



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 16-47

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

File No. SDP-9612-05

## RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on April 7, 2016, regarding Specific Design Plan SDP-9612-05 for Springdale Estates, the Planning Board finds:

1. **Request:** The subject specific design plan (SDP) is for approval of 65 townhouse units.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	L-A-C	L-A-C
Use	Vacant	65 townhouse units
Acreage	4.98	4.98
Parcels	0	10

### OTHER DEVELOPMENT DATA

Parking Required (65x 2.04)	133 spaces
Parking Provided (65/2-car garages)	130 spaces
Parking (on-street)	23 spaces (1 handicap)
Total Parking Provided	153 spaces

### ARCHITECTURAL MODELS

The following models are proposed by KB Homes:

Model	Base Square Footage*	Elevations
A-1	1,858-2,338	A, B, C, D, E
A-2	1,858-2,713	A, B, C, D, E
B-1	2,129-2,621	A, B, C, D, E, F, G
B-2	2,129-2,621	A, B, C, D, E

Note: \*Units range from 38 feet to 46 feet in depth. All base square footages should be reflected on the unit template sheet.



3. **Location:** The subject property is located on the east side of Saint Josephs Drive and the south side of Ardwick Ardmore Road, approximately 1,000 feet southwest of its intersection with Lottsford Vista Road in Landover, Maryland. The property is in Planning Area 73, Council District 5.
4. **Surrounding Uses:** The undeveloped portion of the site, which is the subject of this SDP, contains 4.98 acres bounded to the north across Ardwick Ardmore Road and Yellowstone Lane by single-family detached homes in the Enterprise Ridge Subdivision in the One-Family Detached Residential (R-80) Zone; to the south by an existing fire station in the Local Activity Center (L-A-C) Zone; to the east by single-family attached homes in the Bellehaven Estates Subdivision zoned L-A-C; and to the west, across Saint Joseph Drive, is the Charles Herbert Flowers High School in the Rural Residential (R-R) Zone.
5. **Previous Approvals:** The subject property was originally part of a larger development known as Bellehaven Estates, Section One, which consists of a total land area of 33.1 acres. On July 24, 1990, the District Council adopted the Largo-Lottsford Sectional Map Amendment for Planning Area 73, which rezoned the property from the R-R Zone to the L-A-C Zone (Basic Plan A-9775). A companion case (A-9774) rezoned approximately 32.5 acres of land from the R-R Zone to the Residential Suburban Development (R-S) Zone. On June 10, 1996, the District Council approved an amendment to the basic plan for both cases (A-9774 and A-9775) in order to relocate a daycare center, to downsize a commercial component, to reallocate the land area for each case, and to readjust the ratio of dwelling units on the two parcels. Comprehensive Design Plan CDP-9601 was approved (PGCPB No. 96-375) with conditions on December 12, 1996. The 33-acre property was subdivided into separate lots and parcels to accommodate a mix of residential, commercial, and public uses, including a fire station, by Preliminary Plan of Subdivision 4-96066. A Specific Design Plan, SDP-9612, was approved in 1997, with several subsequent revisions, for the construction of residential units and a 16,000-square-foot firehouse. Specific Design Plan SDP-9612-03 for Parcel H was approved in 2009 (PGCPB No. 08-159) for the construction of a commercial shopping center on five acres, including a pharmacy and a daycare center, which was never constructed. On April 30, 2015, the District Council approved an amendment to A-9775-01-C (Zoning Ordinance No. 6-2015) with conditions to allow townhouse units to replace commercial development on Parcel H. Comprehensive Design Plan CDP-9601-01 (PGCPB No. 15-99) was approved by the Planning Board on September 24, 2015 subject to six conditions. Preliminary Plan of Subdivision 4-15010 (PGCPB No. 15-100) was also approved on September 24, 2015 for 65 lots and 10 parcels, including a Variation from Section 24-128(b)(7)(A), subject to 16 conditions. The subject site also has an approved Stormwater Management Plan 6244-2008-02, which is valid through October 28, 2016.

The General Notes should be revised to reference the most current approved Preliminary Plan and Stormwater Management Concept approval.

6. **Design Features:** Parcel H is a linear tract directly across from Charles Herbert Flowers High School. The proposed 65-unit townhouse development is generally oriented internally, with four building groups of townhouses fronting on Saint Josephs Drive. Access to the site is via a



single-access point off Saint Josephs Drive. A modified grid pattern provides on-site circulation, with primarily rear-loaded units. Front-loaded units are located along the east side of Private Road 'B.' Townhouse building sticks are arranged in a design to create pleasing street frontages and alleys for rear-loaded garages. A centrally-located green area provides a visual focal point at the end of the site entrance. The green area also includes an enhanced sitting area for future residents.

### **Architecture**

The proposed townhouse models have a base square footage that ranges from 1,858 square feet to 2,621 square feet. They feature full or partial brick and vinyl siding façades, partial stone façades, paneled shutters, decorative trim above windows and doors, and optional gables and dormers to provide a varied roofline and standard two-car garages. A standard 10-foot x 6-foot deck is provided, with an option for a 10-foot by 20-foot deck.

A minimum of 60 percent of the front façades are required to be either brick, stone, or stucco per CDP-9601-01 and for those units fronting on Saint Josephs Drive, the percentage of brick, stone, or stucco must be 100 percent. Highly-visible endwalls (located on Lots 8, 16, 24, 25, 31, 32, 37, 46, 58, 59, and 65) should be designed with four architectural features in a balanced composition, and that rooflines should be varied, incorporating 60 percent of units in a stick with cross gables and/or dormers. The Planning Board recommends that Model A-1, Elevation D and Model B-1 Elevation D with full vinyl façades be deleted. Shutters should be provided on the top row of windows in Elevation E, Model A-1. For Model B-1, Elevation A and Model B-2, all elevations, revisions should be made to show additional decorative features including but not limited to specialty windows, shutters, additional masonry, and/or enhanced trim.

Elevations that do not provide any shutters should incorporate a standard gable or dormers and be interior units only.

### **Signage**

The applicant is proposing a gateway sign at the entrance of the townhouse development that will be constructed of brick veneer. The base of the sign should be landscaped with annual and and/or perennial plantings. The proposed signage appears to be in conformance with Section 27-624 regarding gateway signage; however, calculations should be provided indicating conformance with height and sign area standards.

### **Lighting Fixtures**

The applicant has provided a detail of the proposed lighting fixtures which should be full cut-off luminaires. In addition, lighting fixtures should not conflict with street trees.

### **Recreational Facilities**

The applicant is proposing an enhanced sitting area with heavy landscaping, a cedar pergola, lighted bollards, and decorative pavers. The applicant should indicate which paving pattern will be installed. The proposed sitting area is in conformance with preliminary plan conditions.



## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the L-A-C Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-495, which governs permitted uses in the L-A-C Zone, as further referenced in Section 27-515. The proposed single-family attached units are a permitted use in the L-A-C Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-496, Regulations, regarding additional regulations for development in the L-A-C Zone. It is noted that the total density of the project at 7.9 dwelling units per acre, or 228 dwelling units, is less than the base density of 10 dwelling units per acre (288 dwelling units).
8. **Basic Plan for Zoning Map Amendment A-9775-01-C:** The basic plan relevant to the proposed project was approved by the District Council on April 30, 2015. The District Council limited the density of the townhouse units to no more than 13 dwelling units per acre, or 65 units on the 4.98-acre site. The current application is in conformance with the density limitation.

Basic Plan A-9775 was originally approved on July 24, 1990 and amended with conditions and considerations on June 10, 1996 (Zoning Ordinance 12-1996). The following condition and considerations are applicable to the current application.

**3. All buildings shall be fully sprinklered with automatic fire suppression systems.**

This condition is valid and applies to the subject application.

### **Specific Design Plan—Phase III Considerations**

**Consideration 1: Street names, addresses and entranceways shall be brightly lighted for night visibility.**

The applicant provided a lighting plan that indicates streets, addresses and entranceways will be sufficiently lighted.

**Consideration 2: Up-to-date security hardware shall be used on all doors and windows.**

The applicant will provide current security hardware on all doors and windows.



9. **Comprehensive Design Plan CDP-9601 and its revisions:** Comprehensive Design Plan CDP-9601 was approved with 27 conditions on December 12, 1996. The following conditions in **boldface** warrant discussion.

4. **A minimum 30-foot-wide buffer shall be provided between the fire station and the residential lots. The applicant shall provide a wooden sight-tight fence on all lots backing up to the fire station site. The fence details shall be approved at the time of Specific Design Plan.**

The SDP shows a 40-foot-wide landscape strip between the firehouse and the residential lots, in accordance with Landscape Manual requirements.

7. **All townhouses shall provide at least a single car garage.**

The proposed townhouses will all have two-car garages.

8. **Additional on-site parking shall be provided. Parallel spaces are encouraged. A minimum of 30 parking spaces (one-third of which may be compact size) shall be required in addition to the requirements of Part 11, Parking and Loading Standards.**

Revision to Comprehensive Design Plan CDP-960-01, approved in September 2015, approved a change in use on the 4.98-acre site from previously approved commercial to residential uses. Part 11 of the Zoning Ordinance requires a minimum of 133 parking spaces (65 x 2.04) be provide for the townhouse units currently proposed. The applicant is providing a total of 153 parking spaces, including 23 on-street spaces for visitors. The Planning Board finds that the amount of parking proposed will be sufficient to meet the needs of the townhouse residents.

16. **The following lot and architectural standards shall apply to the single-family attached development:**

**Single-Family Attached Lot Standards**

<b>Minimum Lot Size</b>	<b>1,700 square feet</b>
<b>Maximum Lot Coverage</b>	<b>50 percent</b>
<b>Minimum Building Separation</b>	<b>26 feet</b>
<b>Maximum Height</b>	<b>Three stories</b>
<b>Maximum Lot Width</b>	<b>20 feet</b>
<b>Minimum Front Yard</b>	<b>20 feet</b>
<b>Minimum Side Yard</b>	<b>0 feet</b>
<b>Minimum Rear Yard</b>	<b>20 feet</b>



**A minimum of 60 percent of the front facades shall be brick.**

**Main roof gables will be a minimum of 7 to 12 pitch.**

**A single- or double-car garage shall be provided for each lot.**

**Highly-visible endwalls shall be designed with the same attention to details as the front elevation.**

**Highly-visible end units shall have brick fronts and side façades.**

**Minimum gross living area shall be 1,250 square feet.**

**End units shall be a minimum of 24 feet wide on building sticks with greater than six units.**

**Rooflines shall be varied, incorporating crossgables and/or dormers.**

The above standards were amended in CDP-9601-01 as discussed below.

Comprehensive Design Plan CDP-9601-01 (PGCPB No. 15-99), amended several of the above standards as provided below. It reduced the minimum lot size from the current Zoning Ordinance requirement of 1,800 square feet to 1,500 square feet. The CDP revision also increased the lot coverage from 50 percent to 75 percent; reduced the minimum building separation from 26 feet to 20 feet and reduced the minimum front and rear yards from 20 feet to 15 feet. These changes were necessary to achieve the density approved in the basic plan, while providing an acceptable site design that incorporates significant buffers, tree save area, and open space for recreation. The following conditions of CDP-9601-01 are in **boldface** and warrant discussion.

**3. At the time of specific design plan:**

- a. The applicant shall submit a photometric study to ensure that the lighting level for the residential property is adequate and provide for full cut-off lighting fixtures.**

Prior to certification of the SDP the applicant should submit the photometric plan. A note should be added to the site plan indicating all light fixtures will be full cut-off luminaires.

- b. The plan shall be reviewed for access between the proposed and existing townhouse developments.**

The applicant has provided documentation from the adjacent HOA indicating that they decline a trail connection between the two developments, citing security and safety as major concerns.



- c. **A striped crosswalk shall be provided along Saint Josephs Drive across the ingress/egress driveway into the townhouse development.**

The crosswalk is shown on the plans as required.

- d. **Standard sidewalks shall be provided along both sides of all internal roads.**

All required sidewalks are shown on the plans.

4. **Individual lots shall not have direct driveway access to Saint Josephs Drive.**

No individual lots have direct access to Saint Josephs Drive. The SDP meets this requirement.

5. **At the time of specific design plan, the applicant shall show conformance with the following design standards:**

- a. **Single-Family Attached Lot Standards**

<b>Minimum Lot Size</b>	<b>1,500 square feet</b>
<b>Maximum Lot Coverage</b>	<b>75%</b>
<b>Minimum Building</b>	<b>20 feet</b>
<b>Maximum Height</b>	<b>3 stories</b>
<b>Maximum Lot Width</b>	<b>20 feet</b>
<b>Minimum Front Yard</b>	<b>15 feet</b>
<b>Minimum Side Yard</b>	<b>0</b>
<b>Minimum Rear Yard</b>	<b>15 feet*</b>

**\*Decks and ground-level patios may encroach into the rear yard.**

The SDP is in conformance with the above standards.

- b. **A minimum of 60 percent of the front façades shall be brick, stone, or stucco, except along the frontage of Saint Josephs Drive, in which case the percentage shall be 100 percent.**

**Main roof gables will be a minimum of 7 to 12 roof pitch.**

**A single- or two-car garage shall be provided for each lot.**

**Highly-visible endwalls shall be designed with four architectural features in a balanced composition.**

**Highly-visible end units shall have brick fronts and side façades.**



**Minimum gross living area shall be 1,250 square feet.**

**Rooflines shall be varied; 60 percent of units in a stick shall incorporate cross gables and/or dormers.**

All proposed townhouses have two-car garages. All other architectural standards found above are included as conditions.

In conclusion, the subject SDP was reviewed against the requirements of the CDP approval and its revision CDP-9601-01 and found to be in conformance, subject to the conditions in the approval of this application.

10. **Preliminary Plan of Subdivision 4-15010**—The property included in this SDP revision was the subject of Preliminary Plan of Subdivision (PPS) 4-15010, which was approved by the Planning Board on September 24, 2015 with 16 conditions, and is valid through October 15, 2017. The following conditions in **boldface** type from the PPS are applicable to the review of this application.

5. **At the time of specific design plan (SDP), in conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), that applicant and the applicant's heirs, successors and/or assignees shall provide the following:**
- a. **Provide a standard sidewalk along the south side of Private Road 'A.'**
  - b. **Provide a standard sidewalk along the entire east side of Private Road 'B' (including Lots 32–36).**
  - c. **Provide a sidewalk connection within Parcel H from Alley 'C' to Saint Josephs Drive, if determined desirable.**
  - d. **Provide road cross sections for the internal roads and the private alleys included on the subject site.**

The SDP shows sidewalks in the locations as conditioned in 5(a), 5(b), and 5(d). The Condition 5(c) sidewalk is not shown; however, the applicant has agreed to revise the plans to include a sidewalk at this location. A condition is included in this approval to address the sidewalk.

6. **A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**



The SDP is consistent with the PPS approved by the Planning Board and is in conformance with this condition.

9. **Prior to approval of final plat, the applicant and the applicant's heirs, successors and/or assignees, shall submit three (3) original Recreational Facilities Agreements (RFA) to DRD for construction of the private recreational trail on homeowners land, for approval prior to the submission of final plats. Upon approval by the Development Review Division (DRD) of the M-NCPPC Planning Department, the RFA shall be recorded among the County Land Records and the liber and folio indicated on the plat prior to recordation. The SDP shall establish appropriate triggers for construction of the recreational facilities as reflected on the SDP.**

The applicant is providing an enhanced sitting area for the enjoyment of the future residents in this townhouse community. The sitting area should be completed prior to the issuance of the 52nd building permit.

10. **Development of this site shall be in conformance with the Stormwater Management Concept Plan, 6244-2008-01 and any subsequent revisions.**

The project has an approved Stormwater Management Concept Plan 6244-2008-02 which is valid until October 28, 2016.

11. **At the time of SDP, the applicant shall:**
  - a. **Provide private on-site recreational facilities on Parcel C in accordance with Section 24-134 of the Subdivision Regulations. Minor lotting pattern adjustments may be necessary to accommodate the facility.**
  - b. **Revise grading abutting the rear of Lots 32-36 to provide a five-foot clear zone from the back of the lot lines to the retaining wall so that the HOA will be able to inspect and maintain the wall without having to access individual private lots.**
  - c. **Revise Lots 17-24 so they are not encumbered by a stormdrain easement.**

The applicant is providing a centrally-located sitting area with enhanced landscaping, a cedar pergola, benches and decorative paving. Lighting will be provided but is not included in the estimated value of the facilities to be provided which is based on a value of \$69,594.20 in proportion to the proposed population. The combination of on-site recreational facilities with the payment of a fee-in-lieu for the remaining percentage was conditioned with the PPS. The fee-in-lieu will be offset by the percentage of the recreational facilities provided on-site. The fee-in-lieu is quantified as five percent of the total new market value of the land as determined by the Maryland State Department of Assessments and Taxation at time of final plat (Section 24-135 of the Subdivision Regulations). The amount to be paid as fee-in-lieu will be determined at the time of final plat approval, if the mandatory dedication is not provided entirely on-site.



The current SDP plans show the rears of Lots 32–36 encumbered by the retaining wall. As required with the PPS, the applicant should revise the grading abutting the rears of Lots 32–36 to provide a five-foot-wide clear zone from the back of the lot lines to the retaining wall so that the HOA will be able to inspect and maintain the wall without having to access each individual private lot.

13. **Total development shall be limited to uses that would generate no more than 46 AM and 52 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The proposed 65 townhouse units will generate 46 AM and 52 PM peak-hour trips that are within the above trip caps.

14. **Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee-in-lieu of parkland dedication for the proposed residential development, which may be offset in whole or in part by the cost of any private recreational facilities approved on the specific design plan.**

The applicant is proposing 100 percent of the required value of private recreational facilities on-site.

15. **Development of this site shall be in conformance with Comprehensive Design Plan CDP-9601-01.**

**If significant alteration to the design standards occur during the approval process that could affect the spacial relationship of the subdivision layout and design, a new PPS is required.**

Comprehensive Design Plan CDP-9601-01 was reviewed and approved by the Planning Board on the same date that the PPS was heard and approved. The PPS was in conformance with CDP-9601-01, and the Specific Design Plan SDP-9612-05 is in conformance with both the CDP and PPS.

16. **At the time of review of the SDP and prior to approval, the applicant, and the applicant's heirs, successors and or assignees, shall demonstrate a good faith effort to enter into a dialogue with the Bellehaven Estates HOA to determine if a private trail connection between the two communities is desirable, and acceptable to the Bellehaven Estates HOA. The trail connection should be located in an agreed upon location and extend through the subject site to Saint Josephs Drive, if required.**



At the time of CDP, the applicant's site plan provided an opportunity to provide a trail connection between Lots 31 and 32 to the adjacent townhouse community. The applicant submitted a letter dated March 8, 2016 from the management company of the Enterprise Woods HOA, on behalf of the Board of Directors, indicating that due to security and safety concerns, the HOA declines to consent to a trail connection. This condition is fulfilled.

11. **2010 Prince George's County Landscape Manual:** The subject application is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) including the provisions of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the Landscape Manual. The Planning Board reviewed the project against those requirements and found that the SDP is in general compliance with the Landscape Manual, subject to the conditions of approval.
  - a. **Section 4.1, Residential Requirements**—Requires a certain number of plants to be provided for residential lots depending on their size and type. The applicant has provided the required schedule but it does not show the required number of shade trees. The applicant should substitute some columnar shade trees for ornamental and evergreens in the other bufferyards to meet this requirement and delete the reference to Alternative Compliance.
  - b. **Section 4.6, Buffering Development from Streets**—Ardwick Ardmore Road is a designated historic road. Section 4.6 requires that a minimum 20-foot-wide buffer be provided along the frontage of the historic road. Credit for existing woodland is taken for that portion of the frontage that includes existing trees to remain. Compliance with this section is also required for any location where rear yards of single-family attached dwellings are oriented to a street along this roadway. There are no rear yards oriented toward streets in this application. The landscape plan complies with this section.
  - c. **Section 4.7, Buffering Incompatible Uses**—A goal of this section is to provide a comprehensive, consistent, and flexible landscape buffering system that provided transitions between moderately incompatible uses. A Type 'D' bufferyard is required between the fire station and the adjacent residential lots. The landscape schedule and plan show conformance with this requirement; however, the Planning Board recommends that the applicant provide a sight-tight fence between the fire station and residential community to mitigate noise, lights, and other potential impacts from the fire station.
  - d. **Section 4.9, Sustainable Landscaping Requirements**—Requires that a percentage of the proposed plant material be native species, along with other sustainable practices. The applicant has provided a schedule indicating conformance with this requirement.
12. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has previously approved tree conservation plans.



Currently, this site has an approved TCPI (TCPI-060-96) and TCPII (TCPII-031-97-01). The submitted SDP application includes a revised TCPII (02) which is subject to the current regulations.

The TCPII shows a phased worksheet which is reflective of the various parcels within the overall project area of the original TCPII approval. The subject SDP proposes to clear an additional 3.48 acres of the existing 3.66 acres. The cumulative woodland conservation requirement is 10.16 acres. The TCPII proposes to meet the subject site's portion of the overall requirement with woodland preservation, reforestation/afforestation, and off-site woodland conservation.

The applicant is showing off-site reforestation and preservation areas located within an adjacent stormwater management easement; however, no woodland conservation plantings or preservation are allowed within a stormwater management easement. The applicant may either provide the Department of Permitting, Inspections and Enforcement (DPIE) with written justification for the plantings and preservation areas to allow them to remain in the easement or revise all proposed off-site reforestation and preservation calculations and provide for them in an off-site woodlands bank. Depending on what method is chosen to satisfy the woodland requirement that is currently located within a stormwater management easement, the TCPII needs to be revised to address that method.

13. **Prince George's County Tree Canopy Coverage Ordinance:** The plans are in conformance with the Tree Canopy Coverage Ordinance, Subtitle 25, Division 3, which came into effect on September 1, 2010. The required tree canopy for this site in the L-A-C Zone is 10 percent of the site area of 4.98 acres, for a total of 0.498 acres, or 21,693 square feet. The proposed tree canopy coverage is 91,240 square feet which exceeds the requirement for the site.
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 following determinations were provided:
    - The application is consistent with 2014 *Plan Prince George's 2035 Approved General Plan* development policies for established communities.
    - The application does not strictly conform to the land use recommendations of the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73*, a village activity center on this site, as the previously approved commercial use has been replaced with single-family attached dwelling units. However, it is noted that the regional shopping center at Woodmore Towne Centre at Glenarden is little more than one-quarter mile from this proposed residential development site, which is within reasonable walking distance. This major retail center would likely present insurmountable competition for any retail uses developed at this site in accordance with the master plan



recommendations and the approved CDP-9601 (Bellehaven Estates 1). Moreover, the character of the surrounding neighborhood has changed since the 1990 Largo-Lottsford Master Plan was approved with the construction of Woodmore Towne Centre at Glenarden and Charles Herbert Flowers Senior High School across Saint Josephs Drive from the site. It is recognized that efforts to develop commercial retail space on the subject site have been unsuccessful.

- b. **Subdivision Review**—The SDP was reviewed for conformance with Preliminary Plan 4-15010. The SDP is in substantial conformance with the preliminary plan. A condition is included in this approval requiring a sidewalk connection be provided within Parcel H from Alley 'C' to Saint Josephs Drive, as proffered by the applicant.
- c. **Environmental Planning**—The following was provided:

**Grandfathering**

The project is subject to the requirements of Subtitles 25 and 27 that became effective September 1, 2010 because the site has a new preliminary plan.

**Environmental Review**

- (1) A signed Natural Resources Inventory (NRI-155-13) plan was submitted with the application. The NRI shows a 4.98-acre site with no regulated environmental features and 3.67 acres of woodlands. According to the NRI, there is one specimen tree on-site. The information has been correctly shown on the TCPII. No additional information required with regard to the NRI.
- (2) The property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has previously approved tree conservation plans. Currently, this site has an approved TCPI (TCPI-060-96) and TCPII (TCPII-031-97-01). The submitted SDP application includes a revised TCPII (02) which is subject to the current regulations.
- (3) Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." The specimen tree table on the TCPII shows the removal of the only specimen tree (36-inch Yellow Poplar) on-site. The limits of disturbance on the plan also show that this tree is to be removed. A variance was approved for the removal of the specimen tree with Preliminary Plan 4-15010.



- (4) This site is undeveloped and does not contain any regulated environmental features that are required to be protected under Section 27-285(b)(4) of the Zoning Regulations. No further information concerning regulated environmental features is needed at this time.
- (5) Ardwick Ardmore Road is designated as an historic road. The Landscape Manual requires a Section 4.6(2) landscape buffer (Buffering Development from Special Roadways) based on the development tier. In the Environmental Strategy Area 2 of Plan Prince George's 2035 (formerly the Developing Tier), the required buffer along a historic road is a minimum of twenty feet wide to be planted with a minimum of eighty plant units per one hundred linear feet of frontage, excluding driveway openings. Landscaping is a cost effective treatment which provides a significant visual enhancement to the appearance of the historic road. The submitted TCPII proposes an existing and reforested wooded buffer approximately 70 feet wide. No additional information regarding the historic road is required at this time.
- (6) A Stormwater Management Concept Approval Letter (6244-2008-02) and associated plan were submitted with the application for this site. The approval was issued on October 28, 2013, with this project from the Prince George County Department of Permitting, Inspections and Enforcement. The concept plan, which is valid until October 28, 2016, proposes to construct grass swales, and a storm filter which will empty into the adjacent subdivision stormwater pond. No stormwater management fee for on-site attenuation and quality control measures is required. No further action regarding stormwater management is required with this Conceptual Site Plan review.

The required revisions are included in the conditions of approval.

In addition, the applicant shall provide written confirmation from DPIE that the existing preservation and reforestation within the stormwater management easement can remain as woodland conservation credit. If confirmation cannot be provided, the plan and worksheet should be revised as necessary to remove woodland preservation and reforestation as credit.

The required revisions to the TCPII and additional information required to be provided to DPIE are included in the approval of this application. If revised in conformance with the conditions, the SDP can be found in conformance with an approved TCPII.

- d. **Transportation Planning**—The SDP was reviewed for conformance to Basic Plan A-9775-01, Comprehensive Design Plan CDP-9601-01, and Preliminary Plan of Subdivision 4-15010. The following summarized comments are provided:



- (1) Ardwick Ardmore Road and Saint Josephs Drive are master plan collector roadways listed in the 1990 Largo-Lottsford Master Plan SMA with ultimate rights-of-way of 80 feet which have been previously dedicated. The right-of-way width from the property to the centerline of each roadway is shown on the plan.
- (2) Crosswalks are recommended at the site's ingress/egress point on Saint Josephs Drive, parallel to Saint Josephs Drive. Decorative crosswalks exist at the Saint Josephs Drive/Ardwick Ardmore Road intersection to provide safe pedestrian access to the Charles Herbert Flowers High School.
- (3) A specific design plan requires a finding that "the development will be adequately served within a reasonable period of time" with existing or programmed public facilities, or facilities otherwise provided as part of the development. Given that this determination was made under Preliminary Plan 4-15010 and that the proposal is not expected to generate additional traffic, this finding is met.

The Planning Board finds that the subject application conforms to the approved subdivision plan and Comprehensive Design Plan from the standpoint of transportation. Furthermore, the proposed development will be adequately served within a reasonable period of time with existing or programmed transportation facilities, or with transportation facilities to be provided as a part of the subject development.

- e. **Historic Preservation**—The proposal will not impact any historic sites, historic resources or known archeological sites.
- f. **Trails**—The SDP was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements.

One master plan trail/bikeway impacts the subject site. Continuous sidewalks and designated bike lanes are recommended along Ardwick Ardmore Road. The text from the MPOT (page 30) regarding this road is as follows:

**Ardwick Ardmore Road Sidewalks and On-Road Bicycle Facilities:**  
**Continuous accommodations for bicycles and pedestrians are needed.**  
**Sidewalks are currently fragmented. This will improve access to the New Carrollton Transit District and Metro station.**

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians:



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

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

The subject site includes existing standard sidewalks along its frontages of both Ardwick Ardmore Road and Saint Josephs Drive. Sidewalks are shown along both sides of all the roads, but are not recommended along the alleys. Existing decorative crosswalks exist along all legs of the Saint Josephs Drive and Ardwick Ardmore Road intersection. The applicant should provide a marked crossing between the subject site and the adjacent school.

- g. **Prince George's County Department of Parks and Recreation (DPR)**—Referral comments were not received prior to the Planning Board hearing. At the public hearing, the Planning Board found that the on-site recreational facilities on the plan are shown in accordance with the preliminary plan conditions
- h. **Public Facilities**—The SDP was reviewed in accordance with Section 27-528(a)(2) of the Zoning Ordinance, which 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 Planning Board reviewed this subdivision plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Regulations. Section 24-122.01(e)(1)(E) states that:

**A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month.**

The proposed project is served by Saint Josephs Fire/EMS, Company 806, a first due response station (a maximum of seven minutes travel time) located at 2901 St. Josephs Drive adjacent to the subject property.



### **Capital Improvement Program (CIP)**

There are no CIP projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

### **Police Facilities**

This SDP is located in District II, Bowie. Police facilities have been determined to be adequate.

### **Schools**

#### **Single-Family Attached**

<b>Affected School Clusters #</b>	<b>Elementary School Cluster 4</b>	<b>Middle School Cluster 4</b>	<b>High School Cluster 4</b>
Dwelling Units	65 DU	65 DU	65 DU
Pupil Yield Factor	.145	.076	.108
Subdivision Enrollment	9	5	7
Actual Enrollment	11,626	4,454	8,008
Total Enrollment	11,635	4,459	8,015
State Rated Capacity	14,216	5,518	9,389
Percent Capacity	82%	81%	85%

County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of: \$7,000 per dwelling if a building is located between Capital Beltway (I-95/495) and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority (WMATA); or \$12,000 per dwelling for all other buildings. County Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$9,017 and \$ 15,458 to be paid at the time of issuance of each building permit. The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes

### **Water and Sewerage Findings**

Section 24-122.01(b)(1) states that:

**The location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.**



The 2008 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System.

The SDP meets the required findings for adequate public facilities.

- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated February 24, 2016, DPIE offered standard comments regarding stormwater management requirements and compliance. The requirements of DPIE will be enforced at the time of issuance of the relevant permits.
- j. **Prince George's County Health Department**—No referral response was received from the Health Department at the time this report was written, but the following is provided for analysis and was discussed in Comprehensive Design Plan CDP-9601-01:
  - (1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

The applicant is proposing the use of full cut-off lighting fixtures to avoid light spill-over. A condition is included in this approval to ensure that these fixtures are provided.
  - (2) There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The developer should consider setting aside space for a community garden.

Maximizing residents' access to healthy foods, including promoting a community garden, is one of the current trends in building a sustainable community. Because a significant portion of green space in this development is designated for recreation, required landscape buffers, and tree save area, creating an opportunity to develop a community garden will be challenging. Moreover, this property is within walking distance to a grocery store.
  - (3) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

This requirement will be enforced at the time of permit.



- (4) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

This requirement will be enforced at the time of permit.

In reference to a previous concern regarding safe pedestrian access to amenities and the high school, it is noted the applicant is providing a comprehensive pedestrian system consisting of sidewalks and other pedestrian connections with this SDP. This pedestrian system will provide future residents with opportunities to explore outdoor activities and lead to positive health outcomes. Pedestrian access to the high school will be provided via sidewalks along Saint Josephs Drive and the existing crosswalks at the Saint Josephs Drive/Ardwick Ardmore intersection. A crosswalk is shown across the site driveway entrance along Saint Josephs Drive; however, an additional crosswalk should be provided across Saint Josephs Drive from Parcel H to Charles Herbert Flowers High School. A condition is included in this approval to address this issue.

- k. **Prince George's County Police Department**—As of the writing of this report, no response has been received from the Police Department. However, the applicant should minimize conflicts between street trees and light fixtures.
15. As required by Section 27-528(a) of the Zoning Ordinance, the Planning Board must make the required findings for approval of a SDP as follows:
- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**
  - (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The SDP conforms to the approved Comprehensive Design Plan, CDP-9601 and its revisions, and the applicable standards of the 2010 *Prince George's County Landscape Manual*, if the plans are revised according to the conditions of approval for this application. The proposed development is not 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 development will be adequately served within a reasonable period of time with existing or programmed public facilities provided as part of the private development, as determined in Finding 15(g).

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;**

Adequate provision has been made for draining surface water, so that there are no adverse effects on either the subject property or adjacent properties, as evidenced by the approval of Stormwater Management Concept Plan 6244-2008-02.

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

The plan is in conformance with Type II Tree Conservation Plan TCPH-031-97-02, if the plans are revised according to the conditions of this approval.

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 site does not contain any regulated environmental features that are required to be preserved and/or restored.

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 (TCPH-031-97-02), and further APPROVED Specific Design Plan Springdale Estates for the above-described land, subject to the following conditions:

1. Prior to certificate of approval of the specific design plan (SDP), the following corrections shall be made to the plans or information be provided:
  - a. Provide a five-foot-wide clear zone between the rears of Lots 32-36 and the retaining wall.
  - b. Provide a sidewalk connection within Parcel H from Alley 'C' to Saint Josephs Drive.



- c. Provide a crosswalk across Saint Josephs Drive from Parcel H to Charles Herbert Flowers High School.
- d. Substitute columnar shade trees for ornamental and evergreens to meet the 4.1 planting requirement and delete the reference to Alternative Compliance.
- e. Provide a sight-tight fence between the fire station and residential community.
- f. Substitute the Green Ash along Saint Josephs Drive with a columnar shade tree.
- g. Provide annual and/or perennial plantings at the base of the sign entrance.
- h. The General Notes shall be revised to reference the most current approved Preliminary Plan and Stormwater Management Concept approvals.
- i. Sign calculations (allowed/provided) shall be provided per Section 27-624, Part 12 of the Zoning Ordinance.
- j. Revise architecture as follows:
  - (1) All base square footages shall be reflected on the unit template sheet.
  - (2) Model A-1, Elevation D and Model B-1 Elevation D with full vinyl façades shall be deleted.
  - (3) Shutters shall be provided on the top row of windows in Elevation E, Model A-1.
  - (4) Model B-1, Elevation A and Model B-2, all elevations, shall be revised to show additional decorative features including but not limited to specialty windows, shutters, additional masonry, and/or enhanced trim.
  - (5) Elevations that do not provide any shutters shall incorporate a standard gable or dormers and be interior units only.
  - (6) A minimum of 60 percent of the front façades shall be brick, stone, or stucco, except those along the frontage of Saint Josephs Drive, which shall have 100 percent brick finish.
  - (7) A brick tracking chart shall be provided.
  - (8) Highly-visible endwalls (located on Lots 8, 16, 24, 25, 37, 46, 58, 59, and 65) shall be designed with four architectural features in a balanced composition. Brick shall be provided on the front and side elevations to the top of the third floor, at a minimum.



- (9) Main roof gables will be a minimum of 7 to 12 roof pitch, which shall be reflected on the elevations.
  - (10) Rooflines shall be varied, incorporating 60 percent of units in a stick with cross gables and/or dormers.
  - k. Full cut-off lighting fixtures shall be utilized and noted on the plans.
  - l. Provide a photometric plan and a street-lighting plan.
  - m. Additional plant material, including ornamental trees and shrubs, shall be added to the plan between Lots 31 and 32.
2. Prior to certification of the specific design plan (SDP), the Type II tree conservation plan (TCPII) shall be revised and information shall be provided as follows:
- a. Add the new TCPII approval block to all pages.
  - b. Add an owner's notification block on each sheet.
  - c. Revise the woodland table to show 3.48 acres of clearing located in area "CC."
  - d. Label the existing woodlands located in the "common area Bellehaven Estates-Enterprises Wood H.O.A. -Parcel K" on Sheet 2 of 4 as "Woodlands Retained -Not Counted \_\_\_\_ ac."
  - e. Show this "Woodlands Retained - Not Counted" with a symbol and label on the legend.
  - f. Remove the mechanical seedling detail on Sheet 4.
  - g. Have the plan signed and dated by the qualified professional who prepared it.
3. Prior to issuance of the 52nd building permit, the sitting area located within Parcel H shall be completed.

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.

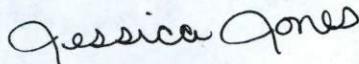
\* \* \* \* \*



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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Shoaff, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, April 7, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of April 2016.

Patricia Colihan Barney  
Executive Director



By Jessica Jones  
Planning Board Administrator

PCB:JJ:CF:rpg

APPROVED AS TO LEGAL SUFFICIENCY.

  
\_\_\_\_\_  
M-NCPPC Legal Department

Date 4/7/16

\_\_\_\_\_  
Date

\_\_\_\_\_  
M-NCPPC Legal Department

APPROVED AS TO LEGAL SUFFICIENCY.