to the surrounding area.

Another concern of the staff is the proposal to leave undeveloped an area around the proposed circle where the main entrance road meets its first intersection with another street. It appears from the plan that this area will appear to be a vacant lot in the future and will not provide for a designed open space. Staff recommends that the plan fill in this area with a lot.
23. In order ensure that the facilities listed above and the other facilities required by the Basic Plan will be constructed in phase with development, bonding and construction requirements should be established as indicated in a proposed condition in the Recommendation section of this staff report.
24. A development as large as this comprehensive design plan is expected to result in numerous specific design plans for the various phases of the development. To assist the staff and interested citizens in keeping track of the approved SDPs and attendant tree conservation plans (TCP), a condition is proposed below which would require a key plan of the entire project with each SDP submitted showing the number and location of all previous SDPs and TCPs approved or submitted.

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/53/05), and further APPROVED the Comprehensive Design Plan CDP-0504, Bevard East for the above described land, subject to the following conditions:

1. The applicant shall dedicate to M-NCPPC 14± acres of developable land for future parkland as generally shown on attached Exhibit "A" at the time of the first final plat of subdivision.
2. Prior to signature approval of the CDP, the applicant shall submit a conceptual grading plan including a storm water management pond for the park parcel. If it is determined that the facilities (baseball field, soccer field, 100- space parking lot, playground, picnic shelter, basketball court, trails, storm water management pond) cannot be accommodated on the park parcel, the boundaries of the parcel shall be enlarged. The revised boundaries shall be approved by the Department of Parks and Recreation.
3. The land to be conveyed to M-NCPPC shall be subject to the conditions of the attached Exhibit B.
4. Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.
5. Prior to submission of any final plats of subdivision, the applicant shall enter into a public Recreational Facilities Agreement (RFA) with M-NCPPC for the construction of recreation facilities on 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 the final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.
6. The applicant shall submit to DPR a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the public recreation facilities in the amount to be determined by DPR, at least two weeks prior to issuance of grading permits.
7. The recreational facilities on dedicated parkland shall be constructed prior to issuance of the 50th building permit.
8. The applicant, his heirs, successors and/or assignees shall make a monetary contribution of a minimum \$2,000,000 toward the construction of the Southern Region Community Center in three phases:
 - a. \$200,000.00 for the design and engineering of the community center shall be paid prior to the issuance of the 50th building permit.

- b. \$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 200th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).
 - c. \$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 400th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).
- 9. Depending on the type of roadway required by the Department of Public Works and Transportation, one of the following shall be shown on the specific design plan and provided:
 - a. If a closed section road is required, the applicant shall construct an eight-foot-wide Class II trail along the site's entire road frontage of Thrift Road.
 - b. If an open section road is required, the applicant shall provide wide asphalt shoulders along the subject site's entire road frontage of Thrift Road and a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of one "Share the Road with a Bike" sign. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.
- 10. Prior to acceptance of the applicable specific design plans, the following shall be shown on the plans:
 - a. The APA designation area shall be shown.
 - b. The community building shall be shown as a minimum of 5,000 square feet, in addition to the space proposed to be occupied by the pool facilities.
 - c. The swimming pool shall be approximately 25 meters long and 40 feet wide with a 30-foot by 30-foot training area.
- 11. On the appropriate specific design plan, the applicant shall provide the following:
 - a. An eight-foot-wide asphalt HOA trail from the southernmost cul-de-sac to the proposed trail immediately to the north in the vicinity of the stormwater management pond
 - b. An eight-foot-wide asphalt HOA trail from one of the cul-de-sacs west of the main stream valley to the main north-south trail that is proposed.
 - c. Trails within and to the proposed public park as generally indicated on the CDP illustrative plan.

- d. Trail connections from the proposed public park to Roulade Place and Mordente Drive, as indicated on the CDP illustrative plan.
 - e. A wide asphalt shoulder along the subject site's entire road frontage of MD 223 in order to safely accommodate bicycle traffic, unless modified by SHA.
 - f. Standard sidewalks along both sides of all internal roads, unless modified by DPW&T.
12. Prior to certification of the CDP, the approved Natural Resources Inventory, NRI/40/05, shall be submitted to become part of the official record for the comprehensive design plan.
13. During the review of proposed impacts as part of the preliminary plan review process, impacts to sensitive environmental features shall be avoided. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole. All impacts to sensitive environmental features that require mitigation by subsequent state or federal permits shall provide the mitigation using the following priority list:
- a. On site
 - b. Within the Piscataway Creek Watershed
 - c. Within the Potomac River watershed.
14. Prior to certification of the comprehensive design plan, the Type I tree conservation plan shall be revised to:
- a. Provide all required woodland conservation on-site
 - b. revise the worksheet as needed
 - c. Have the revised plan signed and dated by the qualified professional who prepared the plan.
15. Prior to certification, the comprehensive design plan and TCPI shall be revised to show all unmitigated 65 dBA Ldn noise contours associated with traffic-generated noise.
16. The preliminary plan of subdivision shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road. No part of any scenic easement shall be on a lot.
17. Prior to acceptance of each specific design plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-0504.
18. Prior to signature approval of the CDP, the following revisions shall be made:

- a. The plans shall be revised to be in conformance to Condition No. 12 of A-9967.
- b. The plans shall be revised to demonstrate that the lots located along the secondary entrance road from Tippet Road shall be a minimum of 20,000 square feet in size and have a frontage width of 80 feet at the front street line.
- c. The plan shall be revised to indicate the APA 3M and APA 6.
- d. Four copies of the final version of the Phase I archeological investigation shall be submitted (with the comments addressed) to the Planning and Preservation Section.
- e. The plans shall be revised to add lots along the main entrance road, across from the park, to be sized in the medium lot size category, have a minimum 80-foot width at the front street line and be served by an alley. Further, the lots continuing along the main road to the first intersection shall be enlarged to the medium lot size and the same 80-foot width at the front street line.
- f. The green area formed at the intersection of lots on the northwest side of the first circle along the main entrance road shall be designated as a buildable lot.

19. The recreational facilities shall be bonded and constructed in accordance with the following schedule:

PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Public Park	Prior to the issuance of any building permits	Complete by 50th building permit overall
Recreation center Outdoor recreation facilities	Prior to the issuance of the 200th building permit overall	Complete by 400th building permit overall
Recreation Center Building and pool	Prior to the issuance of the 200th building permit overall	Complete before the 400 th building permit overall
Pocket Parks (including Playgrounds) within each phase	Prior to the issuance of any building permits for that phase	Complete before 50% of the building permits are issued in that phase
Trail system Within each phase	Prior to the issuance of any building permits for that phase	Complete before 50% of the building permits are issued in that phase
It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details 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%, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.

20. Prior to the approval of a specific design plan for architectural elevations, the following shall be demonstrated:
- a. The most visible side elevations of single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of three architectural features such as windows, doors and masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition.
 - b. All single-family detached dwellings shall not be less than 2,200 square feet of finished living area.
 - c. No two houses directly adjacent to each other or across the street from one another should have the same elevation.
 - d. Brick end walls shall be used on highly visible end units of townhouses, to be determined at the time of the specific design plan.
21. The following standards shall apply to the development:

Bevard East Standards Proposed

	SFA	SFD		
Lot Size	1,800 sf	6,000-10,000 sf	10,000-19,999 sf	20,000+ sf
Minimum width at front street R-O-W***	N/A	50 feet*	60 feet*	70 feet*
Minimum frontage on cul-de-sacs	N/A	30 feet*	30 feet*	35 feet*
Maximum lot coverage	400 sf yard area**	60%	50%	40%
Minimum front setback from R-O-W	15 feet	20 feet	25 feet****	25 feet
Minimum side setback	None	5 feet	17/8 feet	17/8 feet
Minimum rear setback	None	20 feet	25 feet	25 feet
Minimum corner setback to side street R-O-W	10 feet	15 feet	15 feet	15 feet
Maximum residential building height	40 feet	35 feet	35 feet	35 feet
Approximate percentage of total lots	20 percent	60 percent	10 percent	10 percent

Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the

time of specific design plan if circumstances warrant.

*Except minimum lot frontage for flag lot configurations shall be 25 feet.

**Except that the yard area may be reduced to 300 sf for decks.

***Except that the minimum lot width at the front street line shall be no less than 80 feet for the lots adjacent to Piscataway Road, the main entrance drive from Piscataway Road to the first intersection, and along the secondary entrance from Tippet Road to the second intersection.

****Except that on the lots across from the park, the front yard setback shall be no less than 30 feet.

22. Every specific design plan shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted specific design plan numbers, all approved or submitted tree conservation plan numbers, and the number and percentage.
23. Prior to the issuance of any building permits within the subject property, the following road improvements associated with the phase shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - A. MD 223/Old Branch Avenue/Brandywine Road: Reconstruct the intersection to provide two through lanes, an exclusive right-turn lane, and an exclusive left-turn lane on both the eastbound and westbound approaches, and provide an exclusive through lane, an exclusive right-turn lane, and an exclusive left-turn lane on both the northbound and southbound approaches. Modify traffic signal, signage, and pavement markings as needed.
 - B. MD 223/Temple Hill Road: Construct a second through lane along the south/westbound MD 223 approach. Modify signals, signage, and pavement markings as needed.
 - C. MD 223/Steed Road: Reconstruct the intersection to provide a shared through/right-turn lane and a shared through/left-turn lane on the southbound MD 223 approach; a shared through/right-turn lane, an exclusive through lane, and an exclusive left-turn lane on the northbound MD 223 approach; and an exclusive left-turn lane and shared through/right-turn lane on the Steed Road approach. Modify signals, signage, and pavement markings as needed.
 - D. MD 210/Old Fort Road North: Modify the eastbound and westbound Old Fort Road approaches to provide an exclusive through lane, a shared through/left-turn lane, and an exclusive right-turn lane. Modify signals, signage, and pavement markings as needed.
24. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and Floral Park Road. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall

bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency. Installation shall include the modification of the southbound approach to provide exclusive left-turn and right-turn lanes, and the modification of the eastbound approach to provide exclusive through and left-turn lanes. If it is determined at the time of Specific Design Plan review that certain geometric modifications are not needed for adequacy, the requirement may be waived by the Planning Board during approval of the Specific Design Plan.

25. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and Windbrook Drive. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency.
26. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and the site entrance. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency. Installation shall include the construction of the minor street approaches to include exclusive right-turn and shared through/left-turn lanes on each, and the modification of the eastbound approach to provide exclusive through and left-turn lanes along with a second through lane that can be shared with right turns. If it is determined at the time of Specific Design Plan review that the second eastbound through lane is not needed for adequacy, the requirement may be waived by the Planning Board during approval of the Specific Design Plan.
27. The Comprehensive Design Plan shall be modified to note that the A-65 facility, as shown on the Subregion V Master Plan, crosses the subject property. A determination shall be made at the time of preliminary plan of subdivision regarding the appropriateness of potential reservation strategies.
28. The non-standard typical section shown for secondary public streets within the subject property shall be specifically approved by DPW&T in writing prior to Specific Design Plan approval.
29. The Comprehensive Design Plan shall be modified to show that following streets as primary streets, with a final determination of function (i.e., primary or secondary) to be made during review of the preliminary plan of subdivision:
 - A. The street that is proposed to stub into the adjacent Wolfe Farm property.
 - B. The street that serves approximately 80 townhouse lots and several single family lots in

the south central section of the site.

30. The arrangement of townhouses fronting on public streets shall be reviewed with DPW&T and M-NCPPC staff prior to the approval of the preliminary plan. Such an arrangement may not receive preliminary plan approval without the concurrence of DPW&T.

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 Eley, seconded by Commissioner Vaughns, with Commissioners Eley, Vaughns and Hewlett voting in favor of the motion, with Commissioner Squire absent at its regular meeting held on Thursday, December 22, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 12th day of January 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SL:rmk

R E S O L U T I O N

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 June 8, 2006, regarding Specific Design Plan SDP-0514 for Bevard East, Phase 2, the Planning Board finds:

1. **Request:** The subject application is for approval of 194 single-family detached and 62 single-family attached dwelling units in the R-L Zone.

2. **Development Data Summary:**

Zone	Existing R-L	Proposed R-L
Uses	Vacant	Single-family detached Single-family attached
Acreage	169.61	169.61
Single-family detached units	0	194
Single-family attached units	0	62
Total		256

3. **Location:** This portion of the Bevard East, Phase 2, development is located on the southeast side of Piscataway Road and north of Thrift Road, in Planning Area 81B and Council District 9.
4. **Surroundings and Use:** The subject site is bounded on the west side of the property by Mary Catherine Estates. To the north of the subject property is proposed Bevard East, Phase 4. To the south is proposed Bevard East, Phase One. To the east is Wolfe Farm, which is undeveloped but has a preliminary plan of subdivision approved for it, 4-04099
5. **Previous Approvals:** The subject property has an approved Basic Plan, A-9967, approved by the District Council on March 28, 2006, in accordance with Zoning Ordinance No. 7-2006. The Planning Board approved the Comprehensive Design Plan, CDP-0504 on January 12, 2006. The CDP was approved by District Council on June 6, 2006. The Preliminary Plan of Subdivision 4-05050 was approved on February 16, 2006 by the Planning Board, prior to the final approval by the District Council of the rezoning case and prior to the final decision on the CDP.
6. **Design Features:** Phase 2 of the Bevard East development is accessed from Phase 4, which has access from Piscataway Road. The 252 homes proposed in Phase 2 will be served by a single access road from Phase 4 of the development. A main spine road is lined with lots on the west and

secondary roads access proposed development to the east. The townhouse units are located on the eastern side of the development near the entrance road from Phase 4. The townhouses are rear-loaded garages on alleys; one-third of the units face into a wooded area, another third of the units back-up to a wooded area, and the last one-third are surrounded by dwelling units. A parcel is located along the east side of the spine road serving the development that does not clearly depict the purpose of the space, but it could be developed into a pocket park for use by the residents.

A playground has been included on land to be dedicated to the homeowner's association. Trails have also been included in the subject phase of the Bevard development.

Architecture for the single-family detached units will be brought before the Planning Board in a separate umbrella architecture specific design plan SDP-0605 that has been recently accepted by the Development Review Division for processing.

ARCHITECTURAL MODEL DATA

The following architectural models for townhouse products are proposed by K Hovnanian Homes, Caruso Homes, and Ryan Homes:

Model	Base Finished Area (Sq. Ft.)*
K. Hovnanian	
Astoria I and II	1,680
Chatham	1,600
Woodford I & II	1,600
Woodley Park I	1,948
Woodley Park II	1,920
Caruso Homes	
Napa Valley	1,892
Sonoma	1,890
Ryan Homes	
Fairgate	1,600

*Base Finished Area in square feet as submitted in e-mail dated May 30, 2006. Finished floor statement forms were not submitted.

Comment: The architectural elevations for the Ryan Homes model, the Fairgate, are incomplete. The plans submitted only include the front elevation of sticks of buildings of various numbers of units. Side and rear elevations of the product have not been provided. Therefore, the staff recommends that the Ryan Homes model, the Fairgate, be deleted. Likewise, the Caruso Homes architectural elevations depict front load garages instead of the rear load garages shown on the site plan. Due to this inconsistency, the staff recommends that the Caruso Homes models Napa Valley and Sonoma be deleted.

The K Hovnanian architectural elevations are complete and provide for an acceptable level of quality design. The staff recommends approval of the models proposed by K. Hovnanian with a

condition that the plans be revised to show a standard deck on the rear of the units, with details and specifications to be approved prior to signature approval.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9967:** This case rezoned approximately 562.85 acres of land in the R-E Zone to the R-L Zone and was approved by the District Council on March 28, 2006, in accordance with Zoning Ordinance No. 7-2006. The following conditions were attached to the approval and warrant discussion:

1. **The basic plan shall be revised as follows, and submitted to the Office of the Zoning Hearing Examiner for inclusion in the record:**
 - **The right-of-way for A-65 as designated on the Subregion V Master Plan shall be shown. A determination shall be made at the time of preliminary plan concerning dedication, reservation, or no preservation strategy for the right-of-way for this facility within the subject property.**
 - **The Basic Plan shall be revised to reflect a proposed basic plan density of 827 units and a maximum of 165 attached units (20% of the total, as provided in Section 27-514.10 of the Zoning Ordinance). With the provision of density increments, Applicant shall construct no more than 827 units.**

Comment: According to the Zoning Section, a revised basic plan has not been submitted to this office, which would then be forwarded to the ZHE to show the master plan alignment of A-65 and the density as stated above.

2. **A preliminary plan of subdivision shall be required for the proposed development.**

Comment: As stated earlier in this report, a preliminary plan of subdivision for the subject project was approved by the Planning Board on February 16, 2006, before the final approval of the rezoning case and before the final approval of the comprehensive design plan.

3. **A soils study shall be submitted as part of any application for a natural resources inventory. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.**

Comment: A natural resources inventory (NRI), NRI/40/05, has been approved. The NRI includes a soils study that clearly defines the limits of past excavation and indicates all areas where fill has been placed and includes borings, test pits, and logs of the materials found above undisturbed ground.

- 4. The Comprehensive Design Plan (“CDP”) shall avoid impacts to sensitive environmental features. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole.**

Comment: Condition 13 of CDP-0504 was formulated to address this issue. Impacts to sensitive environmental features are discussed in detail below.

- 5. If impacts to regulated environmental features remain after the redesign, variation requests shall be submitted as part of any application for a preliminary plan of subdivision. The variation request must have a separate justification statement for each impact or impact type, in conformance with Section 24-113 of the Subdivision Regulations, a map on 8.5 x 11 inch paper showing each impact, and noting the quantities of impacts proposed for each individual impact.**

Comment: Variation requests with exhibits for 18 impacts were received on January 9, 2005, and reviewed with Preliminary Plan 4-05050. Of the 18 requests, 9 were fully approved, 7 were approved in part, and 1 was denied by the Planning Board. Type I Tree Conservation Plan TCPI/53/04-01 was revised prior to signature to reflect the Planning Board decision. Impacts to sensitive environmental features are discussed in detail in the Environmental Review section below.

- 6. A Phase I noise study shall be required as part of any application for a CDP. The CDP and Type I Tree Conservation Plan (“TCPI”) shall show all unmitigated 65 dBA Ldn noise contours associated with traffic-generated noise.**

Comment: The noise model used by the Environmental Planning Section predicts that the unmitigated 65 dBA Ldn noise contour will be about 168 feet from the centerline of Piscataway Road in ten years. Based upon dedication of 60 feet from the centerline of existing Piscataway Road, the predicted 65 dBA Ldn contour is approximately 118 feet from the edge of the proposed right-of-way and clearly not impacting any proposed lot within this phase of the development.

- 7. The CDP shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road.**

Comment: This condition is not applicable to this phase of the development because this phase does not have frontage on either of the roadways mentioned above.

- 8. Applicant shall execute a large lot component located in approximately 118 acres of land, at the southern portion of the site, south of the tributary and north of Thrift Road. The lot size shall not be less than 30,000 square feet for lots bordering Thrift Road and adjoining subdivisions, as shown on Exhibit 20. The remaining lots shall be a minimum of 20,000 square feet. The layout shall be determined at the time of the CDP and preliminary plan of subdivision approval.**

Comment: This condition applies to Phase 1 only.

Consideration:

1. **At the time of Comprehensive Design Plan review specific acreage of parkland dedication shall be determined. The dedicated parkland should be of sufficient acreage to accommodate a baseball field, soccer field, a parking lot with a minimum of 100 parking spaces, a playground, picnic shelter, basketball court, trail and stormwater management pond. The dedicated parkland shall be located along Piscataway Road.**

Comment: The CDP provided for the information above and this condition has no impact on the subject application

2. **At the time of Comprehensive Design Plan review any recreational facilities to be constructed by Applicant shall be constructed on dedicated parkland. The recreational facilities package shall be reviewed and approved by appropriate M-NCPPC staff.**

Comment: The CDP provided for the information above and this condition has no impact on the subject application

3. **As a public benefit feature, Applicant shall contribute \$2 million to the construction of a community center to be located at Cosca Regional Park.**

Comment: The comprehensive design plan approved a timing mechanism for the collection of the money and the same condition is included in the recommendation section of this report

4. **At the time of Comprehensive Design Plan review, Applicant and Staff should address the feasibility of installing traffic calming measures and pedestrian crosswalks at the following intersections:**

- **Piscataway Road/Windbrook Drive;**
- **Piscataway Road/Mary Catherine Drive;**
- **Piscataway Road/entrance to Bevard North; and**
- **Piscataway Road/entrance to Bevard East**

Comment: Crosswalks and/or traffic calming at each location (please note that the entrance to Bevard East from MD 223 has been moved from the location shown on the basic plan and is now coincident with the entrance to Bevard North from MD 223) is potentially feasible. No information has been received from the applicant. In any regard, any traffic control or pavement marking must be reviewed by the appropriate operating agency, either SHA (for MD 223) or DPW&T (for all other facilities).

As a means of ensuring that the condition is met, the following condition should be attached to each SDP:

Prior to signature approval of this SDP, the feasibility of installing traffic calming measures and crosswalks at the following locations shall be determined in consultation between the applicant and the appropriate transportation agency, either SHA or DPW&T:

MD 223/Windbrook Drive
MD 223/Mary Catherine Drive
MD 223/entrance to Bevard North/Bevard East

The applicant shall be required to install any traffic calming measures and crosswalks that are deemed to be feasible and appropriate by the operating agencies. The result of such discussions shall be provided to planning staff in writing, and any required improvements shall be added as a note on any final plat.

8. **Comprehensive Design Plan CDP-0504:** Comprehensive Design Plan CDP-0504 was approved by the Planning Board on January 12, 2006. The CDP was appealed by a citizen party of record to the District Council on January 26, 2006 and a final decision of the District Council has not been rendered for this case. The following conditions of approval are taken for the Planning Board's action as stated in PGCPB Resolution No. 05-269:

1. **The applicant shall dedicate to M-NCPPC 14± acres of developable land for future parkland as generally shown on attached Exhibit "A" at the time of the first final plat of subdivision.**

Comment: This condition should be carried over to the approval of this plan.

2. **Prior to signature approval of the CDP, the applicant shall submit a conceptual grading plan including a storm water management pond for the park parcel. If it is determined that the facilities (baseball field, soccer field, 100-space parking lot, playground, picnic shelter, basketball court, trails, storm water management pond) cannot be accommodated on the park parcel, the boundaries of the parcel shall be enlarged. The revised boundaries shall be approved by the Department of Parks and Recreation.**

Comment: The applicant has not fulfilled this condition because the District Council has not made a final decision on the CDP and it has not been certified yet.

3. **The land to be conveyed to M-NCPPC shall be subject to the conditions of the attached Exhibit B.**

Comment: This condition should be carried over to the approval of this plan.

- 4. Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.**

Comment: This condition should be carried over to the approval of this plan.

- 5. Prior to submission of any final plats of subdivision, the applicant shall enter into a public Recreational Facilities Agreement (RFA) with M-NCPPC for the construction of recreation facilities on 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 the final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.**

Comment: This condition should be carried over to the approval of this plan.

- 6. The applicant shall submit to DPR a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the public recreation facilities in the amount to be determined by DPR, at least two weeks prior to issuance of grading permits.**

Comment: This condition should be carried over to the approval of this plan.

- 7. The recreational facilities on dedicated parkland shall be constructed prior to issuance of the 50th building permit.**

Comment: This condition should be carried over to the approval of this plan.

- 8. The applicant, his heirs, successors and/or assignees shall make a monetary contribution of a minimum \$2,000,000 toward the construction of the Southern Region Community Center in three phases:**
 - a. \$200,000.00 for the design and engineering of the community center shall be paid prior to the issuance of the 50th building permit.**
 - b. \$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 200th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).**
 - c. \$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 400th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).**

Comment: This condition should be carried over to the approval of this plan.

9. Depending on the type of roadway required by the Department of Public Works and Transportation, one of the following shall be shown on the specific design plan and provided:

- a. If a closed section road is required, the applicant shall construct an eight-foot-wide Class II trail along the site's entire road frontage of Thrift Road.**
- b. If an open section road is required, the applicant shall provide wide asphalt shoulders along the subject site's entire road frontage of Thrift Road and a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of one "Share the Road with a Bike" sign. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.**

Comment: This condition does not apply to this Phase of the development, it applies to Phase 1.

10. Prior to acceptance of the applicable specific design plans, the following shall be shown on the plans:

- a. The APA designation area shall be shown.**

Comment: This phase is not within an APA zone.

- b. The community building shall be shown as a minimum of 5,000 square feet, in addition to the space proposed to be occupied by the pool facilities.**

Comment: The community building is proposed in Phase 4.

- c. The swimming pool shall be approximately 25 meters long and 40 feet wide with a 30-foot by 30-foot training area.**

Comment: The swimming pool is proposed in Phase 4.

11. On the appropriate specific design plan, the applicant shall provide the following:

- a. An eight-foot-wide asphalt HOA trail from the southernmost cul-de-sac to the proposed trail immediately to the north in the vicinity of the stormwater management pond**

Comment: This requirement applies to Phase 1 only.

- b. An eight-foot-wide asphalt HOA trail from one of the cul-de-sacs west of the main stream valley to the main north-south trail that is proposed.**

Comment: This application should be revised to provide for this trail connection.

- c. Trails within and to the proposed public park as generally indicated on the CDP illustrative plan.**

Comment: This requirement applies to the public park.

- d. Trail connections from the proposed public park to Roulade Place and Mordente Drive, as indicated on the CDP illustrative plan.**

Comment: This requirement applies to the public park.

- e. A wide asphalt shoulder along the subject site's entire road frontage of MD 223 in order to safely accommodate bicycle traffic, unless modified by SHA.**

Comment: This does not apply to this phase.

- f. Standard sidewalks along both sides of all internal roads, unless modified by DPW&T.**

Comment: This is shown on the plans.

- 12. Prior to certification of the CDP, the approved Natural Resources Inventory, NRI/40/05, shall be submitted to become part of the official record for the comprehensive design plan.**

Comment: This condition has not been fulfilled because a final action has not been taken by the District Council and the CDP has not been certified.

- 14. Prior to certification of the comprehensive design plan, the Type I tree conservation plan shall be revised to:**

- a. Provide all required woodland conservation on-site.**
- b. revise the worksheet as needed.**
- c. Have the revised plan signed and dated by the qualified professional who prepared the plan.**

Comment: The TCPI has not been signed because the District Council has not made a final decision on the CDP.

- 15. Prior to certification, the comprehensive design plan and TCPI shall be revised to show all unmitigated 65 dBA Ldn noise contours associated with traffic-generated noise.**

Comment: These changes have been made on the TCPI and it has been certified. The applicant has not fulfilled this condition in regard to the CDP, so the condition should be carried over to the approval of this plan.

- 16. The preliminary plan of subdivision shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road. No part of any scenic easement shall be on a lot.**

Comment: This application does not include frontage in either Piscataway or Thrift Road, so it has no impact on the SDP review.

- 17. Prior to acceptance of each specific design plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-0504.**

Comment: The specific design plan cover sheet contains a clearly legible overall plan of the project. Because tree conservation plan numbers are assigned only after applications have been submitted to the Environmental Planning Section, the cover sheet does not have the corresponding TCPII numbers.

Recommended Condition: Prior to certification of the SDP, the cover sheet shall be amended to include the TCPII numbers for each companion SDP: SDP-0504, TCPII/71/06; SDP-0514, TCPII/72/06; SDP-0515, TCPII/73/06; SDP-0516, TCPII/74/06 and SDP-0517, TCPII/75/06.

- 18. Prior to signature approval of the CDP, the following revisions shall be made:**

- a. The plans shall be revised to be in conformance to Condition No. 12 of A-9967.**

Comment: Condition 12 District Council's order states the following:

- 12. Applicant shall execute a large lot component located in approximately 118 acres of land, at the southern portion of the site, south of the tributary and north of Thrift Road. The lot size shall not be less than 30,000 square feet for lots bordering Thrift Road and adjoining subdivisions, as shown on Exhibit 20. The remaining lots**

shall be a minimum of 20,000 square feet. The layout shall be determined at the time of the CDP and preliminary plan of subdivision approval.

Comment: This requirement applies only to Phase 1.

- b. The plans shall be revised to demonstrate that the lots located along the secondary entrance road from Tippet Road shall be a minimum of 20,000 square feet in size and have a frontage width of 80 feet at the front street line.**

Comment: This requirement applies only to Phase 5.

- c. The plan shall be revised to indicate the APA 3M and APA 6.**

Comment: This requirement applies to Phases 4 and 5. This SDP should be revised to indicate the APA 3M and 6.

- d. Four copies of the final version of the Phase I archeological investigation shall be submitted (with the comments addressed) to the Planning and Preservation Section.**

Comment: This has not been done because the plans have not been certified.

- e. The plans shall be revised to add lots along the main entrance road, across from the park, to be sized in the medium lot size category, have a minimum 80-foot width at the front street line and be served by an alley. Further, the lots continuing along the main road to the first intersection shall be enlarged to the medium lot size and the same 80-foot width at the front street line.**
- f. The green area formed at the intersection of lots on the northwest side of the first circle along the main entrance road shall be designated as a buildable lot.**

Comment: The two conditions above apply to Phase 4 only.

- 19. The recreational facilities shall be bonded and constructed in accordance with the following schedule:**

PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Public Park	Prior to the issuance of any building permits	Complete by 50th building permit overall
Recreation center Outdoor recreation facilities	Prior to the issuance of the 200th building permit overall	Complete by 400th building permit overall
Recreation Center Building and pool	Prior to the issuance of the 200th building permit overall	Complete before the 400th building permit overall
Pocket Parks (including Playgrounds) within each phase	Prior to the issuance of any building permits for that phase	Complete before 50% of the building permits are issued in that phase
Trail system Within each phase	Prior to the issuance of any building permits for that phase	Complete before 50% of the building permits are issued in that phase
<p>It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details 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 necessity. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25%, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.</p>		

Comment: The requirements above should be finalized in an executed RFA prior to approval of any final plats for the development to assure that the recreational facilities are constructed in a timely manner.

20. **Prior to the approval of a specific design plan for architectural elevations, the following shall be demonstrated:**
 - a. **The most visible side elevations of single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of three architectural features such as windows, doors and masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition.**

Comment: The staff recommends that Lots 5 and 21, Block N, Lots 10 and 31, Block G, and Lots 5 and 27, Block H, be required to have a minimum of three architectural features, and these features should form a balanced composition..

- b. All single-family detached dwellings shall not be less than 2,200 square feet of finished living area.**

Comment: The architectural elevations for the single-family detached units will be reviewed under SDP-0605, an umbrella specific design plan for the overall project.

- c. No two houses directly adjacent to each other or across the street from one another should have the same elevation.**

Comment: The architectural elevations for the single-family detached units will be reviewed under SDP-0605, an umbrella specific design plan for the overall project.

- d. Brick end walls shall be used on highly visible end units of townhouses, to be determined at the time of the specific design plan.**

Comment: The staff recommends that Lots 5 and 21, Block N, Lots 10 and 31, Block G, and Lots 5 and 27, Block H, be required to have brick end walls.

21. The following standards shall apply to the development:

Bevard East Standards Proposed

	SFA	SFD		
Lot Size	1,800 sf	6,000-10,000 sf	10,000-19,999 sf	20,000+ sf
Minimum width at front street R-O-W***	N/A	50 feet*	60 feet*	70 feet*
Minimum frontage on cul-de-sacs	N/A	30 feet*	30 feet*	35 feet*
Maximum lot coverage	400 sf yard area**	60%	50%	40%
Minimum front setback from R-O-W	15 feet	20 feet	25 feet*****	25 feet
Minimum side setback	None	5 feet	17/8 feet	17/8 feet
Minimum rear setback	None	20 feet	25 feet	25 feet
Minimum corner setback to side street R-O-W	10 feet	15 feet	15 feet	15 feet
Maximum residential building height	40 feet	35 feet	35 feet	35 feet
Approximate percentage of total lots	20 percent	60 percent	10 percent	10 percent

Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant.

***Except minimum lot frontage for flag lot configurations shall be 25 feet.**

****Except that the yard area may be reduced to 300 sf for decks.**

*****Except that the minimum lot width at the front street line shall be no less than 80 feet for the lots adjacent to Piscataway Road, the main entrance drive from Piscataway Road to the first intersection, and along the secondary entrance from Tippet Road to the second intersection.**

******Except that on the lots across from the park, the front yard setback shall be no less than 30 feet.**

Comment: These requirements are appropriately shown on the cover sheet and will be enforced at the time of building permits.

- 22. Every specific design plan shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted specific design plan numbers, all approved or submitted tree conservation plan numbers, and the number and percentage.**

Comment: The plans demonstrate conformance to this condition.

- 23. Prior to the issuance of any building permits within the subject property, the following road improvements associated with the phase shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**
- A. MD 223/Old Branch Avenue/Brandywine Road: Reconstruct the intersection to provide two through lanes, an exclusive right-turn lane, and an exclusive left-turn lane on both the eastbound and westbound approaches, and provide an exclusive through lane, an exclusive right-turn lane, and an exclusive left-turn lane on both the northbound and southbound approaches. Modify traffic signal, signage, and pavement markings as needed.**
 - B. MD 223/Temple Hill Road: Construct a second through lane along the south/westbound MD 223 approach. Modify signals, signage, and pavement markings as needed.**
 - C. MD 223/Steed Road: Reconstruct the intersection to provide a shared through/right-turn lane and a shared through/left-turn lane on the southbound MD 223 approach; a shared through/right-turn lane, an exclusive through lane, and an exclusive left-turn lane on the northbound MD 223 approach; and an exclusive left-turn lane and shared through/right-**

turn lane on the Steed Road approach. Modify signals, signage, and pavement markings as needed.

- D. MD 210/Old Fort Road North: Modify the eastbound and westbound Old Fort Road approaches to provide an exclusive through lane, a shared through/left-turn lane, and an exclusive right-turn lane. Modify signals, signage, and pavement markings as needed.**

Comment: The required transportation improvements in this condition are enforceable at the time of building permit.

- 24. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and Floral Park Road. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency. Installation shall include the modification of the southbound approach to provide exclusive left-turn and right-turn lanes, and the modification of the eastbound approach to provide exclusive through and left-turn lanes. If it is determined at the time of Specific Design Plan review that certain geometric modifications are not needed for adequacy, the requirement may be waived by the Planning Board during approval of the Specific Design Plan.**

Comment: This condition requires the submittal of a revised traffic signal warrant study for the intersection of MD 223 and Floral Park Road prior to approval of the specific design plan. This has been done.

- 25. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and Windbrook Drive. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency.**

Comment: This condition requires the submittal of a revised traffic signal warrant study for the intersection of MD 223 and Windbrook Drive prior to approval of the specific design plan. This has been done.

- 26. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and the site entrance. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency. Installation shall include the construction of the minor street approaches to include exclusive right-turn and shared through/left-turn lanes on each, and the modification of the eastbound approach to provide exclusive through and left-turn lanes along with a second through lane that can be shared with right turns. If it is determined at the time of Specific Design Plan review that the second eastbound through lane is not needed for adequacy, the requirement may be waived by the Planning Board during approval of the Specific Design Plan.**

Comment: This condition requires the submittal of a revised traffic signal warrant study for the intersection of MD 223 and the site entrance (i.e., Old Fort Road Extended) prior to approval of the specific design plan. This has been done.

- 27. This Comprehensive Design Plan, CDP-0504, shall be modified to note that the A-65 facility, as shown on the Subregion V Master Plan, crosses the subject property.**
- a. The CDP shall have a note, which note shall be included on all preliminary plans of subdivision and all specific design plans for the Bevard East property, reciting all points of this condition.**
 - b. Prior to final approval of the record plat for the area of SDP-0516, or any other specific design plan for the property that would contain any right-of-way for A-65, the applicant or successors or assigns shall dedicate all right-of-way necessary for A-65, as negotiated with the M-NCPPC and DPW&T on the Bevard East property. SDP-0516 shall be revised to show this dedication.**
 - c. The applicant or successors or assigns will be required to construct all or a portion of the A-65 highway on the Bevard East property, as determined by DPW&T.**

Comment: The subject property is not affected by A-65, only Phase 4 of the development, SDP-0516 is affected by the master plan alignment of A-65.

- 28. The non-standard typical section shown for secondary public streets within the subject property shall be specifically approved by DPW&T in writing prior to Specific Design Plan approval.**

Comment: This condition requires DPW&T approval of the nonstandard section for the secondary public streets shown in the CDP. The secondary streets have been revised to conform to the county's standard.

29. The Comprehensive Design Plan shall be modified to show that following streets as primary streets, with a final determination of function (i.e., primary or secondary) to be made during review of the preliminary plan of subdivision:

A. The street that is proposed to stub into the adjacent Wolfe Farm property.

Comment: This condition applies to Phase 4.

B. The street that serves approximately 80 townhouse lots and several single-family lots in the south central section of the site.

Comment: This condition requires that certain streets be shown as primary streets on the CDP and preliminary plan. This plan shows the street serving the townhouse lots as a 60-foot-wide primary street.

30. The arrangement of townhouses fronting on public streets shall be reviewed with DPW&T and M-NCPPC staff prior to the approval of the preliminary plan. Such an arrangement may not receive preliminary plan approval without the concurrence of DPW&T.

Comment: This condition was reviewed at the time of the preliminary plan and the arrangement was approved as shown on the Specific Design Plan.

9. Preliminary Plan 4-05050: Preliminary Plan of Subdivision 4-05050 was approved by the Planning Board on January 19, 2006. Resolution 6-16 was then adopted by the Planning Board on February 16, 2006, formalizing that approval. The following relevant conditions of approval are included in bold face type below, followed by staff comment:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:

e. Revise the APA map to list the airport.

Comment: This phase is not within an APA area.

h. Provide legible lot sizes, bearings and distances. All measurements should be legible.

Comment: The SDP plan does not provide legible bearings and distances and right-of-way widths. The plan must be revised prior to signature approval to address this issue.

j. Label the ultimate right-of-way of each public, private street, and alley.

Comment: Label the ultimate right-of-way of each public, private street, and alley.

k. The alley rights-of-way shall be separated from open space elements between sticks of townhouses.

Comment: This condition has not been fulfilled. For example, on sheet 6 of the SDP the width of the alley on Parcel Y is not provided. It is unclear if the eight-foot asphalt trail running between Lots 15 and 16 on a separate parcel or on Parcel Y, and if it is to be dedicated to DPW&T or the HOA. These plans must be revised prior to signature approval in order to provide a basis for review at the time of final plat.

l. Add a note that the 10-foot PUE is required outside and abutting the alley right-of-way and cannot be encumbered by structures.

Comment: The ten-foot PUE should be labeled on all sheets, along all public and private rights-of-way, except alleys where the dwelling fronts on a public street, unless otherwise determined appropriate by Verizon.

m. In accordance with the DPW&T memorandum of September 19, 2005, which requires minor revisions to the plan to accommodate larger rights-of-way (50 feet to 60 feet) on Public Roads V, Z and L, which are public streets on which townhouses front.

Comment: The SDP reflects this revision.

n. Reflect the deletion of the stub street into the Wolfe Farm Subdivision to the south.

Comment: This requirement applies to Phase 4 only.

2. A Type II Tree Conservation Plan shall be approved with the specific design plan.

Comment: A Type II tree conservation plan has been submitted with this application and is discussed in the environmental review section below.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan #25955-2005-00 and any subsequent revisions.

Comment: The Type II TCP shows stormwater management facilities to control water quantity and quality for the proposed development. The DER referral indicates that the applicant revised the

stormwater management plan and that department has found the site plan to be consistent with the concept approval.

- 14. In conformance with the Adopted and Approved Subregion V Master Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following at the time of Specific Design Plan:**
- a. The Subregion V Master Plan designates Thrift Road as a master plan trail/bicycle corridor. Depending on the type of roadway required by the Department of Public Works and Transportation, one of the following shall be provided:**
 - (1) If a closed section road is required, the applicant shall construct an eight-foot wide Class II trail along the site's entire road frontage of Thrift Road.**
 - (2) If an open section road is required, the applicant shall provide wide asphalt shoulders along the subject site's entire road frontage of Thrift Road and a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of one "Share The Road With A Bike" sign. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.**
 - b. Provide an eight-foot wide asphalt HOA trail from the southernmost cul-de-sac to the proposed trail immediately to the north, in the vicinity of the stormwater management pond.**
 - c. Provide an eight-foot wide asphalt HOA trail from one of the cul-de-sacs west of the main stream valley to the main north-south trail that is proposed.**
 - d. Provide trails within and to the proposed public park.**
 - e. Provide trail connections from the proposed public park to Roulade Place and Mordente Drive.**
 - f. Provide a wide asphalt shoulder along the subject site's entire road frontage of MD 223 in order to safely accommodate bicycle traffic, unless modified by SHA.**
 - g. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T.**
 - h. Provide a connection from Block KK to the internal trail.**

Comment: The trails coordinator reviewed the subject application and provides the following discussion relating to his review in conjunction with the requirements above:

“The Bevard East development consists of 562.85 acres within Subregion V and comprises four submitted specific design plans and a public park. The property is in the vicinity of Cosca Regional Park and Piscataway Creek Stream Valley Park, both of which contain major existing or planned trail facilities. The subject application includes an extensive network of trails within an open space network. The trails shown on the previously approved CDP-0504 and Preliminary Plan 4-05050 are extensive, total over 12,000 linear feet in length, and connect the isolated southern portion of the development with the recreational facilities and the northern residential areas.

“At the time of the CDP and the preliminary Plan, staff recommended two short connector trails linking adjacent culs-de-sac with the proposed trail system. These two trails connect Public Road C (SDP-0504) and Public Road J (SDP-0514) with the planned trail network. These connections will provide additional access to the proposed trail network from surrounding residential areas in locations where direct access is not being proposed. These trails have been reflected on the submitted specific design plans. However, the recreation and conceptual landscape elements plan should be revised to include these connections. Similarly, some trails are not labeled on some sheets and the location gets lost with the topographic lines. The trail network should be consistently marked and labeled on all plans and sheets.

“The following master plan trail facilities impact the subject site:

- “• A proposed bikeway along Thrift Road (SDP-0504).
- “• A proposed trail along A-65.
- “• A proposed trail from A-65 to the planned parkland in the southern portion of the subject site

“The trail along A-65 will be completed at the time of road construction. Regarding Thrift Road, at the time of preliminary plan it was determined that the type of trail or bikeway facility implemented would depend upon the type of road improvements required by DPW&T (see Condition 14 of 4-05050). If an open section road is required, the bikeway can be accommodated via bicycle-compatible road improvements and “Share the Road with a Bike” signage. If a closed section road is required, a Class II trail should be provided. It appears that a closed section road will be provided, as a standard sidewalk is shown along the subject site’s frontage on the submitted plans. Staff recommends that an eight-

foot-wide, Class II trail be provided along the site's frontage in place of the standard sidewalk currently shown (SDP-0504).

"The trail to the planned parkland will provide access from the site to planned M-NCPPC recreation facilities envisioned in the master plan. It appears that this public parkland will be provided at the southeast quadrant of the intersection of Public Road P and MD 223. Staff supports the planned trail locations shown on the specific design plans. Standard sidewalks along internal roads, in conjunction with the internal trails, should ensure adequate pedestrian access to the planned parkland as envisioned in the master plan.

"Staff also supports the trail connections from the proposed public park to the adjacent Mary Catherine Estates community at Roulade Place and Mordente Drive. These pedestrian connections, while not providing for vehicular access, will improve the walkability of the neighborhood and provide needed pedestrian connections from the existing community to the planned parkland. These connections should be considered by DPR and the applicant as the facilities included in the public parkland are determined.

"Due to the density of the proposed development (including townhouses and many single-family lots of less than 10,000 square feet), staff recommends the provision of standard sidewalks along both sides of all internal roads, unless modified by DPW&T. This is reflected on the submitted specific design plans.

"In conformance with the approved Subregion V Master Plan, the applicant and the applicant's heirs, successors, and/or assigns shall provide the following:

- "a. Provide an eight-foot wide asphalt HOA trail from Proposed Public Road J to the main north/south trail that is planned, as indicated on SDP-0514. This connection will provide more direct pedestrian access from this residential neighborhood to the proposed trail network and recreation facilities on the rest of the site.
- "b. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T. All trails shown on Sheet 1 (cover sheet) of the subject application should be marked and labeled on all 30- and 100-scale sheets in the approved SDP."

Comment: These conditions are included in the recommendation section of this report.

- 17. Prior to signature approval of the preliminary plan the applicant shall submit evidence from the Health Department whether an Environmental Site Assessment and testing will be required. If required that applicant shall submit evidence of satisfactory testing with the review of the specific design plan.**

Comment: The applicant submitted evidence from the Health Department prior to signature approval of the preliminary plan that further testing will not be required.

19. **In accordance with Section 27-548.43 of the Zoning Ordinance and prior to final plat approval the Declaration of Covenants for the property, in conjunction with the formation of a homeowners association, shall include language notifying all future contract purchasers of homes in the community of the existence of a general aviation airport. Washington Executive Airport (Hyde Field) is within one mile of the community. The Declaration of Covenants shall include the General Aviation Airport Environmental Disclosure Notice. At the time of purchase contract with homebuyers, the contract purchaser shall sign an acknowledgement of receipt of the Declaration. The liber and folio of the recorded Declaration of Covenants shall be noted on the final plat along with a description of the proximity of the development to the general aviation airport.**
20. **The specific design plan review shall include review for conformance to the regulations of Part 10B Airport Compatibility, Division 1 Aviation Policy Areas of the Zoning Ordinance. The specific design plan shall delineate, at an appropriate scale for review, the impact of the APA policy areas on the site.**

Comment: The SDP coversheet demonstrates that APA 3 and 6 do not impact this site.

27. **Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.**

Comment: This condition will also become a condition of this SDP.

29. **The applicant, his heirs, successors and/or assignees shall make a monetary contribution of a minimum \$2,000,000 toward the construction of the Southern Region Community Center in three phases:**
 - a. **\$200,000.00 for the design and engineering of the community center shall be paid prior to the issuance of the 50th building permit.**
 - b. **\$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 200th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).**
 - c. **\$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 400th building permit. Beginning from the date of issuance**

of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).

Comment: This condition will also become a condition of this SDP.

31. Prior to signature of the Preliminary Plan, the Type I Tree Conservation Plan shall:

- a. Reduce the area of impact “A.”**
- b. Place the trail over the sanitary sewer to the extent possible to reduce the impact to the expanded stream buffer in area “E” and realign the trail to avoid all impact to wetlands or wetland buffers.**
- c. Reduce the area of impact “G” for the street and eliminate all impacts for the proposed trail.**
- d. Place the trail over the sanitary sewer to the extent possible to reduce the impact to the expanded stream buffer in area “J.”**
- e. Place the trail over the sanitary sewer to the extent possible to reduce the impact to the expanded stream buffer in area “K” and realign the trail to avoid all impacts to wetlands or wetland buffers.**
- f. Remove the impact for trail construction in area “L.”**
- g. Revise the location of the stormwater management outfall in area “Q” to minimize overall impact.**
- h. Reduce impact area “R” to the minimum required for the stormwater outfall.**
- i. Provide all required woodland conservation on-site.**
- j. Use all appropriate areas for woodland conservation.**
- k. Show no woodland conservation on any lot.**
- l. Revise the worksheet as needed.**
- m. Have the revised plan signed and dated by the qualified professional who prepared the plan.**

Comment: All of these changes have been made and the TCPI has been signed.

- 32. Prior to the issuance of any permits that impact 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. All impacts to sensitive environmental features that require mitigation by state or federal permits shall provide the mitigation using the following priority list: (1) on-site, (2) within the Piscataway Creek Watershed and/or (3) within the Potomac River watershed.**

Recommended Condition: The following note shall be placed on each final plat:

“Prior to the issuance of any permits that impact 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. All impacts to sensitive environmental features that require mitigation by state or federal permits shall provide the mitigation using the following priority list: (1) on-site, (2) within the Piscataway Creek Watershed, and/or (3) within the Potomac River watershed.”

- 33. Prior to signature of the Preliminary Plan, the TCPI shall be revised to show all unmitigated 65 dBA Ldn noise contours associated with traffic-generated noise.**

Comment: This change has been made and the TCPI has been signed.

- 34. As part of the review of the specific design plan, the landscaping in the 40-foot-wide scenic easement adjacent to the 10-foot public utility easement parallel to the land to be dedicated for Piscataway Road and Thrift Road shall be reviewed.**
10. **Zoning Ordinance:** The subject SDP is in general compliance with Sections 27-514.08 through Section 27-515.10, Purposes, Uses, Regulations, Minimum Size Exceptions and Uses Permitted of the Zoning Ordinance for development in the R-L (Residential Low) Comprehensive Design Zone.
11. **Landscape Manual:** The project is subject to the Landscape Manual provisions for Section 4.1, Residential Requirements, and 4.6, Buffering Residential Development from Streets. Staff has evaluated the submitted landscape plans according to the relevant provisions of the Landscape Manual and found the plans to be basically in compliance, but that the appropriate schedules should be added to the plans.
12. **Woodland Conservation Ordinance:** The property is subject to the requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance because the site has previously approved tree conservation plans. Type I Tree Conservation Plan, TCPI/53/04, was approved with Comprehensive Design Plan CDP-0504. A revised Type I Tree Conservation Plan, TCPI/53/04-01, was approved with Preliminary Plan 4-05050. The approved Type I Tree Conservation Plan, TCPI/53/04-01 requires that all woodland conservation for the project be done

on-site. Additionally, because this is a comprehensive design zone, no woodland preserved on small lots may be used to meet any requirement of the Woodland Conservation Ordinance.

The Bevard East project consists of five phases of development. Each phase has an individual Type II tree conservation plan. The sum of the phases must meet the total requirements on-site. An individual phase is not required to fully meet its own requirement. The phased worksheet is shown on sheet 2 of 14. Until all individual TCP plans have been approved, the phased worksheet is used as a reference to monitor compliance of the project with the approved Type I TCP. If any particular TCP II is not approved, the overall development will still retain compliance with the Type II TCP because clearing of woodland would be reduced and additional woodland would be retained on-site.

The Type II Tree Conservation Plan, TCP II/72/06, has been reviewed and was found to require revisions. This phase contains 169.65 acres of the 562.85-acre project. The plan proposes clearing 33.40 acres of the existing 109.85 acres of upland woodland, clearing 0.48 acre of the 8.13 acres of woodland within the 100-year floodplain, and no clearing off-site. The threshold for this phase is 40.31 acres and this phase of the project proposes 74.18 acres of on-site preservation and 6.71 acres of on-site planting.

Because this is a comprehensive design zone and the residential lots are small, no portion of any lot should be encumbered with a restrictive easement. Woodland conservation areas are restrictive because they severely limit the use of the land. In order to avoid multiple changes to the TCP II, the plan at this time should calculate all woodland on lots as cleared, even if they are retained at this time. This would permit a property owner to treat the retained woodlands in any manner they deem appropriate without having to first obtain a revised TCP II or pay a fee-in-lieu. Overall, the plan fulfills the goals of the Woodland Conservation Ordinance and the Green Infrastructure Plan by providing for the conservation of large contiguous woodlands along the stream valleys. Some technical changes should be made. All required woodland conservation should be provided on-site.

As noted previously, there are impacts to expanded stream buffers that must be eliminated. All lots must show minimum 40-foot cleared areas behind each structure in order to provide adequate outdoor activity areas. There is a detail showing permanent fencing to be placed along planting areas; however, the location of the fencing is not shown in the legend or on the plans. Because there are significant areas that will need to be planted, the timing of planting these areas is a concern. The planting tables indicate the use of eastern hemlock; however, this species does not survive well in the area because of wooly aphids. On most sheets, the tree protection fences are located only along the boundaries of woodlands that are to be retained as woodland conservation areas; however, the tree protection fences should be located along the proposed limits of disturbance and not between woodlands retained but not part of any requirement and woodlands retained as designated woodland conservation areas.

Recommended Condition: Prior to certification of the specific design plan, the Type II tree conservation plan shall be revised to:

- a. Eliminate all impacts to expanded stream buffers that were not granted variations during the review and approval of Preliminary Plan 4-05050.
- b. Ensure that all tree protection fences are located only where appropriate.
- c. Show the permanent fencing for planting areas in the legend and on the plans.
- d. Provide minimum 40-foot cleared areas at the rear of every structure.
- e. Calculate all woodlands on lots less than 20,000 square feet in area as cleared.
- f. Revise the worksheet as needed.
- g. Add the following note to each sheet of the TCPII that shows reforestation/afforestation areas:

“All reforestation/afforestation areas adjacent to lots and split-rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to the building permits for the adjacent lots. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.”
- h. Substitute a suitable evergreen for eastern hemlock in the planting tables
- i. Have the revised plan signed and dated by the qualified professional who prepared the plan.

Comment: The conditions above have been included in the recommendation section of this report.

13. Section 27-274(a)(11) requires that the design of townhouses must meet certain criteria for development. The following addresses each of the requirements:
- (A) In this case, the preservation of existing trees between townhome groups is not possible, because trees do not exist. The townhouses are designed as rear load garages served by alleys.
 - (B) The townhouses front on a public street.
 - (C) The townhouses are located away from the proposed tot lot so there is no need for buffering of the rear of units.

- (D) The plans indicate a variety of model types sufficient to define each of the units individually as required by this section of the code, through the use of bay windows, variation in roofline, and window and door treatment. However, prior to the issuance of any building permits for the townhouse units, the permit drawings shall include the proposed front elevations for each building stick for review and approval by the Urban Design Section.
- (E) The plan provides for alley-served townhouse units.
- (F) The plan is proposing a two-foot offset of the units, which is typical of townhouse development.

Sections 27-433(d), Dwellings, and 27-480, General Development Regulations for the Comprehensive Design Zones, include requirements for the development of townhouses. The plan demonstrates conformance to these sections by proposing to meet the minimum lot sizes of 1,800 square feet, proposing not more than six units in a row, proposing that units are a minimum of 20 feet in width, by providing a minimum of two end wall features, by providing the finishing of above-grade foundation walls in a proper manner, and by exceeding the minimum finished living area of 1,250 square feet. This section also requires that 60 percent of the units have brick, stone or stucco. Staff recommends that at the time of the issuance of the building permits, a minimum of 60 percent of the townhouse units shall have a full brick front.

14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation—In comments dated February 28, 2006, the Historic Preservation Planning Section stated that the proposed project would have no effects on historic resources.

Archeological Review—In comments dated March 20, 2006, the staff archeologist stated that Phase I (Identification) archeological investigations were completed on the above-referenced property and the draft report (which included Bevard East, West and North) was received on July 13, 2005, and comments were sent to the archeology consultant URS, by Donald Creveling, Archeology Program Manager, M-NCPPC Natural and Historical Resources Division, Department of Parks and Recreation, in a letter dated October 17, 2005. Four copies of the final report were received by the Planning Department on February 17, 2006. Four historic and two prehistoric archeological sites (18PR774, 18PR775, 18PR776, 18PR777, 18PR778, 18PR779) were identified on the entire Bevard property (North, West, and East). All the archeological sites were determined to be disturbed or too minor to be considered significant. No further archeological work is required on the subject property. However, additional work may be required by the Maryland Historical Trust as part of the Section 106 process. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when federal monies, federal properties, or federal permits are required for a project.

Community Planning—The following was provided from the Community Planning Division for this case:

- This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.
- This application is generally in conformance with the suburban estate and low density planned neighborhood land use recommendations of the 1993 Subregion V Approved Master Plan and SMA.

Transportation—In comments dated May 26, 2006, the Transportation Planning Section stated that none of the potential alignments of A-65 will impact the subject SDP.

Subdivision—The property is the subject of Preliminary Plan 4-05050, approved by the Planning Board on January 19, 2006. The resolution of approval, PGCPB Resolution 06-16(C) was adopted on February 16, 2006. The preliminary plan remains valid until February 16, 2012, or until final record plat(s) are approved. The following comments were provided by the Subdivision Section:

- a. Section 27-195(c)(3) of the Zoning Ordinance, specifically Map Amendment Approval, requires that all building permit plans shall list the condition(s) and shall show how the proposed development complies with them. The SDP does not provide reference to the approved map amendment (A-9967) nor does the plan list the conditions of that approval as required.
- b. The “lot size” chart should be revised to include the “large lot component” of Phase I.
- c. Add a note stating that development of this property shall conform to A-9967 and CDP-0504.
- d. Revise the regulation table to correspond to lot numbers, to allow for the verification of conformance to the percentage maximums (townhouses vs. singles), and standards proposed.
- e. Each sheet of the SDP should label the parcel and lot numbers shown on that sheet and provide the acreage including the HOA parcels.
- f. The font size should be increased to ensure that site plans that are microfilmed and copied are legible.
- g. Remove the “M-NCPPC Approval” box from the approval sheet; these plans will be affixed with a certificate of approval.

- h. Each lot should be reviewed to ensure conformance to the development standards established by the approved CDP.

These referral comments should be addressed to ensure that the SDP(s) is in substantial conformance to the approved preliminary plan of subdivision. These items should be added as conditions of approval of the plans.

Parks—In comments dated April 14, 2006, the Department of Parks and Recreation stated that while there are no parks and recreation issues associated with the subject specific design plan, Condition 4 of the approving resolution for Comprehensive Design Plan CDP-0504 requires approval of construction drawings for the park to be approved by the Department of Parks and Recreation prior to certificate approval of the first specific design plan for the overall project. Urban Design staff has included a recommended condition to this effect below.

Permits—In a memorandum dated May 17, 2006, the Permit Review Section offered numerous comments that have been addressed in the recommended conditions below.

Public Facilities—In a memorandum, the Public Facilities Section stated that 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.

Fire and Rescue

The Prince George's County Planning Department has determined that the preliminary plan 4-05050, which takes precedence, is within the required seven-minute response time for the first due fire station Company 25 Clinton, using the *7 Minute Travel Times and Fire Station Locations Map* provided by the Prince George's County Fire Department, for all lots except Block KK, Lots 1-91, and Block LL, Lots 1-8, which are beyond response time standards.

The required fire and rescue facilities have been determined to be inadequate and the applicant was required to provide a public safety mitigation fee to address the excessive response time for fire and rescue services.

Police Facilities

The Prince George's County Planning Department has determined that this specific design site plan is located in District IV, Oxon Hill. The standard for emergency calls response is 10 minutes and 25 minutes for non-emergency calls. The test is based on a rolling average for the preceding 12 months. The specific detailed site plan application was accepted for processing by the Planning Department on February 27, 2006.

	Date	Emergency Calls	Non-Emergency
Acceptance Date	01/05/05- 1/27/06	11:00	23.00

The police and fire and rescue service response time requirements for emergency calls were not met, and a public safety mitigation fee was assessed at the time of preliminary plan of subdivision, which was filed on July 28, 2005. The actual fee to be paid will depend upon the year the grading permit is issued and is subject to an adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for all urban consumers.

Environmental Planning—The Environmental Planning Section recommends approval of SDP-0514 and TCPII/72/06 subject to conditions.

The Environmental Planning Section notes that portions of this site have been reviewed as applications SE-1823, SE-3266 and SE-3755 that were for the mining of sand and gravel. Preliminary Plan 4-04063 and TCPI/77/04 were withdrawn before being heard by the Planning Board. An application for rezoning, A-9967, was approved with conditions by PGCPB Resolution No. 05-233. The Planning Board approved a Comprehensive Design Plan, CDP-0504, and Type I Tree Conservation Plan, TCPI/53/04, with conditions. Comprehensive Design Plan CDP-0504 and Type I Tree Conservation Plan TCPI/53/04 have not been certified because final District Council action is pending. The Planning Board approved a Preliminary Plan of Subdivision, 4-05050, and a revised Type I Tree Conservation Plan, TCPI/53/04-01, with conditions. Preliminary Plan of Subdivision 4-05050 and Type I Tree Conservation Plan TCPI/53/04-01 have been signed. Five specific design plans that contain the entire Bevard East project are under concurrent review.

Site Description

This phase contains 169.65 acres of the 562.85-acre property in the R-A Zone and is located between Piscataway Road and Thrift Road, north of Windbrook Drive. There are streams, wetlands, and 100-year floodplains and associated areas of steep slopes with highly erodible soils and areas of severe slopes on the property. There are no nearby existing sources of traffic-generated noise; however, two master plan arterial roads, A-54 and A-65, could impact the property. The proposed development is not a noise generator. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled “Ecologically Significant Areas in Anne Arundel and Prince George’s Counties,” December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. Piscataway Road and Thrift Road are designated scenic roads. This property is located in the Piscataway Creek watershed in the Potomac River basin. The site is in the Developing Tier according to the adopted General Plan.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

- a. According to the “Prince George’s County Soil Survey,” the principal soils on the site are in the Aura, Beltsville, Bibb, Chillum, Croom, Iuka, Matapeake, Rumford, Sassafra and Westphalia soils series; however, portions of the site were mined for sand and gravel after the publication of the “Prince George’s County Soil Survey,” Marlboro clay is not found to occur in the vicinity of this property. Portions of this site have been mined for sand and gravel as approved by applications SE-1823, SE-3266 and SE-3755. These gravel pit areas are of concern. Due to the unknown nature of the soils and the limitations associated with these areas, a soils report addressing the soil structure, soil characteristics, and foundation stability was submitted and reviewed. The limits of previous mining are shown on the approved natural resources inventory.

The soils report shows the locations of 80 boreholes, includes logs of the materials found, notes the findings of tests of samples collected, provides an overview of the findings and recommends mitigation measures for problem areas.

The site is generally suitable for the proposed development. Specific mitigation measures will be further analyzed during the development process by the Washington Suburban Sanitary Commission for installation of water and sewer lines, by the Department of Public Works and Transportation for the installation of streets, and by the Department of Environmental Resources for the installation of stormwater management facilities, general site grading, and foundations.

Comment: This information is provided for the applicant’s benefit. No further action is needed as it relates to this specific design plan review. Additional soils reports may be required by the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, and the Prince George’s County Department of Environmental Resources during the permit review process.

- b. This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. The Subregion V Master Plan indicates that there are substantial areas designated as natural reserve on the site. As noted on page 136 of the Subregion V Master Plan:

“The Natural Reserve Area is composed of areas having physical features which exhibit severe constraints to development or which are important to sensitive ecological systems. Natural Reserve Areas must be preserved in their natural state.”

The Subregion V Master Plan elaborates on page 139:

“The Natural Reserve Areas, containing floodplain and other areas unsuitable for development should be restricted from development except for agricultural, recreational and other similar uses. Land grading should be discouraged. When disturbance is permitted, all necessary conditions should be imposed.”

For the purposes of this review, the natural reserve includes all expanded stream buffers and isolated wetlands and their buffers. A wetland study and plan were submitted with the application. All streams shown as perennial or intermittent on the plans require minimum 50-foot stream buffers that shall be expanded in accordance with Section 24-130(b)(6) of the Subdivision Regulations. A natural resources inventory is required to show all regulated buffers. A natural resources inventory, NRI/40/05, has been signed and the expanded stream buffers are accurately depicted on the Type II tree conservation plan. Of the 562.85 acres of the entire Bevard East project, approximately 104 acres are within expanded stream buffers.

Impacts to significant environmental features that are required to be protected by Section 24-130 of the Subdivision Regulations are proposed. The design should avoid any impacts to streams, wetlands or their associated buffers unless the impacts are essential for the development as a whole. Staff will generally not support impacts to sensitive environmental features that are not associated with essential development activities. Essential development includes such features as public utility lines (including sewer and stormwater outfalls), street crossings, and so forth, which are mandated for public health and safety; nonessential activities are those, such as grading for lots, stormwater management ponds, parking areas, and so forth, which do not relate directly to public health, safety or welfare. Impacts to sensitive environmental features require variations to the Subdivision Regulations.

Variation requests with exhibits for 18 impacts were received on January 9, 2005 and reviewed with Preliminary Plan 4-05050. Of the 18 requests, 9 were fully approved, 7 were approved in part and 1 was denied by the Planning Board. The Type I Tree Conservation Plan, TCPI/53/04-01, was revised prior to signature to reflect the Planning Board decision.

The impacts shown on the SDP are **not** consistent with those that were granted variation request by the Planning Board during the approval of Preliminary Plan 4-05050. On sheet 4 of 21, grading is shown northeast of proposed Lot 1; however, this impact was specifically denied by the Planning Board during the review of plan 4-05050. There is an impact for a trail shown on sheet 18 of 21; however, no variation request for this impact was requested during the review of

plan 4-05050. On sheet 6 of 21, there are impacts created by a trail alignment indicated on the Phase 4 portion of site; however, no variation request for this impact was requested during the review of plan 4-05050.

Because this is a comprehensive design zone and the residential lots are small, no portion of any lot should be encumbered with a restrictive easement. Conservation easements are restrictive because they severely limit the use of the land.

Recommended Condition: Prior to certification of the specific design plan, the SDP and Type II tree conservation plan shall be revised to eliminate all impacts for which variation requests were not approved during the review and approval of Preliminary Plan 4-05050.

Recommended Condition: Prior to certification of the SDP, the SDP and TCPH shall be revised to revise all lots less than 20,000 square feet in area to ensure that no portion of any of the lots would be encumbered by a conservation easement.

- c. Piscataway Road is the nearest source of traffic-generated noise and is designated as an arterial in the Subregion V Master Plan. Section 24-121(a)(4) requires that residential lots adjacent to existing or planned roadways of arterial classification or higher be platted to a minimum depth of 150 feet and that adequate protection and screening from traffic nuisances be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line for new residential structures.

The noise model used by the Environmental Planning Section predicts that the unmitigated 65 dBA Ldn noise contour will be about 168 feet from the centerline of Piscataway Road in ten years. Based upon dedication of 60 feet from the centerline of existing Piscataway Road, the predicted 65 dBA Ldn contour is approximately 118 feet from the edge of the proposed right-of-way and clearly not impacting any proposed lot within the phase of the development. No further action regarding traffic-generated noise is required with regard to this specific design plan.

- d. Piscataway Road and Thrift Road are designated scenic roads; however, neither is affected by this portion of the Bevard East project. No further action regarding scenic roads is required with regard to this specific design plan.

Department of Environmental Resources (DER)—In comments dated May 24, 2004, DER stated that the site plan for Bevard East, Phase 2-SDP-0514 is consistent with the revised Stormwater Concept 25955-2005-01.

Department of Public Works and Transportation (DPW&T)—In comments dated March 17, 2006, DPW&T noted:

- The plan was unacceptable because it does not show the alignment of the proposed A-65 roadway as shown on the master plan.
- Old Fort Road East (A-65) is a proposed arterial roadway with a hiker/biker trail and that its extension would be required, together with right-of-way dedication and construction from MD 223 to Thrift Road.
- Such construction would have to be designed in accordance with DPW&T's standards and specifications for an urban arterial road.
- The proposed development includes access from Thrift Road, MD 223, and Tippet Road. Noting that Thrift Road is a proposed scenic rural two-lane collector, they stated that right-of-way dedication and frontage improvements would be required in accordance with DPW&T's standards for a scenic and historic rural two-lane collector road. They also mentioned that right-of-way dedication and roadway improvements would be required along Tippet Road, designed in accordance with DPW&T's standards for its classification as a primary residential road.
- Adequate turnaround would have to be constructed at the end of Roulade Place and Mordente Drive would have to be provided.
- An access study would have to be made by the applicant and reviewed by them to determine the adequacy of access point(s) and the need for acceleration/deceleration and turning lanes.
- Conformance with street tree and lighting standards would be required.
- Sidewalks would be required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- All storm drainage systems and facilities would have to be designed in accordance with DPW&T's and DER's requirements.
- Existing utilities may require relocation and/or adjustments and coordination with the various utility companies would be required.
- A detailed review of subdivision roadways at time of detailed site plan review.
- All improvements within the public right-of-way as dedicated to the county must be designed in accordance with the county's Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act.
- Installation of a traffic signal at the intersection of MD 223 and the access road to the subdivision is required, if warranted. If the signal is not currently warranted, a full signal

installation fee-in-lieu contribution from the developer for future installation of a signal will be required.

- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for Thrift Road, Tippet Road, and the proposed subdivision streets is required.

Specifically, with respect to the subject phase of the Bevard project, DPW&T offered the following:

- On Drawing 7 of 18, at the intersection of Public Road A and Thrift Road, adequate intersection sight distance must be provided based on the AASHTO criteria.
- On Drawing 10 of 18, at the intersection of Public Road B and Thrift Road, adequate intersection sight distance must be provided based on the AASHTO criteria.

Please note that DPW&T's requirements are enforced through its separate permitting requirements.

15. As required by Section 27-528 of the Zoning Ordinance, the Planning Board must make the following findings prior to approval of the specific design plan:

- (1) The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.**

Comment: As detailed in Finding 8 and Finding 11 above, Specific Design Plan SDP-0504 conforms to the requirements of approved Comprehensive Design Plan CDP-0504 as approved by the Prince George's County Planning Board in PGCPB Resolution No. 05-269 and the applicable standards of the *Landscape Manual*.

- (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: In comments dated May 24, 2006, the Transportation Planning Section stated that the requirements for approval of this plan at this time are met in regard to the roadway systems for the subject property. In comments from the Historic Preservation and Public Facilities Planning Section, they found that the fire and rescue and the police facilities were determined to be adequate. Therefore, the subject project will not affect the previous finding that 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.

(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: In revised comments dated May 24, 2006, the Department of Environmental Resources stated that the subject project is consistent with revised stormwater concept #25955-2005-01. Therefore, it may be said that the adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

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

Comment: In comments dated June 1, 2006, the Environmental Planning Section recommended approval of Tree Conservation Plan II/72/06, subject to conditions. Such conditions have been included in the recommendation section of this report. Therefore, it may be said that the specific design plan is in conformance with an approved tree conservation plan.

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/72/06), and further APPROVED Specific Design Plan SDP-0514 for the above-described land, subject to the following conditions:

1. Prior to signature approval, the following revisions to the plans shall be made:
 - a. The template sheet shall be revised to include the height and number of stories for each model type (not to exceed the CDP maximum height of 40 feet) and the dimensions and all the options for each model.
 - b. Provide legible lot sizes, bearings and distances, and all dimensions of site improvements.
 - c. Identify all garages and number of spaces.
 - d. Provide a parking schedule on the cover sheet listing all required and proposed parking for the townhouse portion of development, and adjust the plan accordingly.
 - e. Identify all handicap accessible parking.
 - f. The alley rights-of-way shall be separated from open space parcels between sticks of townhouses.
 - g. The ten-foot-wide public utility easement should be labeled on all sheets along all public and private rights-of-way, as required by the public utility company.
 - h. Demonstrate all floodplain areas on the site plan.

- i. Demonstrate the 25-foot setback from the floodplain on the site plan.
 - j. The plans shall provide for additional landscaping around storm water management facilities
 - k. Provide Section 4.1 landscape schedules on the landscape plans.
 - l. Add a note stating that development of this property shall conform to A-9967 and CDP-0504.
 - m. Each sheet of the SDP shall label the parcel and lot numbers shown on that sheet and provide the acreage including the HOA parcels.
 - n. The font size shall be increased to ensure that site plans that are microfilmed and copied are legible.
 - o. The “M-NCPPC Approval” box shall be removed from the approval sheet; these plans will be affixed with a certificate of approval.
 - p. The approval sheet shall include the conditions of the Basic Plan, A-9967.
 - q. The plans shall provide details and specifications for the pavement design of the alley surfaces including a concrete edging designed to collect water runoff and/or to provide a visual edge to the right-of-way.
2. Prior to the issuance of any building permits:
- a. Each lot should be reviewed to ensure conformance to the development standards established by the approved CDP.
 - b. For the single-family detached dwellings, the architectural elevations shall be approved by the Planning Board in a separate umbrella architecture specific design plan (SDP-0605).
 - c. The plans shall be revised to add a tracking chart that demonstrates 60 percent of the units will have brick fronts.
 - d. For the single-family attached dwellings, the permit drawings shall include the proposed front elevations for each building stick for review and approval by the Urban Design Section, as designee of the Planning Board. The plans shall demonstrate a variety of model types sufficient to define each unit individually through the use of variation in roofline, window and door treatment.
 - e. Provide a chart to demonstrate the percentage of lot coverage on the site plans and a chart for yard area for the single-family attached lots.

- f. Provide all the setbacks and distances from the dwellings to the property lines for the single-family detached units.
- 3. Prior to signature approval of this SDP, the feasibility of installing traffic calming measures and crosswalks at the following locations shall be determined in consultation between the applicant and the appropriate transportation agency, either SHA or DPW&T:

MD 223/Windbrook Drive
MD 223/Mary Catherine Drive
MD 223/entrance to Bevard North/Bevard East

The applicant shall be required to install any traffic calming measures and crosswalks that are deemed to be feasible and appropriate by the operating agencies. The result of such discussions shall be provided to planning staff and the parties of record for this case, in writing, and any required improvements shall be added as a note on any final plat.

- 4. The applicant shall dedicate to M-NCPPC 14± acres of developable land for future parkland at the time of the first final plat of subdivision.
- 5. Prior to final plat, the applicant shall obtain signature approval of the specific design plan, signature approval of the basic plan, and signature approval of the comprehensive design plan.
- 6. Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.
- 7. Prior to submission of any final plats of subdivision:
 - a. The applicant shall enter into a public Recreational Facilities Agreement (RFA) with M-NCPPC for the construction of recreation facilities on 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 the final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.
 - b. The applicant shall enter into a private RFA with M-NCPPC for the construction of recreation facilities on HOA lands. 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 the final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.
- 8. The applicant shall submit to DPR or DRD a performance bond, a letter of credit, or other suitable financial guarantee for the construction of the public and private recreation facilities, as

appropriate, in the amount to be determined by DPR or DRD, at least two weeks prior to issuance of grading permits, for either the public or private lands.

9. The recreational facilities on dedicated parkland shall be constructed prior to the issuance of the 50th building permit for the overall site.
10. The applicant, his heirs, successors and/or assignees shall make a monetary contribution of a minimum \$2,000,000 toward the construction of the Southern Region Community Center in three phases:
 - a. \$200,000.00 for the design and engineering of the community center shall be paid prior to the issuance of the 50th building permit.
 - b. \$900,000.00 for the construction of the community center shall be paid prior to issuance of the 200th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).
 - c. \$900,000.00 for the construction of the community center shall be paid prior to issuance of the 400th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).
11. Prior to signature approval, the architectural elevations shall be modified as follows:
 - a. Lots 5 and 21, Block N, Lots 10 and 31, Block G, and Lots 5 and 27, Block H, shall be revised as follows:
 - (1) Each end wall shall have a minimum of three architectural features such as windows, doors or masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition.
 - (2) Each front facade and end wall shall be brick.
 - b. A standard deck shall be provided on all the townhouse units.
12. In conformance with the approved Subregion V Master Plan, the applicant and the applicant's heirs, successors, and/or assigns shall provide the following:
 - a. Provide an eight-foot wide asphalt HOA trail from Proposed Public Road J to the main north/south trail that is planned, as indicated on SDP-0514. This connection will provide more direct pedestrian access from this residential neighborhood to the proposed trail network and recreation facilities on the rest of the site.

- b. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T. All trails shown on Sheet 1 (cover sheet) of the subject application shall be marked and labeled on all 30- and 100-scale sheets in the approved SDP.
- 13. Prior to certification of the SDP, the cover sheet shall be amended to include the TCPII numbers for each companion SDP: SDP-0504, TCPII/71/06; SDP-0514, TCPII/72/06; SDP-0515, TCPII/73/06; SDP-0516, TCPII/74/06; and SDP-0517, TCPII/75/06.
- 14. The following note shall be placed on each final plat:

“Prior to the issuance of any permits that impact 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. All impacts to sensitive environmental features that require mitigation by state or federal permits shall provide the mitigation using the following priority list: (1) on-site, (2) within the Piscataway Creek Watershed, and/or (3) within the Potomac River watershed.”
- 15. Prior to certification of the specific design plan, the SDP and Type II tree conservation plan shall be revised to eliminate all impacts for which variation requests were not approved during the review and approval of Preliminary Plan 4-05050.
- 16. Prior to certification of the SDP, the SDP and TCPII shall be revised to revise all lots less than 20,000 square feet in area to ensure that no portion of any of the lots would be encumbered by a conservation easement.
- 17. Prior to certification of the specific design plan, the Type II tree conservation plan shall be revised to:
 - a. Eliminate all impacts to expanded stream buffers that were not granted variations during the review and approval of Preliminary Plan 4-05050.
 - b. Ensure that all tree protection fences are located only where appropriate.
 - c. Show the permanent fencing for planting areas in the legend and on the plans.
 - d. Provide minimum 40-foot cleared areas at the rear of every structure.
 - e. Calculate all woodlands on lots less than 20,000 square feet in area as cleared.
 - f. Add a pattern to the legend and the plan to indicate all areas of woodland retained but calculated as cleared.

- g. Revise the worksheet as needed.
 - h. Add the following note to each sheet of the TCPII that shows reforestation/afforestation areas:

“All reforestation/afforestation areas adjacent to lots and split rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to the Building Permits for the adjacent lots. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.”
 - i. Substitute a suitable evergreen for eastern hemlock in the planting tables.
 - j. Have the revised plan signed and dated by the qualified professional who prepared the plan.
18. Prior to signature approval, the architectural elevations for the Ryan Homes model, the Fairgate, and the Caruso Homes models, the Napa Valley and the Sonoma, shall be deleted from the architectural elevations package. However, the Fairgate model by Ryan Homes shall be submitted into the record of SDP-0605 for review by the Planning Board.

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 Clark, with Commissioners Squire, Clark, Vaughns and Parker voting in favor of the motion, and with Commissioner Eley temporarily absent at its regular meeting held on Thursday, June 8, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15th day of June 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SL:bjs

R E S O L U T I O N

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 July 27, 2006, regarding Specific Design Plan SDP-0516 for Bevard East, Phase 4, the Planning Board finds:

1. **Request:** The subject application is for approval of 293 single-family detached and 100 single-family attached dwelling units in the R-L Zone.

2. **Development Data Summary:**

	Existing	Proposed
Zone	R-L	R-L
Uses	Vacant	Single-family detached Single-family attached
Acreage	195.97	195.97
Single-family detached units	0	293
Single-family attached units	0	100
Total		393

3. **Location:** This portion of the Bevard East, Phase 4, development is located on the southeast side of Piscataway Road, north of Elizabeth Ida Drive, and south of Delancy Street, in Planning Area 81B and Council District 9.
4. **Surroundings and Use:** The subject site is bounded on its west side by the proposed public park and Mary Catherine Estates Subdivision. To the north of the subject property is vacant property zoned R-E. To the south is proposed Bevard East, Phase 2. To the southeast is Wolfe Farm, which is undeveloped but has a preliminary plan of subdivision approved for it, 4-04099.
5. **Previous Approvals:** The subject property has an approved Basic Plan, A-9967, approved by the District Council on March 28, 2006, in accordance with Zoning Ordinance No. 7-2006. The Planning Board approved the Comprehensive Design Plan, CDP-0504, on January 12, 2006. The District Council approved CDP-0504 on June 6, 2006. The Preliminary Plan of Subdivision 4-05050 was approved on February 16, 2006, by the Planning Board, prior to the final approval by the District Council of the rezoning case and prior to the final decision on the CDP.
6. **Design Features:** Phase 4 of the Bevard East development is accessed from Piscataway Road. The main access point and main spine connects to Piscataway Road and terminates at the future clubhouse. The Phase 4 road network provides access to Phases 2 and 5. Single-family detached

dwelling front Piscataway Road and the main spine road. The proposed 14±-acre park flanks one side of the spine road. A gatehouse and traffic circle are located at the first intersection traversed after entering the subdivision from Piscataway Road.

The following facilities are included within this area:

- One open play area
- One community building
- One community pool
- One soccer field (multipurpose)
- One tot-lot and one preteen lot (combined)
- Two double tennis courts
- Parking compound (approximately 47 spaces)

In addition to the recreational facilities stated above, the CDP included conditions of refinement of facilities as follows:

- b. The community building shall be shown as a minimum of 5,000 square feet, in addition to the space proposed to be occupied by the pool facilities.**
- c. The swimming pool shall be approximately 25 meters long and 40 feet wide with a 30-foot by 30-foot training area.**

Comment: The plans lack sufficient information for review of the central recreational area. The outline of the community building is shown on the plans but the architectural elevations and floor plans of the building have not been provided. Dimensions are not included on the plans and details and specifications are completely lacking. Even the open play area is not labeled. The staff recommends that this section of the plans be deleted, and the plans be revised to provide for rough grading of the area. Then the applicant should submit a revision of the subject specific design plan to the Planning Board for the purpose of approving a specific plan for the central recreational area in accordance with the above comprehensive design plan requirements. Included in this submittal should be the architectural elevations of the clubhouse, the floor plans, the swimming pool details, and the recreational facilities as stated above demonstrating conformance to the Parks and Recreational Facilities Guidelines, details and specifications of the individual facilities including cut-sheets for the equipment and landscaping. This detailed site plan revision should be submitted prior to the release of any building permits.

ARCHITECTURAL MODEL DATA

Architecture for the single-family detached units will be brought before the Planning Board in a separate umbrella architecture specific design plan SDP-0605 that has been recently accepted by the Development Review Division for processing.

The following architectural models for townhouse products are proposed by K Hovnanian Homes,

Caruso Homes, and Ryan Homes:

Model	Base Finished Area (Sq. Ft.)*
K. Hovnanian	
Astoria I and II	1,680
Chatham	1,600
Woodford I & II	1,600
Woodley Park I	1,948
Woodley Park II	1,920
Caruso Homes	
Napa Valley	1,892
Sonoma	1,890
Ryan Homes	
Fairgate	1,600

*Base Finished Area in square feet as submitted in e-mail dated May 30, 2006. Finished floor statement forms were not submitted.

Comment: The architectural elevations for the Ryan Homes model, the Fairgate, are incomplete. The plans submitted only include the front elevation of sticks of buildings of various numbers of units. Side and rear elevations of the product have not been provided. Therefore, the staff recommends that the Ryan Homes model, the Fairgate, be deleted.

The Caruso Homes architectural elevations depict front loaded garages consistent with the site plan. The staff recommends approval of the models proposed by Caruso Homes.

The K Hovnanian architectural elevations are complete and provide an acceptable level of design quality. The staff recommends approval of the models proposed by K. Hovnanian with a condition that the plans be revised to show a standard deck on the rear of the units, with details and specifications to be approved prior to signature approval.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9967:** This case rezoned approximately 562.85 acres of land in the R-E Zone to the R-L Zone and was approved by the District Council on March 28, 2006, in accordance with Zoning Ordinance No. 7-2006. The following conditions were attached to the approval and warrant discussion:

1. **The basic plan shall be revised as follows, and submitted to the Office of the Zoning Hearing Examiner for inclusion in the record:**
 - **The right-of-way for A-65 as designated on the Subregion V Master Plan shall be shown. A determination shall be made at the time of preliminary plan concerning dedication, reservation, or no preservation strategy for the right-of-way for this facility within the subject property.**

- **The Basic Plan shall be revised to reflect a proposed basic plan density of 827 units and a maximum of 165 attached units (20% of the total, as provided in Section 27-514.10 of the Zoning Ordinance). With the provision of density increments, Applicant shall construct no more than 827 units.**

Comment: According to the Zoning Section, a revised basic plan has not been submitted to this office, which would then be forwarded to the ZHE to show the master plan alignment of A-65 and the density as stated above.

2. A preliminary plan of subdivision shall be required for the proposed development.

Comment: A preliminary plan of subdivision for the subject project was approved by the Planning Board on February 16, 2006, before the final approval of the rezoning case and before the final approval of the comprehensive design plan.

3. A soils study shall be submitted as part of any application for a natural resources inventory. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.

Comment: A natural resources inventory (NRI) plan, NRI/40/05, has been approved by the Environmental Planning Section. The NRI includes a soils study that clearly defines the limits of past excavation and indicates all areas where fill has been placed including borings, test pits, and logs of the materials found above undisturbed ground.

5. If impacts to regulated environmental features remain after the redesign, variation requests shall be submitted as part of any application for a preliminary plan of subdivision. The variation request must have a separate justification statement for each impact or impact type, in conformance with Section 24-113 of the Subdivision Regulations, a map on 8.5 x 11 inch paper showing each impact, and noting the quantities of impacts proposed for each individual impact.

Comment: Variation requests with exhibits for 18 impacts were received on January 9, 2005, and reviewed with Preliminary Plan 4-05050. Of the 18 requests, 9 were fully approved, 7 were approved in part, and 1 was denied by the Planning Board. Type I Tree Conservation Plan TCPI/53/04-01 was revised prior to signature to reflect the Planning Board decision. Impacts to sensitive environmental features are discussed in detail in the Environmental Review section below.

- 6. A Phase I noise study shall be required as part of any application for a CDP. The CDP and Type I Tree Conservation Plan ("TCPI") shall show all unmitigated 65 dBA Ldn noise contours associated with traffic-generated noise.**

Comment: The noise model used by the Environmental Planning Section predicts that the unmitigated 65 dBA Ldn noise contour will be about 168 feet from the centerline of Piscataway Road in ten years. Based upon dedication of 60 feet from the centerline of existing Piscataway Road, the predicted 65 dBA Ldn contour is approximately 118 feet from the edge of the proposed right-of-way and clearly not impacting any proposed lot within this phase of the development.

- 7. The CDP shall provide for minimum 40-foot scenic easements adjacent and contiguous to the proposed 10-foot public utility easements along the land to be dedicated for Piscataway Road and Thrift Road.**

Comment: The comprehensive design plan provided orchard-like planting along Piscataway Road. This application similarly provides orchard-like planting along Piscataway Road.

Consideration:

- 1. At the time of Comprehensive Design Plan review specific acreage of parkland dedication shall be determined. The dedicated parkland should be of sufficient acreage to accommodate a baseball field, soccer field, a parking lot with a minimum of 100 parking spaces, a playground, picnic shelter, basketball court, trail and stormwater management pond. The dedicated parkland shall be located along Piscataway Road.**

Comment: The CDP provided for the information above and this condition has no impact on the subject application

- 2. At the time of Comprehensive Design Plan review any recreational facilities to be constructed by Applicant shall be constructed on dedicated parkland. The recreational facilities package shall be reviewed and approved by appropriate M-NCPPC staff.**

Comment: The CDP provided for the information above and this condition has no impact on the subject application

- 3. As a public benefit feature, Applicant shall contribute \$2 million to the construction of a community center to be located at Cosca Regional Park.**

Comment: The comprehensive design plan approved a timing mechanism for the collection of the money and the same condition is included in the recommendation section of this report

4. At the time of Comprehensive Design Plan review, Applicant and Staff should address the feasibility of installing traffic calming measures and pedestrian crosswalks at the following intersections:

- **Piscataway Road/Windbrook Drive;**
- **Piscataway Road/Mary Catherine Drive;**
- **Piscataway Road/entrance to Bevard North; and**
- **Piscataway Road/entrance to Bevard East**

Comment: Crosswalks and/or traffic calming is feasible at each location. Please note that the entrance to Bevard East from MD 223 has been moved from the location shown on the basic plan and is now coincident with the entrance to Bevard North from MD 223. Although information has been received from the applicant, such information would have to be reviewed by the appropriate operating agency, either SHA (for MD 223) or DPW&T (for all other facilities).

As a means of ensuring that the condition is met, the following condition should be attached to each SDP:

Prior to signature approval of this SDP, the feasibility of installing traffic calming measures and crosswalks at the following locations shall be determined in consultation between the applicant and the appropriate transportation agency, either SHA or DPW&T:

MD 223/Windbrook Drive
MD 223/Mary Catherine Drive
MD 223/entrance to Bevard North/Bevard East

The applicant shall be required to install any traffic calming measures and crosswalks that are deemed to be feasible and appropriate by the operating agencies. The result of such discussions shall be provided to planning staff in writing, and any required improvements shall be added as a note on any final plat.

8. Comprehensive Design Plan CDP-0504: Comprehensive Design Plan CDP-0504 was approved by the Planning Board on January 12, 2006. The CDP was approved by the District Council on June 6, 2006. The following conditions of approval warrant discussion:

- 1. The applicant shall dedicate to M-NCPPC 14± acres of developable land for future parkland as generally shown on attached Exhibit "A" at the time of the first final plat of subdivision.**

Comment: This condition should be carried over to the approval of this plan.

- 3. The land to be conveyed to M-NCPPC shall be subject to the conditions of the attached Exhibit B.**

Comment: This condition should be carried over to the approval of this plan.

- 4. Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.**

Comment: This condition should be carried over to the approval of this plan.

- 5. Prior to submission of any final plats of subdivision, the applicant shall enter into a public Recreational Facilities Agreement (RFA) with M-NCPPC for the construction of recreation facilities on 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 the final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.**

Comment: This condition should be carried over to the approval of this plan.

- 6. The applicant shall submit to DPR a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the public recreation facilities in the amount to be determined by DPR, at least two weeks prior to issuance of grading permits.**

Comment: This condition should be carried over to the approval of this plan.

- 7. The recreational facilities on dedicated parkland shall be constructed prior to issuance of the 50th building permit.**

Comment: This condition should be carried over to the approval of this plan.

- 8. The applicant, his heirs, successors and/or assignees shall make a monetary contribution of a minimum \$2,000,000 toward the construction of the Southern Region Community Center in three phases:**
 - a. \$200,000.00 for the design and engineering of the community center shall be paid prior to the issuance of the 50th building permit.**
 - b. \$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 200th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).**
 - c. \$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 400th building permit. Beginning from the date of issuance**

of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).

Comment: This condition should be carried over to the approval of this plan.

10. Prior to acceptance of the applicable specific design plans, the following shall be shown on the plans:

- a. The APA designation area shall be shown.**

Comment: This phase is within APA zones 3 and 6, and the APA designation is shown on the coversheet of the plans.

- b. The community building shall be shown as a minimum of 5,000 square feet, in addition to the space proposed to be occupied by the pool facilities.**

Comment: The community building is shown on the plans; however, the architectural elevations and floor plan have not been provided.

- c. The swimming pool shall be approximately 25 meters long and 40 feet wide with a 30-foot by 30-foot training area.**

Comment: The swimming pool is shown on the plans; however, dimensions are not provided on the plans and the details and specifications have not been provided.

11. On the appropriate specific design plan, the applicant shall provide the following:

- e. A wide asphalt shoulder along the subject site's entire road frontage of MD 223 in order to safely accommodate bicycle traffic, unless modified by SHA.**

Comment: The plans do not reflect the information alone and should be changed prior to signature approval.

- f. Standard sidewalks along both sides of all internal roads, unless modified by DPW&T.**

Comment: This is shown on the plans.

- c. The plan shall be revised to indicate the APA 3M and APA 6.**

Comment: This requirement applies to Phases 4 and 5. This SDP should be revised to indicate the APA 3M and 6.

- e. The plans shall be revised to add lots along the main entrance road, across from the park, to be sized in the medium lot size category, have a minimum 80-foot width at the front street line and be served by an alley. Further, the lots continuing along the main road to the first intersection shall be enlarged to the medium lot size and the same 80-foot width at the front street line.
- f. The green area formed at the intersection of lots on the northwest side of the first circle along the main entrance road shall be designated as a buildable lot.

Comment: The plans have been revised to conform to the two requirements above.

19. The recreational facilities shall be bonded and constructed in accordance with the following schedule:

PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Public Park	Prior to the issuance of any building permits	Complete by 50th building permit overall
Recreation center Outdoor recreation facilities	Prior to the issuance of the 200th building permit overall	Complete by 400th building permit overall
Recreation Center Building and pool	Prior to the issuance of the 200th building permit overall	Complete before the 400 th building permit overall
Pocket Parks (including Playgrounds) within each phase	Prior to the issuance of any building permits for that phase	Complete before 50% of the building permits are issued in that phase
Trail system Within each phase	Prior to the issuance of any building permits for that phase	Complete before 50% of the building permits are issued in that phase
It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details 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 necessity. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25%, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.		

Comment: The requirements above should be finalized in an executed RFA prior to approval of any final plats for the development to assure that the recreational facilities are constructed in a timely manner.

20. Prior to the approval of a specific design plan for architectural elevations, the following shall be demonstrated:

- a. The most visible side elevations of single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of three architectural features such as windows, doors and masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition.**

Comment: The staff recommends that the site plan coversheet be revised to indicate that dwellings on corner lots be required to have a minimum of three architectural features on the end walls and these features should form a balanced composition.

- b. All single-family detached dwellings shall not be less than 2,200 square feet of finished living area.**

Comment: The architectural elevations for the single-family detached units will be reviewed under SDP-0605, an umbrella architecture specific design plan for the overall project.

- c. No two houses directly adjacent to each other or across the street from one another should have the same elevation.**

Comment: The architectural elevations for the single-family detached units will be reviewed under SDP-0605, an umbrella architecture specific design plan for the overall project. However, this condition should be carried over to the approval of this plan.

- d. Brick end walls shall be used on highly visible end units of townhouses, to be determined at the time of the specific design plan.**

Comment: The staff recommends that the site plan coversheet be revised to indicate that all townhouse dwellings on corner lots be required to have brick end walls.

21. The following standards shall apply to the development:

Bevard East Standards Proposed

	SFA	SFD		
Lot Size	1,800 sf	6,000-10,000 sf	10,000-19,999 sf	20,000+ sf
Minimum width at front street R-O-W***	N/A	50 feet*	60 feet*	70 feet*
Minimum frontage on cul-de-sacs	N/A	30 feet*	30 feet*	35 feet*
Maximum lot coverage	400 sf yard area**	60%	50%	40%
Minimum front setback from R-O-W	15 feet	20 feet	25 feet*****	25 feet
Minimum side setback	None	5 feet	17/8 feet	17/8 feet
Minimum rear setback	None	20 feet	25 feet	25 feet
Minimum corner setback to side street R-O-W	10 feet	15 feet	15 feet	15 feet
Maximum residential building height	40 feet	35 feet	35 feet	35 feet
Approximate percentage of total lots	20 percent	60 percent	10 percent	10 percent

Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant.

***Except minimum lot frontage for flag lot configurations shall be 25 feet.**

****Except that the yard area may be reduced to 300 sf for decks.**

*****Except that the minimum lot width at the front street line shall be no less than 80 feet for the lots adjacent to Piscataway Road, the main entrance drive from Piscataway Road to the first intersection, and along the secondary entrance from Tippet Road to the second intersection.**

******Except that on the lots across from the park, the front yard setback shall be no less than 30 feet.**

Comment: These requirements are appropriately shown on the cover sheet and will be enforced at the time of building permits. However, the coversheet should be revised to include all of the information within the chart above.

22. Every specific design plan shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted specific design plan numbers,

all approved or submitted tree conservation plan numbers, and the number and percentage.

Comment: The specific design plan coversheet contains a clearly legible overall plan of the project. The coversheet does not have the corresponding TCPII numbers because tree conservation plan numbers are assigned only after applications have been submitted to the Environmental Planning Section.

Recommended Condition: Prior to certification of the SDP, the coversheet shall be amended to include the TCPII numbers for each companion SDP: SDP-0504, TCPII/71/06; SDP-0514, TCPII/72/06; SDP-0515, TCPII/73/06; SDP-0516, TCPII/74/06 and SDP-0517, TCPII/75/06.

- 24. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and Floral Park Road. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency. Installation shall include the modification of the southbound approach to provide exclusive left-turn and right-turn lanes, and the modification of the eastbound approach to provide exclusive through and left-turn lanes. If it is determined at the time of Specific Design Plan review that certain geometric modifications are not needed for adequacy, the requirement may be waived by the Planning Board during approval of the Specific Design Plan.**

Comment: This condition requires the submittal of a revised traffic signal warrant study for the intersection of MD 223 and Floral Park Road prior to approval of the specific design plan. This has been done.

- 25. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and Windbrook Drive. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency.**

Comment: This condition requires the submittal of a revised traffic signal warrant study for the intersection of MD 223 and Windbrook Drive prior to approval of the specific design plan. This has been done.

- 26. Prior to the approval of the Specific Design Plan within the subject property, the applicant shall submit a revised acceptable traffic signal warrant study to SHA and/or DPW&T for signalization at the intersection of MD 223 and the site entrance. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the operating agencies. If a signal is deemed warranted at that time, the applicant shall bond the signal with the appropriate agency prior to the release of any building permits within the subject property, and install it at a time when directed by that agency. Installation shall include the construction of the minor street approaches to include exclusive right-turn and shared through/left-turn lanes on each, and the modification of the eastbound approach to provide exclusive through and left-turn lanes along with a second through lane that can be shared with right turns. If it is determined at the time of Specific Design Plan review that the second eastbound through lane is not needed for adequacy, the requirement may be waived by the Planning Board during approval of the Specific Design Plan.**

Comment: This condition requires the submittal of a revised traffic signal warrant study for the intersection of MD 223 and the site entrance (i.e., Old Fort Road Extended) prior to approval of the specific design plan. This has been done.

- 27. This Comprehensive Design Plan, CDP-0504, shall be modified to note that the A-65 facility, as shown on the Subregion V Master Plan, crosses the subject property.**
- a. The CDP shall have a note, which note shall be included on all preliminary plans of subdivision and all specific design plans for the Bevard East property, reciting all points of this condition.**
 - b. Prior to final approval of the record plat for the area of SDP-0516, or any other specific design plan for the property that would contain any right-of-way for A-65, the applicant or successors or assigns shall dedicate all right-of-way necessary for A-65, as negotiated with the M-NCPPC and DPW&T on the Bevard East property. SDP-0516 shall be revised to show this dedication.**
 - c. The applicant or successors or assigns will be required to construct all or a portion of the A-65 highway on the Bevard East property, as determined by DPW&T.**

Comment: As noted above, this plan was approved with wording that plans reflect the A-65 facility through the site. There are currently active discussions to preserve a right-of-way for A-65 between MD 223 and Brandywine Road, and these discussions were not occurring when the preliminary plan was under review. A right-of-way is currently shown on the Villages of Savannah detailed site plan (a.k.a. Saddle Creek), DSP-05036. Also, discussions have occurred with representatives of the Wolfe Farm, Preliminary Plan Of Subdivision 4-04099, and there is agreement between Wolfe Farm and DPW&T on a location for A-65 that will follow the eastern

boundary of Wolfe Farm and end in a roundabout bulb, allowing either a curved or a sharp-angled transition onto the Bevard East site.

The submitted plan shows an alignment for the A-65 facility as required by Condition 27 of approved CDP-0504. The following comments are offered:

- a. The alignment shown on the plan is 100 feet in width.
- b. Residences planned to front on this facility would receive driveway access from the rears of the lots. In other words, no individual driveways would access this roadway.
- c. The proposed A-65 alignment would stub into the adjacent Lloyd/Demarr property, Parcel 101, at a location very close to the location shown on the master plan. It enters the property 180 feet south of the master plan location in order to avoid an environmental feature.

In reviewing the A-65 alignment shown on this plan, the Transportation Planning Section finds the following:

- a. The Subregion V Master Plan designates A-65 within Subregion V as “a four- to six-lane divided roadway on a new alignment from the end of the existing road [Old Fort Road] to MD 5.” The plan continues by stating that “the portion of this facility between MD 223 and MD 5 is needed primarily to serve traffic generated by Employment Area H” as designated in the plan.
- b. Employment Area H (also known as Hyde Field), as designated in the Subregion V Master Plan, is to contain over 7,000 jobs. This is well within the range of 6,000 to 9,100 jobs that was assumed as a part of the transportation analysis that was done for the plan. However, the 2002 *General Plan for Prince George’s County* did not designate Employment Area H as either a current or a future center. Therefore, the type of employment density and concentration anticipated by the Subregion V Master Plan would presumably not occur under current countywide policies.
- c. Given the concentration of employment within Employment Area H assumed in the Subregion V Master Plan, the following daily traffic volumes were forecast along the A-65 facility (these are documented in the Transportation Technical Bulletin for the Subregion V Master Plan):

A-65 east of Brandywine Road	28,600
A-65 at Piscataway Creek	23,800
A-65 south of MD 223	22,400
A-65 crossing Tinkers Creek	27,700
A-65 north of Old Fort Road South	27,500

A longstanding table has been used by the Transportation Planning Section for the purpose of determining service levels based upon daily volumes for different types of roadways. This table is provided as Attachment A, and it is page 13 from the *Mellwood Community Traffic Study* done in April 1988. Based on the information in this table compared with the traffic volumes above, the recommendation for A-65 when the Subregion V Master Plan was prepared would have been for the 120-foot arterial facility. Clearly, the six-lane divided facility would not be needed over most of its length, and projected traffic could be served adequately by a four-lane divided facility. However, portions of A-65 crossing Tinkers Creek and between Brandywine Road and MD 5 would have traffic volumes exceeding the upper limit of Level-of-Service D for a four-lane arterial, 27,500 daily vehicles. These sections would need to consider a six-lane divided facility.

- d. If the Subregion V Master Plan recommendation is based primarily upon more than 7,000 jobs at Employment Area H, and if the arterial designation for A-65 is “primarily to serve traffic generated by Employment Area H,” then if the 2002 General Plan diminishes the importance of Employment Area H to any extent, the daily traffic volumes shown in (3) above would be consequently reduced and the need for the full six-lane arterial would be diminished and should be revisited.

Based upon these findings, the Transportation Planning Section finds that the A-65 facility shown on the subject plan is acceptable. The use of the 100-foot right-of-way versus the 120-foot right-of-way recommended by the master plan is acceptable. Either right-of-way can accommodate the four-lane divided facility that is needed to serve the ultimate future traffic along this section of A-65, as shown by the two DPW&T standards that are provided as Attachments B and C. The use of the major collector standard instead of the arterial standard will allow this roadway to be constructed for a lesser design speed with less gradual curves. Given that this roadway will pass near and through existing and planned communities, utilizing a design that will discourage higher speeds by users is prudent. Furthermore, the use of the roundabout between the Wolfe Farm and Bevard East will contribute to a lower overall vehicle speed while retaining the connectivity function of the roadway facility. The use of the arterial standard along the entire A-65 facility would encourage nonlocal commuter traffic and truck traffic along this roadway, having a profound impact on adjacent communities. Without a demonstrated need to accommodate these types of traffic, the construction of an arterial to the full six-lane standard would not be appropriate and would run counter to county planning policies.

The subject property was the subject of a 2005 traffic study, and was given subdivision approval pursuant to a finding of adequate transportation facilities made in 2005 for Preliminary Plan of Subdivision 4-05050. Given the findings above, the transportation staff finds the plan is consistent with past plans, and recommends approval of this plan at this time.

- 28. The non-standard typical section shown for secondary public streets within the subject property shall be specifically approved by DPW&T in writing prior to Specific Design Plan approval.**

Comment: This condition requires DPW&T approval of the nonstandard section for the secondary public streets shown in the CDP. The secondary streets have been revised to conform to the county's standard.

- 29. The Comprehensive Design Plan shall be modified to show that following streets as primary streets, with a final determination of function (i.e., primary or secondary) to be made during review of the preliminary plan of subdivision:**

- A. The street that is proposed to stub into the adjacent Wolfe Farm property.**

Comment: The stub street as shown on the CDP has been removed and replaced with the right-of-way for A-65.

- 30. The arrangement of townhouses fronting on public streets shall be reviewed with DPW&T and M-NCPPC staff prior to the approval of the preliminary plan. Such an arrangement may not receive preliminary plan approval without the concurrence of DPW&T.**

Comment: This condition was reviewed at the time of the preliminary plan and the arrangement was approved as shown on the Specific Design Plan.

9. **Preliminary Plan 4-05050:** Preliminary Plan of Subdivision 4-05050 was approved by the Planning Board on January 19, 2006. Resolution 6-16 was then adopted by the Planning Board on February 16, 2006, formalizing that approval. The following relevant conditions of approval are included in bold face type below, followed by staff comment:

- 1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:**

- e. Revise the APA map to list the airport.**

Comment: The APA map shows the Hyde Field airport.

- h. Provide legible lot sizes, bearings and distances. All measurements should be legible.**

Comment: The SDP plan does not provide legible bearings and distances and right-of-way widths. The plan must be revised prior to signature approval to address this issue.

- j. Label the ultimate right-of-way of each public, private street, and alley.**

Comment: Label the ultimate right-of-way of each public, private street, and alley.

- k. The alley rights-of-way shall be separated from open space elements between sticks of townhouses.**

Comment: This condition has not been fulfilled. For example, on sheet 6 of the SDP the width of the alley on Parcel Y is not provided. It is unclear if the eight-foot asphalt trail running between Lots 15 and 16 on a separate parcel or on Parcel Y, and if it is to be dedicated to DPW&T or the HOA. These plans must be revised prior to signature approval in order to provide a basis for review at the time of final plat.

- l. Add a note that the 10-foot PUE is required outside and abutting the alley right-of-way and cannot be encumbered by structures.**

Comment: The ten-foot PUE should be labeled on all sheets, along all public and private rights-of-way, except alleys where the dwelling fronts on a public street, unless otherwise determined appropriate by Verizon.

- m. In accordance with the DPW&T memorandum of September 19, 2005, which requires minor revisions to the plan to accommodate larger rights-of-way (50 feet to 60 feet) on Public Roads V, Z and L, which are public streets on which townhouses front.**

Comment: The SDP reflects this revision.

- n. Reflect the deletion of the stub street into the Wolfe Farm Subdivision to the south.**

Comment: The District Council approval of the CDP required the preliminary plan and CDP to include a note indicating that master plan road A-65 affects the property. Through the specific design plan, the applicant proffers to provide a 100-foot-wide right-of-way for A-65 through the property to the Wolfe Farm. The stub street as shown on the preliminary plan has been removed and replaced with the right-of-way for A-65.

- 2. A Type II Tree Conservation Plan shall be approved with the specific design plan.**

Comment: A Type II tree conservation plan has been submitted with this application and is discussed in the environmental review section below.

- 3. Development of this site shall be in conformance with the Stormwater Management Concept Plan #25955-2005-00 and any subsequent revisions.**

Comment: The Type II TCP shows stormwater management facilities to control water quantity and

quality for the proposed development. The DER referral indicates that the applicant revised the stormwater management plan and that department has found the site plan to be consistent with the concept approval.

- 14. In conformance with the Adopted and Approved Subregion V Master Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following at the time of Specific Design Plan:**
- a. The Subregion V Master Plan designates Thrift Road as a master plan trail/bicycle corridor. Depending on the type of roadway required by the Department of Public Works and Transportation, one of the following shall be provided:**
 - (1) If a closed section road is required, the applicant shall construct an eight-foot wide Class II trail along the site's entire road frontage of Thrift Road.**
 - (2) If an open section road is required, the applicant shall provide wide asphalt shoulders along the subject site's entire road frontage of Thrift Road and a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of one "Share The Road With A Bike" sign. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.**
 - b. Provide an eight-foot wide asphalt HOA trail from the southernmost cul-de-sac to the proposed trail immediately to the north, in the vicinity of the stormwater management pond.**
 - c. Provide an eight-foot wide asphalt HOA trail from one of the cul-de-sacs west of the main stream valley to the main north-south trail that is proposed.**
 - d. Provide trails within and to the proposed public park.**
 - e. Provide trail connections from the proposed public park to Roulade Place and Mordente Drive.**
 - f. Provide a wide asphalt shoulder along the subject site's entire road frontage of MD 223 in order to safely accommodate bicycle traffic, unless modified by SHA.**
 - g. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T.**

h. Provide a connection from Block KK to the internal trail.

Comment: The trails coordinator reviewed the subject application and provides the following discussion relating to his review in conjunction with the requirements above:

“The Bevard East development consists of 562.85 acres within Subregion V and comprises four submitted specific design plans and a public park. The property is in the vicinity of Cosca Regional Park and Piscataway Creek Stream Valley Park, both of which contain major existing or planned trail facilities. The subject application includes an extensive network of trails within an open space network. The trails shown on the previously approved CDP-0504 and Preliminary Plan 4-05050 are extensive, total over 12,000 linear feet in length, and connect the isolated southern portion of the development with the recreational facilities and the northern residential areas.

“At the time of the approval of the CDP and the preliminary plan, staff recommended two short connector trails linking adjacent culs-de-sac with the proposed trail system. These two trails connect Public Road C (SDP-0504) and Public Road J (SDP-0514) with the planned trail network. These connections would provide additional access to the proposed trail network from surrounding residential areas in locations where direct access is not being proposed. These trails have been reflected on the submitted specific design plans. However, the recreation and conceptual landscape elements plan should be revised to include these connections. Similarly, some trails are not labeled on some sheets and the location gets lost with the topographic lines. The trail network should be consistently marked and labeled on all plans and sheets.

“The following master plan trail facilities impact the subject site:

- “• A proposed bikeway along Thrift Road (SDP-0504).
- “• A proposed trail along A-65.
- “• A proposed trail from A-65 to the planned parkland in the southern portion of the subject site

“The trail along A-65 will be completed at the time of road construction. Regarding Thrift Road, at the time of preliminary plan approval it was determined that the type of trail or bikeway facility implemented would depend upon the type of road improvements required by DPW&T (see Condition 14 of 4-05050). If an open section road is required, the bikeway can be accommodated via bicycle-compatible road improvements and “Share the Road with a Bike” signage. If a closed section road is required, a Class II trail should be provided. It appears that a closed section road will be provided, as a standard sidewalk is shown along the

subject site's frontage on the submitted plans. Staff recommends that an eight-foot-wide, Class II trail be provided along the site's frontage in place of the standard sidewalk currently shown (SDP-0504).

"The trail to the planned parkland will provide access from the site to planned M-NCPPC recreation facilities envisioned in the master plan. It appears that this public parkland will be provided at the southeast quadrant of the intersection of Public Road P and MD 223. Staff supports the planned trail locations shown on the specific design plans. Standard sidewalks along internal roads, in conjunction with the internal trails, should ensure adequate pedestrian access to the planned parkland as envisioned in the master plan.

"Staff also supports the trail connections from the proposed public park to the adjacent Mary Catherine Estates community at Roulade Place and Mordente Drive. These pedestrian connections, while not providing for vehicular access, will improve the walkability of the neighborhood and provide needed pedestrian connections from the existing community to the planned parkland. These connections should be considered by DPR and the applicant as the facilities included in the public parkland are determined.

"Due to the density of the proposed development (including townhouses and many single-family lots of less than 10,000 square feet), staff recommends the provision of standard sidewalks along both sides of all internal roads, unless modified by DPW&T. This is reflected on the submitted specific design plans.

"In conformance with the approved Subregion V Master Plan, the applicant and the applicant's heirs, successors, and/or assigns shall provide the following:

- "a. Provide a wide asphalt shoulder along the subject site's entire road frontage of MD 223 in order to safely accommodate bicycle traffic, unless modified by SHA.
- "b. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T. All trails shown on Sheet 1 (cover sheet) of the subject application should be marked and labeled on all 30- and 100-scale sheets in the approved SDP."

Comment: These conditions are included in the recommendation section of this report.

17. **Prior to signature approval of the preliminary plan the applicant shall submit evidence from the Health Department whether an Environmental Site Assessment and testing will be required. If required that applicant shall submit evidence of satisfactory testing with the review of the specific design plan.**

Comment: The applicant submitted evidence from the Health Department prior to signature approval of the preliminary plan that further testing will not be required.

19. **In accordance with Section 27-548.43 of the Zoning Ordinance and prior to final plat approval the Declaration of Covenants for the property, in conjunction with the formation of a homeowners association, shall include language notifying all future contract purchasers of homes in the community of the existence of a general aviation airport. Washington Executive Airport (Hyde Field) is within one mile of the community. The Declaration of Covenants shall include the General Aviation Airport Environmental Disclosure Notice. At the time of purchase contract with homebuyers, the contract purchaser shall sign an acknowledgement of receipt of the Declaration. The liber and folio of the recorded Declaration of Covenants shall be noted on the final plat along with a description of the proximity of the development to the general aviation airport.**
20. **The specific design plan review shall include review for conformance to the regulations of Part 10B Airport Compatibility, Division 1 Aviation Policy Areas of the Zoning Ordinance. The specific design plan shall delineate, at an appropriate scale for review, the impact of the APA policy areas on the site.**

Comment: The SDP coversheet demonstrates that APA 3 and 6 do not impact this site.

27. **Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.**

Comment: This condition will also become a condition of this SDP.

29. **The applicant, his heirs, successors and/or assignees shall make a monetary contribution of a minimum \$2,000,000 toward the construction of the Southern Region Community Center in three phases:**
 - a. **\$200,000.00 for the design and engineering of the community center shall be paid prior to the issuance of the 50th building permit.**
 - b. **\$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 200th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).**
 - c. **\$ 900,000.00 for the construction of the community center shall be paid prior to issuance of the 400th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).**

Comment: This condition will also become a condition of this SDP.

- 32. Prior to the issuance of any permits that impact 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. All impacts to sensitive environmental features that require mitigation by state or federal permits shall provide the mitigation using the following priority list: (1) on-site, (2) within the Piscataway Creek Watershed and/or (3) within the Potomac River watershed.**

Recommended Condition: The following note shall be placed on each final plat:

“Prior to the issuance of any permits that impact 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. All impacts to sensitive environmental features that require mitigation by state or federal permits shall provide the mitigation using the following priority list: (1) on-site, (2) within the Piscataway Creek Watershed, and/or (3) within the Potomac River watershed.”

- 34. As part of the review of the specific design plan, the landscaping in the 40-foot-wide scenic easement adjacent to the 10-foot public utility easement parallel to the land to be dedicated for Piscataway Road and Thrift Road shall be reviewed.**

Comment: The comprehensive design plan required trees to be planted in the 40-foot easement in an orchard-like setting. The SDP satisfies this requirement by proposing ornamental trees to be planted in a grid pattern similar to orchard planting. However, there are a few areas where the grid pattern breaks down. Prior to signature approval, the landscape plan shall be revised to fill in those areas with additional trees planted in the grid pattern.

In addition, trees proposed, Malus “Spring Snow,” are susceptible to scab problems. These trees should be replaced with trees less susceptible to scab.

10. **Zoning Ordinance:** The subject SDP is in general compliance with Sections 27-514.08 through Section 27-515, Purposes, Uses, Regulations, Minimum Size Exceptions and Uses Permitted of the Zoning Ordinance for Development in the R-L (Residential Low) Comprehensive Design Zone.
11. **Landscape Manual:** The project is subject to the Landscape Manual provisions for Section 4.1, Residential Requirements, and 4.6, Buffering Residential Development from Streets. Staff has evaluated the submitted landscape plans according to the relevant provisions of the Landscape Manual and found the plans to be basically in compliance, but that the appropriate schedules should be added to the plans.

12. **Woodland Conservation Ordinance:** The property is subject to the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the site has previously approved tree conservation plans. A Type I Tree Conservation Plan, TCPI/53/04, was approved with Comprehensive Design Plan CDP-0504. A revised Type I Tree Conservation Plan, TCPI/53/04-01, was approved with Preliminary Plan 4-05050. The approved Type I Tree Conservation Plan, TCPI/53/04-01 requires that all woodland conservation for the project be done on-site. Additionally, because this is a comprehensive design zone, no woodland preserved on small lots may be used to meet any requirement of the Woodland Conservation Ordinance.

The Bevard East project consists of five phases of development. Each phase has an individual Type II tree conservation plan. The sum of the phases must meet the total requirements on-site. An individual phase is not required to fully meet its own requirement. The phased worksheet is shown on sheet 2 of 14. Until all individual TCP plans have been approved, the phased worksheet is used as a reference to monitor compliance of the project with the approved Type I TCP. If any particular TCPII is not approved, the overall development will still retain compliance with the Type II TCP because clearing of woodland would be reduced and additional woodland would be retained on-site.

The Type II Tree Conservation Plan, TCPII/72/06, has been reviewed and was found to require revisions. This phase contains 169.65 acres of the 562.85-acre project. The plan proposes clearing 33.40 acres of the existing 109.85 acres of upland woodland, clearing 0.48 acre of the 8.13 acres of woodland within the 100-year floodplain, and no clearing off-site. The threshold for this phase is 40.31 acres and this phase of the project proposes 74.18 acres of on-site preservation and 6.71 acres of on-site planting.

Because this is a comprehensive design zone and the residential lots are small, no portion of any lot should be encumbered with a restrictive easement. Woodland conservation areas are restrictive because they severely limit the use of the land. Overall, the plan fulfills the goals of the Woodland Conservation Ordinance and the Green Infrastructure Plan by providing for the conservation of large contiguous woodlands along the stream valleys. Some technical changes should be made.

On most sheets, the tree protection fences are located only along the boundaries of woodlands that are to be retained as woodland conservation areas; however, the tree protection fences should be located along the proposed limits of disturbance and not between woodlands retained but not part of any requirement and woodlands retained as designated woodland conservation areas. All areas within the land to be dedicated for Piscataway Road must be calculated as cleared. There is a detail showing permanent fencing to be placed along planting areas; however, the location of the fencing is not shown in the legend or on the plans. Because there are significant areas that will need to be planted, the timing of planting these areas is a concern. The proposed limits of disturbance are missing from some sheets. Sheets 8 and 21 of 24 show off-site clearing; however, this does not appear in the worksheet. The planting tables indicate the use of eastern hemlock; however, this species does not survive well in the area because of insect problems. A portion of woodland conservation area E is shown to be cleared on sheet 11. Sheet 12 shows a trail

alignment that requires changes as part of SDP-0517. All required woodland conservation should be provided on-site. As noted previously, clearing for impacts not approved during the review and approval of Preliminary Plan 4-05050 must be eliminated. All lots must show minimum 40-foot cleared areas behind each structure in order to provide adequate outdoor activity areas.

Recommended Condition: Prior to certification of the Specific Design Plan, the Type II Tree Conservation Plan shall be revised to:

- a. Ensure that all tree protection fences are located only where appropriate
- b. Show the permanent fencing for planting areas in the legend and on the plans
- c. Ensure that the limits of disturbance are correctly shown on all sheets
- d. Include all off-site clearing in the worksheet
- e. Substitute a suitable evergreen for eastern hemlock in the planting tables
- f. Provide minimum 40-foot cleared areas at the rear of every structure
- g. Calculate all woodlands on lots less than 20,000 square feet in area as cleared
- h. Calculate all woodland within the land to be dedicated for Piscataway Road as cleared
- i. Add a pattern to the legend and the plan to indicate all areas of woodland retained but calculated as cleared
- j. Revise the boundary of woodland conservation area E on sheet 11 to follow the limits of disturbance
- k. Revise the worksheet as needed
- l. Add the following note to each sheet of the TCPII that shows reforestation/afforestation areas:

“All reforestation/afforestation areas adjacent to lots and split rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to the Building Permits for the adjacent lots. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.”

- m. Have the revised plan signed and dated by the qualified professional who prepared the plan.

Comment: The conditions above have been included in the recommendation section of this report.

13. Section 27-274(a)(11) requires that the design of townhouses must meet certain criteria for development. The following addresses each of the requirements:
- (A) In this case, the preservation of existing trees between townhome groups is not possible, because trees do not exist. The townhouses are designed as front and rear loaded garages served by alleys.
 - (B) The townhouses front on public streets, where possible, and private streets in other areas.
 - (C) The townhouses are located away from the recreational facilities so there is no need for buffering of the rear of units.
 - (D) The plans indicate a variety of model types sufficient to define each of the units individually as required by this section of the code, through the use of bay windows, variation in roofline, and fenestration. However, prior to the issuance of any building permits for the townhouse units, the permit drawings shall include the proposed front elevations for each building stick for review and approval by the Urban Design Section.
 - (E) The plan provides for alley-served townhouse units.
 - (F) The plan is proposing a two-foot offset of the units, which is typical of townhouse development.

Sections 27-433(d), Dwellings, and 27-480, General Development Regulations for the Comprehensive Design Zones, include requirements for the development of townhouses. The plan demonstrates conformance to these sections by proposing to meet the minimum lot sizes of 1,800 square feet, proposing not more than six units in a row, proposing that units are a minimum of 20 feet in width, by providing a minimum of two end wall features, by providing the finishing of above-grade foundation walls in a proper manner, and by exceeding the minimum finished living area of 1,250 square feet. This section also requires that 60 percent of the units have brick, stone or stucco. Staff recommends that at the time of the issuance of the building permits, a minimum of 60 percent of the townhouse units shall have a full brick front.

14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation—In comments dated February 28, 2006, the Historic Preservation Planning Section stated that the proposed project would have no effects on historic resources.

Archeological Review—In comments dated March 20, 2006, the staff archeologist stated that Phase I (Identification) archeological investigations were completed on the above-referenced property and the draft report (which included Bevard East, West and North) was received on July 13, 2005, and comments were sent to the archeology consultant URS, by Donald Creveling, Archeology Program Manager, M-NCPPC Natural and Historical Resources Division, Department of Parks and Recreation, in a letter dated October 17, 2005. Four copies of the final report were received by the Planning Department on February 17, 2006. Four historic and two prehistoric archeological sites (18PR774, 18PR775, 18PR776, 18PR777, 18PR778, 18PR779) were identified on the entire Bevard property (North, West, and East). All the archeological sites were determined to be disturbed or too minor to be considered significant. No further archeological work is required on the subject property. However, additional work may be required by the Maryland Historical Trust as part of the Section 106 process. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when federal monies, federal properties, or federal permits are required for a project.

Community Planning—The following was provided from the Community Planning Division for this case:

- This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.
- This application is generally in conformance with the suburban estate and low density planned neighborhood land use recommendations of the 1993 Subregion V Approved Master Plan and SMA.

Transportation—In comments dated July 21, 2006, the Transportation Planning Section discussed the alignments of A-65 as shown on the plan. (See the discussion of CDP Condition No. 27).

Subdivision—The property is the subject of Preliminary Plan 4-05050, approved by the Planning Board on January 19, 2006. The resolution of approval, PGCPB Resolution 06-16(C) was adopted on February 16, 2006. The preliminary plan remains valid until February 16, 2012, or until final record plat(s) are approved. The following comments were provided by the Subdivision Section in review of the subject plans:

- a. Section 27-195(c)(3) of the Zoning Ordinance, specifically Map Amendment Approval, requires that all building permit plans shall list the condition(s) and should show how the proposed development complies with them. The SDP does not provide reference to the approved map amendment (A-9967) nor does the plan list the conditions of that approval as required.
- b. The “lot size” chart should be revised to include the “large lot component” of Phase I.

- c. Add a note stating that development of this property shall conform to A-9967 and CDP-0504.
- d. Revise the regulation table to correspond to lot numbers, to allow for the verification of conformance to the percentage maximums (townhouses vs. singles), and standards proposed.
- e. Each sheet of the SDP should label the parcel and lot numbers shown on that sheet and provide the acreage including the HOA parcels.
- f. The font size should be increased to ensure that site plans that are microfilmed and copied are legible.
- g. Remove the “M-NCPPC Approval” box from the approval sheet; these plans will be affixed with a certificate of approval.
- h. Each lot should be reviewed to ensure conformance to the development standards established by the approved CDP.

Comment: These referral comments should be addressed to ensure that the SDP(s) is in substantial conformance to the approved preliminary plan of subdivision. These items have been added as conditions of approval of the plans.

Parks—In comments dated April 14, 2006, the Department of Parks and Recreation stated that while there are no parks and recreation issues associated with the subject specific design plan, Condition 4 of the approving resolution for Comprehensive Design Plan CDP-0504 requires approval of construction drawings for the park to be approved by the Department of Parks and Recreation prior to certificate approval of the first specific design plan for the overall project. Urban Design staff has included a recommended condition to this effect below.

Public Facilities—In a memorandum, undated, Harrell to Lareuse, the Historic Preservation and Public Facilities Planning Section have reviewed this specific design plan. In accordance with the provisions of Section 27.528 (a)(2) of the Zoning Ordinance which specifically states:

That 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.

Fire and Rescue

The Prince George’s County Planning Department determined at the time of Preliminary Plan 4-5050, the property is within the required 7-minute response time for the first due fire station Company 25 Clinton, using the 7 Minute Travel Times and Fire Station Locations Map provided by the Prince George’s County Fire/EMS Department. Lots Block KK Lots 1-91 and Block LL

Lots 1-8, are beyond response time standards.

The required fire and rescue facilities have been determined to be inadequate and the applicant was required to provide a public safety mitigation fee to address the excessive response time for fire and rescue services.

Police Facilities

The Prince George's County Planning Department has determined the plan is located in District IV, Oxon Hill. The standard for emergency calls response is 10 minutes and 25 minutes for nonemergency calls. The test is based on a rolling average for the preceding 12 months. The specific detailed site plan application was accepted for processing by the Planning Department on February 27, 2006.

	Date	Emergency Calls	Nonemergency Calls
Acceptance Date	1/05/05–1/27/06	11 minutes	23 minutes

The police and fire and rescue service response time requirements for emergency calls were not met, and a public safety mitigation fee was assessed at the time of preliminary plan of subdivision, which was filed on July 28, 2005. The actual fee to be paid will depend upon the year the grading permit is issued and is subject to an adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for all urban Consumers

Environmental Planning—The Environmental Planning Section recommends approval of SDP-0514 and TCPII/72/06 subject to conditions.

The Environmental Planning Section notes that portions of this site have been reviewed as applications SE-1823, SE-3266 and SE-3755 that were for the mining of sand and gravel. Preliminary Plan 4-04063 and TCPI/77/04 were withdrawn before being heard by the Planning Board. An application for rezoning, A-9967, was approved with conditions by PGCPB Resolution No. 05-233. The Planning Board approved a Comprehensive Design Plan, CDP-0504, and Type I Tree Conservation Plan, TCPI/53/04, with conditions. Comprehensive Design Plan CDP-0504 and Type I Tree Conservation Plan TCPI/53/04 have not been certified because final District Council action is pending. The Planning Board approved a Preliminary Plan of Subdivision, 4-05050, and a revised Type I Tree Conservation Plan, TCPI/53/04-01, with conditions. Preliminary Plan of Subdivision 4-05050 and Type I Tree Conservation Plan TCPI/53/04-01 have been signed. Five specific design plans that contain the entire Bevard East project are under concurrent review.

This phase contains 195.97 acres of the 562.85-acre property in the R-A Zone and is located between Piscataway Road and Thrift Road, north of Windbrook Drive. There are streams, wetlands, and 100-year floodplains and associated areas of steep slopes with highly erodible soils and areas of severe slopes on the property. There are no nearby

existing sources of traffic-generated noise; however, two master plan arterial roads, A-54 and A-65, could impact the property. The proposed development is not a noise generator.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

- a. According to the “Prince George’s County Soil Survey,” the principal soils on the site are in the Aura, Beltsville, Bibb, Chillum, Croom, Iuka, Matapeake, Rumford, Sassafras and Westphalia soils series; however, portions of the site were mined for sand and gravel after the publication of the “Prince George’s County Soil Survey,” Marlboro clay is not found to occur in the vicinity of this property. Portions of this site have been mined for sand and gravel as approved by applications SE-1823, SE-3266 and SE-3755. These gravel pit areas are of concern. Due to the unknown nature of the soils and the limitations associated with these areas, a soils report addressing the soil structure, soil characteristics, and foundation stability was submitted and reviewed. The limits of previous mining are shown on the approved natural resources inventory.

The soils report shows the locations of 80 boreholes, includes logs of the materials found, notes the findings of tests of samples collected, provides an overview of the findings and recommends mitigation measures for problem areas.

The site is generally suitable for the proposed development. Specific mitigation measures will be further analyzed during the development process by the Washington Suburban Sanitary Commission for installation of water and sewer lines, by the Department of Public Works and Transportation for the installation of streets, and by the Department of Environmental Resources for the installation of stormwater management facilities, general site grading, and foundations.

Comment: This information is provided for the applicant’s benefit. No further action is needed as it relates to this specific design plan review. Additional soils reports may be required by the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, and the Prince George’s County Department of Environmental Resources during the permit review process.

- b. This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. The Subregion V Master Plan indicates that there are substantial areas designated as natural reserve on the site. As noted on page 136 of the Subregion V Master Plan:

“The Natural Reserve Area is composed of areas having physical features which exhibit severe constraints to development or which are important to

sensitive ecological systems. Natural Reserve Areas must be preserved in their natural state.”

The Subregion V Master Plan elaborates on page 139:

“The Natural Reserve Areas, containing floodplain and other areas unsuitable for development should be restricted from development except for agricultural, recreational and other similar uses. Land grading should be discouraged. When disturbance is permitted, all necessary conditions should be imposed.”

For the purposes of this review, the natural reserve includes all expanded stream buffers and isolated wetlands and their buffers. A wetland study and plan were submitted with the application. All streams shown as perennial or intermittent on the plans require minimum 50-foot stream buffers that shall be expanded in accordance with Section 24-130(b)(6) of the Subdivision Regulations. A natural resources inventory is required to show all regulated buffers. A natural resources inventory, NRI/40/05, has been signed and the expanded stream buffers are accurately depicted on the Type II tree conservation plan. Of the 562.85 acres of the entire Bevard East project, approximately 104 acres are within expanded stream buffers.

Impacts to significant environmental features that are required to be protected by Section 24-130 of the Subdivision Regulations are proposed. The design should avoid any impacts to streams, wetlands or their associated buffers unless the impacts are essential for the development as a whole. Staff will generally not support impacts to sensitive environmental features that are not associated with essential development activities. Essential development includes such features as public utility lines (including sewer and stormwater outfalls), street crossings, and so forth, which are mandated for public health and safety; nonessential activities are those, such as grading for lots, stormwater management ponds, parking areas, and so forth, which do not relate directly to public health, safety or welfare. Impacts to sensitive environmental features require variations to the Subdivision Regulations.

Variation requests with exhibits for 18 impacts were received on January 9, 2005 and reviewed with Preliminary Plan 4-05050. Of the 18 requests, 9 were fully approved, 7 were approved in part and 1 was denied by the Planning Board. The Type I Tree Conservation Plan, TCPI/53/04-01, was revised prior to signature to reflect the Planning Board decision.

The impacts shown on the SDP are **not** consistent with those that were granted variation request by the Planning Board during the approval of Preliminary Plan 4-05050. On sheet 4 of 21, grading is shown northeast of proposed Lot 1; however, this impact was specifically denied by the Planning Board during the review of plan 4-05050. There is an impact for a trail shown on sheet 18 of 21; however, no variation request for this impact

was requested during the review of plan 4-05050. On sheet 6 of 21, there is are impacts created by a trail alignment indicated on the Phase 4 portion of site; however, no variation request for this impact was requested during the review of plan 4-05050.

Because this is a comprehensive design zone and the residential lots are small, no portion of any lot should be encumbered with a restrictive easement. Conservation easements are restrictive because they severely limit the use of the land.

Recommended Condition: Prior to certification of the specific design plan, the SDP and Type II tree conservation plan shall be revised to eliminate all impacts for which variation requests were not approved during the review and approval of Preliminary Plan 4-05050.

Recommended Condition: Prior to certification of the SDP, the SDP and TCPII shall be revised to revise all lots less than 20,000 square feet in area to ensure that no portion of any of the lot would be encumbered by a conservation easement.

- c. Piscataway Road is the nearest source of traffic-generated noise and is designated as an arterial in the Subregion V Master Plan. Section 24-121(a)(4) requires that residential lots adjacent to existing or planned roadways of arterial classification or higher be platted to a minimum depth of 150 feet and that adequate protection and screening from traffic nuisances be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line for new residential structures.

The noise model used by the Environmental Planning Section predicts that the unmitigated 65 dBA Ldn noise contour will be about 168 feet from the centerline of Piscataway Road in ten years. Based upon dedication of 60 feet from the centerline of existing Piscataway Road, the predicted 65 dBA Ldn contour is approximately 118 feet from the edge of the proposed right-of-way and clearly not impacting any proposed lot within the phase of the development. No further action regarding traffic-generated noise is required with regard to this specific design plan.

Recommended condition: Prior to certification, SDP and TCPII shall be revised to show the 65dBA noise contour at 168 feet from the centerline of Piscataway Road.

- d. Piscataway Road and Thrift Road are designated scenic roads. A required by Condition 16 of CDP-0504, the scenic easements are shown on the SDP and TCPII. No further action regarding scenic roads is required with regard to this specific design plan.

Department of Environmental Resources (DER)— In comments dated May 24, 2004, DER stated that the site plan for Bevard East, Phase 4 is consistent with the revised Stormwater Concept 25955-2005-01.

Department of Public Works and Transportation (DPW&T)—In comments dated March 17, 2006, DPW&T noted:

- The plan was unacceptable because it does not show the alignment of the proposed A-65 roadway as shown on the master plan.

Comment: This requirement has been addressed since the DPW&T referral was written.

- Old Fort Road East (A-65) is a proposed arterial roadway with a hiker/biker trail and that its extension would be required, together with right-of-way dedication and construction from MD 223 to Thrift Road.
- Such construction would have to be designed in accordance with DPW&T's standards and specifications for an urban arterial road.
- The proposed development includes access from Thrift Road, MD 223, and Tippet Road. Noting that Thrift Road is a proposed scenic rural two-lane collector, they stated that right-of-way dedication and frontage improvements would be required in accordance with DPW&T's standards for a scenic and historic rural two-lane collector road. They also mentioned that right-of way dedication and roadway improvements would be required along Tippet Road, designed in accordance with DPW&T's standards for its classification as a primary residential road.
- Adequate turnaround would have to be constructed at the end of Roulade Place and Mordente Drive would have to be provided.
- An access study would have to be made by the applicant and reviewed by them to determine the adequacy of access point(s) and the need for acceleration/deceleration and turning lanes.
- Conformance with street tree and lighting standards would be required.
- Sidewalks would be required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- All storm drainage systems and facilities would have to be designed in accordance with DPW&T's and DER's requirements.
- Existing utilities may require relocation and/or adjustments and coordination with the various utility companies would be required.
- A detailed review of subdivision roadways at time of detailed site plan review.
- All improvements within the public right-of-way as dedicated to the county must be designed in accordance with the county's Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act.

- Installation of a traffic signal at the intersection of MD 223 and the access road to the subdivision is required, if warranted. If the signal is not currently warranted, a full signal installation fee-in-lieu contribution from the developer for future installation of a signal will be required.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for Thrift Road, Tippet Road, and the proposed subdivision streets is required.

Specifically, with respect to the subject phase of the Bevard project, DPW&T offered the following:

- On Drawing 7 of 18, at the intersection of Public Road A and Thrift Road, adequate intersection sight distance must be provided based on the AASHTO criteria.
- On Drawing 10 of 18, at the intersection of Public Road B and Thrift Road, adequate intersection sight distance must be provided based on the AASHTO criteria.

Comment: Please note that DPW&T's requirements are enforced through its separate permitting requirements.

15. As required by Section 27-528 of the Zoning Ordinance, the Planning Board must make the following findings prior to approval of the specific design plan:

- (1) The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.**

Comment: SDP-0516 conforms to the requirements of approved Comprehensive Design Plan CDP-0504 as approved by the Prince George's County Planning Board in PGCPB Resolution No. 05-269 and the applicable standards of the *Landscape Manual*.

- (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: In comments dated July 21, 2006, the Transportation Planning Section stated that the requirements for approval of this plan at this time are met in regard to the roadway systems for the subject property. In comments from the Historic Preservation and Public Facilities Planning Section, they found that the fire and rescue and the police facilities were determined to be adequate through mitigation requirements at the time of preliminary plan. Therefore, the subject project will not affect the previous finding that 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.

(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: In revised comments dated May 24, 2006, the Department of Environmental Resources stated that the subject project is consistent with revised stormwater concept #25955-2005-01. Therefore, it may be said that the adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

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

Comment: In comments dated June 1, 2006, the Environmental Planning Section recommended approval of Tree Conservation Plan II/72/06, subject to conditions. Such conditions have been included in the recommendation section of this report. Therefore, it may be said that the specific design plan is in conformance with an approved tree conservation plan.

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 (TCPII72/06), and further APPROVED Specific Design Plan SDP-0516 for the above-described land, subject to the following conditions:

1. Prior to signature approval, the following revisions to the plans shall be made:
 - a. Identify on the coversheet that all single-family detached units on corner lots shall be constructed having a minimum of three end-wall features on the end wall visible from the street.
 - b. Identify on the coversheet that all highly visible townhouse units shall be constructed with a minimum of three end-wall features and that the end wall shall be brick. Where a brick end-wall is required, the front façade shall also be brick.
 - c. The coversheet shall be revised to include all of the information listed in the CDP development standards.
 - d. The template sheet shall be revised to include the height and number of stories for each model type (not to exceed the CDP maximum height of 40 feet) and the dimensions and all the options for each model.
 - e. Provide legible lot sizes, bearings and distances, and all dimensions of site improvements.
 - f. Identify all garages and number of spaces.

- g. Provide a parking schedule on the cover sheet listing all required and proposed parking for the townhouse portion of development, and adjust the plan accordingly.
 - h. Identify all handicap accessible parking.
 - i. The alley rights-of-way shall be separated from open space parcels between sticks of townhouses.
 - j. The ten-foot-wide public utility easement should be labeled on all sheets along all public and private rights-of-way, as required by the public utility company.
 - k. Demonstrate all floodplain areas on the site plan.
 - l. Demonstrate the 25-foot setback from the floodplain on the site plan.
 - m. The plans shall provide for additional landscaping around storm water management facilities
 - n. The landscape plans shall be revised so that the orchard-like planting along Piscataway Road is continuous and in a grid pattern.
 - o. Provide Section 4.1 landscape schedules on the landscape plans.
 - p. The landscape plans shall be revised to replace the Malus “Spring Snow” with a variety less susceptible to disease.
 - q. Add a note stating that development of this property shall conform to A-9967 and CDP-0504.
 - r. Each sheet of the SDP shall label the parcel and lot numbers shown on that sheet and provide the acreage including the HOA parcels.
 - s. The font size shall be increased to ensure that site plans that are microfilmed and copied are legible.
 - t. The “M-NCPPC Approval” box shall be removed from the approval sheet; these plans will be affixed with a certificate of approval.
 - u. The approval sheet shall include the conditions of the Basic Plan, A-9967.
2. Prior to the issuance of any building permits:
- a. A detailed site plan revision shall be submitted for the central recreational area, which includes the architectural elevations and floor plans, and all of the recreational facilities demonstrating conformance to the Parks and Recreation Guidelines.

- b. Each lot should be reviewed to ensure conformance to the development standards established by the approved CDP.
 - c. For the single-family detached dwellings, the architectural elevations shall be approved by the Planning Board in a separate umbrella architecture specific design plan (SDP-0605).
 - d. The plans shall be revised to add a tracking chart that demonstrates 60 percent of the townhouses and the single-family detached units will have brick fronts.
 - e. For the single-family attached units, the permit drawings shall include the proposed front elevations for each building stick for review and approval by the Urban Design Section, as designee of the Planning Board. The plans shall demonstrate a variety of model types sufficient to define each unit individually through the use of variation in roofline, window and door treatment.
 - f. Provide a chart to demonstrate the percentage of lot coverage on the site plans and a chart for yard area for the single-family attached lots.
 - g. Provide all the setbacks and distances from the dwellings to the property lines for the single-family detached units.
3. Prior to signature approval of this SDP and final plat, the feasibility of installing traffic calming measures and crosswalks at the following locations shall be determined in consultation between the applicant and the appropriate transportation agency, either SHA or DPW&T:
- MD 223/Windbrook Drive
 - MD 223/Mary Catherine Drive
 - MD 223/entrance to Bevard North/Bevard East
- The applicant shall be required to install any traffic calming measures and crosswalks that are deemed to be feasible and appropriate by the operating agencies. The result of such discussions shall be provided to planning staff in writing, and any required improvements shall be added as a note on any final plat.
- 4. The applicant shall dedicate to M-NCPPC 14± acres of developable land for future parkland at the time of the first final plat of subdivision for the overall project.
 - 5. Prior to final plat, the applicant shall obtain signature approval of the specific design plan, signature approval of the basic plan, and signature approval of the comprehensive design plan.
 - 6. Prior to signature approval of the plans, construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development Division.

7. Prior to submission of any final plats of subdivision:
 - a. The applicant shall enter into a public Recreational Facilities Agreement (RFA) with M-NCPPC for the construction of recreation facilities on 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 the final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.
 - b. The applicant shall enter into a private RFA with M-NCPPC for the construction of recreation facilities on HOA lands. 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 the final plats. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.
8. The applicant shall submit to DPR or DRD a performance bond, a letter of credit, or other suitable financial guarantee for the construction of the public and private recreation facilities, as appropriate, in the amount to be determined by DPR or DRD, at least two weeks prior to issuance of grading permits, for either the public or private lands.
9. The recreational facilities on dedicated parkland shall be constructed prior to the issuance of the 50th building permit for the overall site.
10. The applicant, his heirs, successors and/or assignees shall make a monetary contribution of a minimum \$2,000,000 toward the construction of the Southern Region Community Center in three phases:
 - a. \$200,000.00 for the design and engineering of the community center shall be paid prior to the issuance of the 50th building permit.
 - b. \$900,000.00 for the construction of the community center shall be paid prior to issuance of the 200th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).
 - c. \$900,000.00 for the construction of the community center shall be paid prior to issuance of the 400th building permit. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI).
11. Prior to signature approval, the architectural elevations for the townhouses shall be modified as follows:
 - a. Each model shall be revised so that the end wall will have a minimum of three architectural features such as windows, doors or masonry fireplace chimneys, and these

features shall form a reasonably balanced and harmonious composition and shall have front facades and the end wall with brick.

- b. A standard deck shall be provided on all rear load garage townhouse units.
12. In conformance with the approved Subregion V Master Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. Provide a wide shoulder along the subject site's entire road frontage of MD 223 in order to safely accommodate bicycle traffic, unless modified by SHA.
 - b. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T. All trails shown on Sheet 1 (cover sheet) of the subject application shall be marked and labeled on all 30- and 100-scale sheets in the approved SDP.
13. Prior to certification of the SDP, the coversheet shall be amended to include the TCPII numbers for each companion SDP: SDP-0504, TCPII/71/06; SDP-0514, TCPII/72/06; SDP-0515, TCPII/73/06; SDP-0516, TCPII/74/06 and SDP-0517, TCPII/75/06.
14. Prior to certification of the SDP or TCPII, a revision to Stormwater Management Concept Plan #25955-2005-00, allowing for the proposed changes, must be obtained from the Prince George's Department of Environmental Resources.
15. The following note shall be placed on each final plat:

“Prior to the issuance of any permits that impact 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. All impacts to sensitive environmental features that require mitigation by state or federal permits shall provide the mitigation using the following priority list: (1) on-site, (2) within the Piscataway Creek Watershed and/or (3) within the Potomac River watershed.”
16. Prior to certification of the Specific Design Plan, the SDP and Type II Tree Conservation Plan shall be revised to eliminate all impacts not approved during the review and approval of Preliminary Plan 4-05050.
17. Prior to certification of the SDP, the SDP and TCPII shall be revised to revise all lots less than 20,000 square feet in area to ensure that no portion of any of the lots would be encumbered by a conservation easement.
18. Prior to certification of the Specific Design Plan, the Type II Tree Conservation Plan shall be revised to:

- a. Ensure that all tree protection fences are located only where appropriate
 - b. Show the permanent fencing for planting areas in the legend and on the plans
 - c. Ensure that the limits of disturbance are correctly shown on all sheets
 - d. Include all off-site clearing in the worksheet
 - e. Substitute a suitable evergreen for eastern hemlock in the planting tables
 - f. Provide minimum 40-foot cleared areas at the rear of every structure
 - g. Calculate all woodlands on lots less than 20,000 square feet in area as cleared
 - h. Calculate all woodland within the land to be dedicated for Piscataway Road as cleared
 - i. Add a pattern to the legend and the plan to indicate all areas of woodland retained but calculated as cleared
 - j. Revise the boundary of woodland conservation area E on sheet 11 to follow the limits of disturbance
 - k. Revise the worksheet as needed
 - l. Add the following note to each sheet of the TCPII that show reforestation/afforestation areas:

“All reforestation/afforestation areas adjacent to lots and split rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to the Building Permits for the adjacent lots. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.”
 - m. Have the revised plan signed and dated by the qualified professional who prepared the plan.
19. At the time of purchase contract with homebuyers, the contract purchaser shall sign an acknowledgment of receipt of the airport disclosure.
 20. No structure within APA 6 shall be higher than 50 feet.

21. No two houses directly adjacent to each other or across the street from one another shall have the same elevation.
22. All single-family detached dwellings shall not be less than 2,200 square feet of finished living area.
23. Prior to signature approval, the plans shall be revised to conform to the conceptual stormwater management approval, or the stormwater management plan shall be revised to conform to the subject plan.

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 Eley, seconded by Commissioner Clark, with Commissioners Eley, Clark, Squire, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, July 27, 2006 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of September.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SL:bjs

REQUEST FOR PLANNING DIRECTOR DECISION

Steve,

The attached Pre-Application, Bevard East Phase 4, SDP-0516/01 , is a request for consideration for Planning Director Decision rather than Planning Board. A simple justification attached.

July 23, 2007

Planning Director: X SA

Planning Board: _____

POSTING WAIVED: ☒ Yes ☐ No

EXHIBIT'S LIST

Regular Planning Board Meeting

MAY 2, 2019

Exhibits Transmitted to Development Review Division

AGENDA ITEMS #5 – SPECIFIC DESIGN PLAN

SDP-1801

BEVARD EAST (UMBRELLA ARCHITECTURE)

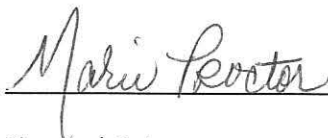
The following exhibits were accepted and entered into the record:

Proposed Revisions to Conditions

APPLICANT's EXHIBIT #1

1-page

MARIE PROCTOR May 2, 2019

A handwritten signature in cursive script, reading "Marie Proctor", is written over a horizontal line.

Sign and Date

SDP GCPB ON 5-2-2019
5 CASE # SDP-1801
Applicants Exhibit #1

**APPLICANT'S PROPOSED REVISIONS TO STAFF'S RECOMMENDED
CONDITONS OF APPROVAL FOR SPECIFIC DESIGN PLAN
SDP-1801**

1. Prior to certification of this specific design plan (SDP), the applicant shall provide notes on the template sheets and elevations as follows, or provide revisions as noted:

e. "All highly-visible single-family attached (townhouse) units shall have full brick or stone end walls. Where a brick or stone end wall is required, the front façade shall also be brick or stone."