

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 13-138

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Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
File No. SDP-0611/02

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on November 21, 2013, regarding Specific Design Plan SDP-0611/02 for Chaddsford, Section 6, the Planning Board finds:

1. **Request:** The subject site, Chaddsford, Section 6, is approved for 51 single-family detached dwellings on 22.20 acres in the Residential Medium Development (R-M) Zone. With the subject application the applicant proposes to add six new house models to the development.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	R-M	R-M
Use(s)	Single-family detached	Single-family detached
Acreage	22.20	22.20
Area within 100 year floodplain	5.11	5.11
Lots	51	51
Dwelling Units	2 (12 under construction)	51

3. **Location:** The subject site constitutes Section 6 of a larger development, Chaddsford, which is located in the northwest corner of Chadd Ford Drive and General LaFayette Boulevard, east of Robert Crain Highway (US 301), just north of Charles County. The site is in Planning Area 85A and Council District 9.

4. **Surrounding Uses:** The overall Chaddsford site is located directly east of an existing townhouse development known as McKendree Village. To the north of the project is undeveloped land in the R-M Zone. To the south is undeveloped land zoned Rural Residential (R-R). To the east is R-M-zoned land in floodplain and woodland. Section 6 is located in the northern portion of the site and is surrounded to the east and south by Sections 3, 4, and 5 of the project.

5. **Previous Approvals:** On November 29, 1977, the Prince George's County District Council adopted County Council Resolution CR-108-1977 for the entire 277-acre Brandywine Village, placing approximately 212 acres in the Major Activity Center (M-A-C) Zone and 64.7 acres in the Residential Urban Development (R-U) Zone by means of Zoning Map Amendment A-8898. On September 14, 1993, the District Council adopted the *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B*, rezoning the

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M-A-C 212-acre site into 46 acres zoned Employment and Institutional Area (E-I-A), 16.4 acres zoned Local Activity Center (L-A-C), and 149 acres zoned R-M (CR-60-1993).

On February 20, 1997, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-96083 to dedicate Chadds Ford Drive and General Lafayette Boulevard to public use and place the resultant land bays into four outlots. A Type I Tree Conservation Plan (TCPI/47/96) was approved for the entire area concurrently with that application.

Comprehensive Design Plan CDP-0102 was approved by the Planning Board for the entire 212-acre parcel on October 11, 2001 (PGCPB Resolution No. 01-186). This comprehensive design plan (CDP) included 11 lots on approximately 6 acres, approximately 4 acres of open space, approximately 4 acres for continuation of Brinton Way, and approximately 13 acres for a community lake. The remaining land area was intended for future development.

On January 22, 2004, the Planning Board approved Preliminary Plan of Subdivision 4-04174, which governs the subject application, for 307 lots on 100.35 acres. Since that approval, the applicant has chosen to renumber the sections. Nevertheless, Preliminary Plan 4-04174 applies to Specific Design Plan SDP-0611 and its revisions.

A total of five specific design plans (SDPs) have been approved for Chaddsford, including Sections 1 through 6 and a community center. Specific Design Plan SDP-0611 was approved by the Planning Board for Chaddsford, Section 6, on January 10, 2008 (PGCPB Resolution No. 01-186).

On March 18, 2013, Specific Design Plan SDP-0611-01 was approved by the Development Review Division as designee of the Planning Director. That revision was for the purpose of adding eight architectural models to the proposal, including the St. Augustine, Lancaster, Virginia II, Delaware, Riverton, Callahan, Colorado, and Alaska models.

6. **Design Features:** Access to Section 6 is proposed via Pulaski Road, which was previously approved through Specific Design Plan SDP-0513 for Sections 3, 4, and 5. Pulaski Road is proposed to be extended and will connect to Battle Field Loop. The construction of 51 additional single-family units is proposed along Battle Field Loop and two culs-de-sac, Home Way and Home Court. Recreational facilities are provided on-site and include one tot lot, one preteen playground, and approximately 190 linear feet of eight-foot-wide asphalt trail that connects to adjacent parkland.

The applicant proposes to add six new model types to Chaddsford, Section 6. The purpose of this revision is to provide a more affordable home that has greater marketability, as compared to the houses that were approved in 2008 with SDP-0611. The proposal includes the following architectural products by K. Hovnanian Homes:

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<b>Model</b>	<b>Base Finished Area (Sq. Ft.)</b>
Remington	2,362
Maryland II	2,574
Maine II	2,239
Hancock III	2,408
Hanover	2,215
Tomasen	2,568

These new house types are 81 square feet (3 percent) to 440 square feet (16.5 percent) smaller than the Oxford model, which was the smallest model approved in Section 6 with SDP-0611 at 2,655 square feet. With SDP-0509 for Sections 3 through 5, the Planning Board approved the Normandy (2,035 square feet) and Orleans (2,108 square feet) models, which are both smaller models than those proposed with the subject revision. The Planning Board finds that the proposed model sizes are acceptable.

The developer shall ensure that no two units, either directly next to each other or across from each other, have identical front elevations.

As established with previous approvals, the architectural elevations are required to incorporate a minimum of two endwall features for all of the units. On highly-visible lots, a minimum of three endwall features are required to provide a balanced or symmetrical design. The plans shall also indicate that 60 percent of the units will have full brick fronts. A tracking chart shall be provided with future building permits.

No other plan modifications are proposed. The application initially included a request to modify the recreational facilities in Section 6. That request has since been withdrawn.

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

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

The revision to the Section 6 architecture includes some models that are smaller than those previously approved. The smaller models will allow the developer to provide a greater variety of home options, at varying price points, for future home owners including seniors and young adults. The Planning Board finds that the architectural revision complies with the above requirement.

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8. **The Requirements of Comprehensive Design Plan CDP-0102/01:** No conditions of approval of the comprehensive design plan are applicable to the review of the subject SDP, which proposes additional architectural models only.
9. **The Requirements of Preliminary Plan of Subdivision 4-04174:** No conditions of approval of the preliminary plan are applicable to the review of the subject SDP, which proposes additional architectural models only.
10. **The Requirements of Specific Design Plan SDP-0611:** The following conditions of approval of SDP-0611 are applicable to the review of the subject SDP and warrant discussion as follows:

**f. The architectural elevations shall be revised to indicate a minimum 7/12 roof pitch.**

The architectural elevations indicate a minimum 7/12 roof pitch with the exception of the Hanover and Tomasen models, which indicate a 6/12 roof pitch. The final architectural elevations shall clearly indicate a 7/12 roof pitch prior to signature approval of the plans.

**g. The architectural elevations shall be revised to incorporate a minimum of two endwall features for all of the units. On highly visible lots, a minimum of three endwall features shall be provided in a balanced or symmetrical design.**

The architectural elevations show a minimum of two endwall features on all units. A note shall be provided on the plans that indicates that a minimum of two endwall features will be provided on all units; and on highly-visible lots (Lots 13, 16, 20, 21, and 29 of Block C; Lots 9, 10, and 23 of Block D; Lots 22 and 32 of Block B) a minimum of three endwall features shall be provided in a balanced or symmetrical design.

**h. The plans shall be revised to add a tracking chart to demonstrate that 60 percent of the units will have brick fronts.**

The above condition remains in effect. A tracking chart is provided on the SDP. The tracking chart shall be updated to indicate the lots that have approved permits, and clarify which of those lots include a full brick front. The following models in the subject revision include a full-brick front option: Maine II, Maryland II, Hancock III, and Remington.

11. **The Requirements of the Prince George's County Zoning Ordinance:** The subject application complies with the requirements in the R-M Zone and Sections 27-507 through 27-510 of the Zoning Ordinance. Additionally, pursuant to Section 27-528(a), prior to approving a SDP, the Planning Board shall make the following findings:

**(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable**

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**design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The Planning Board finds that the subject application conforms to the requirements of CDP-0102/01. Compliance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) will be evaluated at time of future building and grading permits. The original SDP was prepared in accordance with the requirements of the 1990 Landscape Manual.

- (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 subject application is not a regional urban community, so this finding is not applicable.

- (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;**

The subject application is a limited revision to a previously approved SDP. This limited revision does not affect the Planning Board's 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;**

The site has an approved Stormwater Management Concept Plan (23308-2006-00), which is an indication that on-site surface water will be drained in accordance with county standards.

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

The Planning Board finds that the plan is in conformance with a previously approved Type II tree conservation plan (TCPII) for the subject property.

- (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).**

The subject application is grandfathered from the above requirement that came into effect on September 1, 2010 because the project has a previously approved preliminary plan of subdivision.

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Nevertheless, there are regulated environmental features on the subject property. No new impacts to regulated environmental features are proposed with this SDP; therefore, conformance with the intent of the above requirement can be found.

12. **2010 Prince George's County Landscape Manual:** The SDP for the addition of architectural models only. This site will be required to demonstrate conformance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) at time of future permits.
13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance and the Tree Canopy Coverage Ordinance:** The property is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance (Woodland Conservation Ordinance) because there are existing woodlands and there are previously approved Type I and Type II tree conservation plans (TCPs). The original CDP, preliminary plan, and TCPs were approved so that permits could be issued for the construction of sewer and water lines from Crain Highway (US 301) to Phase I of Brandywine Village along McKendree Road. At that time, TCPI-47-96 was reviewed and found to satisfy the requirements of the Woodland Conservation Ordinance. A revised Type I Tree Conservation Plan, TCPI-47-96-01, was approved with CDP-0102; a second revision, TCPI-47-96-02, was approved with CDP-0102-01; a further revision, TCPI-47-96-03, was approved with Preliminary Plan 4-03080; and the most recent revision, TCPI-47-96-04, was approved with Preliminary Plan 4-04174.

A Type II Tree Conservation Plan, TCPII-126-98, was approved for the entire project to allow the installation of water and sewer lines. The TCPII is revised with each SDP. The previously approved Type II Tree Conservation Plan, TCPII-126-98-07, conforms to TCPI-46-97-04.

The design of the woodland conservation areas encumbers no lots, protects the sensitive environmental features on the site, and avoids fragmentation of the forest.

No revision to TCPII/126/98-08 is necessary for the proposed architectural modification.

The application will be the subject of future building and grading permits and is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on properties that propose 5,000 square feet of disturbance. The subject 22.20-acre property zoned R-M is required to provide a minimum of 15 percent of the gross tract area in tree canopy.

14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
  - a. **Community Planning**—The Planning Board finds that the subject application is consistent with the 2002 *Prince George's County Approved General Plan Development Pattern* policies for the Developing Tier and the land use recommendations of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.

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b. **Environmental Planning**—The Planning Board adopts the following:

- (1) **Site Description:** There are extensive areas of woodlands, streams, wetlands, 100-year floodplain, steep slopes, and severe slopes on the Chaddsford property. The principal stream on the site is a tributary of Mattawoman Creek in the Potomac River watershed. According to the *Prince George's County Soil Survey*, the soils found on the property include Bibb silt loam, Beltsville silt loam, Galestown gravelly loam, Keyport silt loam, and Sassafras gravelly sandy loam. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on this property or adjacent properties. Although this property does not abut McKendree Road, the proposed lots will be accessed via McKendree Road, which is a designated historic road. The property is in the Developing Tier according to the adopted General Plan.
- (2) **Forest Stand Delineation:** A detailed forest stand delineation (FSD) was reviewed in conjunction with Preliminary Plan 4-96083. The FSD was resubmitted with CDP-0102 and was found to address the requirements for FSD in accordance with the *Technical Manual for Woodland Conservation with Development in Prince George's County*. The site is exempt from natural resources inventory regulations since the site has an approved FSD.
- (3) **Regulated Environmental Features:** Streams, wetlands, 100-year floodplains, and associated buffers are found throughout this property. The 100-year floodplain is shown on Record Plats VJ 186-63 and VJ 186-64.

During the review and approval of Preliminary Plan 4-96083, variations to Sections 24-129 and 24-130 of the Subdivision Regulations were approved for the proposed impacts to streams, stream buffers, 100-year floodplain, wetlands, and wetland buffers associated with road crossings for Chadds Ford Drive and General Lafayette Boulevard. However, no variation associated with the proposed lake was requested or approved with 4-96083. The lake design was studied in detail during the review and approval of SDP-0108 and Preliminary Plan 4-01045, which created the parcel containing the lake-approved variation requests for impacts to wetlands and wetland buffers. Impacts for the installation of sewer lines, outfalls for stormwater management ponds, and at least one street crossing were approved with Preliminary Plan 4-03080. Impacts for the installation of sewer lines, outfalls for stormwater management ponds, and at least one street crossing were approved with Preliminary Plan 4-04174. No additional impacts are required for the proposed architectural revisions.

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- c. **Subdivision Review**—The Planning Board adopts the following:
- (1) The subject property is located on Tax Map 154 in Grid E-3, is 22.20 acres, and is within the R-M Zone. The applicant submitted a revised Specific Design Plan (SDP-0611-02) for Section 6 of Chaddsford Subdivision to add six new house types. The SDP does not propose any lot or parcel line adjustments with this revision.
  - (2) The site is the subject of approved Preliminary Plan 4-04171, and the resolution was adopted by the Planning Board on February 3, 2005 (PGCPB No. 05-15). The preliminary plan is valid until December 31, 2013. The preliminary plan was for Chaddsford Subdivision with 100.35 acres and approved for 307 lots and 10 parcels. Section 6 of Chaddsford Subdivision was recorded in Plat Book PM 230-57 through PM 230-60 on May 4, 2009. The addition of six new house types is not inconsistent with the approved preliminary plan.
- d. **Prince George's County Police Department**—The Police Department reviewed the submitted plan and indicated, in a memorandum dated September 17, 2013, that they have no crime prevention through environmental design (CPTED) concerns or recommendations.
- e. **Prince George's County Health Department**—In a memorandum dated September 20, 2013, the Environmental Engineering Program of the Health Department offered the following comments and recommendations:
- (1) Exposure to fine particulate air pollution is associated with detrimental cardiovascular outcomes, including increased risk of death from ischemic heart disease, higher blood pressure, and coronary artery calcification. There is an emerging body of scientific evidence indicating that fine particulate air pollution from traffic is associated with childhood asthma. The property is adjacent to a freeway to the east and is approximately 1,500 feet from an arterial roadway to the north. Fine particulate air pollution generated from road traffic is a health concern. The applicant should consider methods to mitigate exposure to fine particulate air pollution.
- The Planning Board finds that there are no zoning provisions that address the measurement or mitigation of fine particulate air pollution. The development is adjacent to existing wooded areas to be retained, but existing woodlands may not be sufficient mitigation to address general air quality concerns. Future homeowners may want to consider the installation of air filters within their homes.
- (2) The project includes multiple options for active recreation including hiker-biker trails, a swimming pool, a tennis court, a tot lot, a preteen lot, and open spaces.



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These recreational amenities will be a positive health benefit to the residents of the community.

No further action is requested regarding this item.

- (3) There is an increasing body of scientific research suggesting that community gardens enhance nutrition, physical activity, and promote the role of public health in improving quality of life. The applicant should consider setting aside space for a community garden.

The play areas are located on future homeowners association (HOA) land. The HOA should consider providing a community garden within the development in the future.

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 Specific Design Plan SDP-0611/02 for the above-described land, subject to the following conditions:

1. Prior to certification of the specific design plan, the following revisions shall be made or information provided:
  - a. Indicate a minimum 7/12 roof pitch on the architectural elevations.
  - b. Provide a note on the plans that states that a minimum of two endwall features shall be provided on all units; and on highly-visible lots (Lots 13, 16, 20, 21, and 29 of Block C; Lots 9, 10, and 23 of Block D; Lots 22 and 32 of Block B) a minimum of three endwall features shall be provided in a balanced or symmetrical design.
  - c. Update the brick tracking chart to indicate the lots that have approved permits, and clarify which of those lots include a full brick front.
  - d. Provide a note on the plans that states that no two units, either next to each other or across from each other, may have identical front elevations.

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.

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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 Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey and Hewlett voting in favor of the motion, and with Commissioner Shoaff and Washington absent at its regular meeting held on Thursday, November 21, 2013, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 12th day of December 2013.

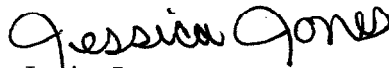
Patricia Colihan Barney  
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department

Date 12/25/13



By Jessica Jones  
Planning Board Administrator

PCB:JJ:MF:arj