



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

Detailed Site Plan

DSP-10014

Application	General Data	
<p>Project Name: Forest Oak Property</p> <p>Location: On the southern side of Walker Mill Road, approximately 450 feet southwest of its intersection with Karen Boulevard.</p> <p>Applicant/Address: Birame Kandji 23100 Yellow Wood Drive Clarksburg, MD 20871</p>	Planning Board Hearing Date:	07/12/12
	Staff Report Date:	06/27/12
	Date Accepted:	01/20/12
	Planning Board Action Limit:	Waived
	Plan Acreage:	2.558
	Zone:	R-T
	Dwelling Units:	10
	Gross Floor Area:	NA
	Planning Area:	75A
	Tier:	Developed
	Council District:	07
	Election District	06
	Municipality:	N/A
200-Scale Base Map:	202SE06	

Purpose of Application	Notice Dates	
Ten single-family attached dwelling units.	Informational Mailing:	05/12/10
	Acceptance Mailing:	12/12/11
	Sign Posting Deadline:	06/12/12

Staff Recommendation		<p>Staff Reviewer: Ruth Grover Phone Number: 301-952-4317 Email Address: Ruth.Grover@ppd.mncppc.org</p>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-10014
Type II Tree Conservation Plan TCP2-007-12
Forest Oak Property

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This detailed site plan (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- e. The requirements of Preliminary Plan of Subdivision 4-06151;
- f. The requirements of Stormwater Management Concept Plan 45961-2005-01; and
- g. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The detailed site plan is for ten single-family attached dwelling units in the Townhouse (R-T) Zone on a 2.558-acre site.
2. **Location:** The subject site is located at 6821 Walker Mill Road, on the southern side of Walker Mill Road, approximately 450 feet southwest of its intersection with Karen Boulevard. The site is also located in Council District 7 and the Developed Tier.

3. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-T	R-T
Use(s)	Vacant	Residential
Acreage	2.558	2.558
Parcels	1	4
Lots	0	10

OTHER DEVELOPMENT DATA

Parking Requirements

Parking Required @ 2.04 per dwelling unit: 21
Parking Provided: 22, including 2 handicapped spaces

4. **Surrounding Uses:** The property to the east, zoned R-T, is improved with single-family attached residential units. The property to the south and west, also zoned R-T, is either vacant or improved with single-family detached residential units. The land to the northwest is bordered by Walker Mill Road, with single-family detached and multifamily residential land use beyond.
5. **Previous Approvals:** The project is the subject of Preliminary Plan of Subdivision 4-06151, approved by the Planning Board on September 10, 2009, and formalized in the adoption of PGCPB Resolution No. 09-133, on October 1, 2009. The site is also the subject of approved Stormwater Management Concept Plan 45961-2005-01, approved by the Department of Public Works and Transportation (DPW&T) on September 17, 2009.
6. **Design Features:** The subdivision is planned to be accessed from a single point along the subject site's Walker Mill Road frontage via Forest Oak Court, a public road. The ten units in the subdivision will each be accessed by a separate driveway leading from the individual lots' frontages on Forest Oak Court. The units are grouped in two five-unit sticks and Forest Oak Court terminates in a cul-de-sac-like configuration with the two handicapped parking spaces located adjacent to its northeastern corner. Stormwater management (SWM) is proposed to be handled in four separate bioretention facilities, primarily located on the southwestern (rear) portion of the site. A small sitting area, including enhanced landscaping and two six-foot-long benches, is provided adjacent to the handicapped parking spaces. Landscaping for the project is provided in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* and includes a mix of deciduous shade trees, including Sweet Gum and Willow Oak; ornamental trees, including Serviceberry, Eastern Redbud, and White Fringetree; an evergreen, White Pine; and shrubs, including Inkberry and Red Winterberry.

The architecture for the project includes two buildings of five townhouses each. The architecture for each unit will be as proposed herein by the applicant and approved by the Planning Board. Only the inclusion of a rear deck and door accessing that deck are proposed to be left as the homebuyer's option.

The fronts of the buildings present a varied fenestration pattern and provide architectural features and details creating visual interest. All units indicate either one or two front balconies accessed either by a double glass sliding or a single door. The windows are either rectilinear or arched at the top, with either design providing brickwork with a keystone, in a linear or arched configuration above each window. Each front door has shutters on either side and offers protection from the elements with a small front porch, including a concrete stoop and step and painted eight-inch by eight-inch wooden posts supporting a standing-seam metal roof, specified in a bronze color, creating a porch. The primary roof on the front elevations is specified as black, asphalt shingles, and its roofline is stepped, reflecting adjustments to topography and creating some visual interest. The roofline in front of the buildings is further varied by inclusion of several pediments on most of the portions of the front façade that are stepped out, which are punctuated by a painted wood attic circular vent. All balconies are secured by a balustrade specified as two-inch metal handrail with metal balusters in a black finish. Each unit offers a one-car garage and is accessed by a driveway from Forest Oak Court. Building materials for the front elevations include wood, brick, stucco, and concrete, though the graphic presentation of these materials on the elevation drawings is not entirely clear.

The rear façades have varied fenestration, but no architectural detail other than mullions on the windows and the inclusion of a paneled door. Additionally, the “wood deck and door” are indicated as optional.

The architecture on all façades of the project would be improved by introduction of a darker contrasting color of brick extending up their pedimented and/or stepped out portions along the front façade and extending up to the roofline. Additionally, the architecture of the side façades facing Walker Mill Road and the recreational amenities would be improved by the addition of more fenestration and/or architectural detail, as these façades are the most highly visible for the subject project. Recommended conditions below would accomplish these improvements to the architecture.

The approved preliminary plan required a payment of fee-in-lieu for parkland dedication at the time of final plat. Therefore, on-site recreational facilities are not required. However, the applicant has voluntarily provided a modest passive recreational area adjacent to the cul-de-sac of Forest Oak Court to include some enhanced landscaping and two black six-foot benches, specified as “Victor Stanley CR-18, or similar.” Additionally, the applicant has agreed to include a tot lot adjacent to the passive recreational area, which is provided for by a condition in the Recommendation section of this technical staff report.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The project is subject to the following sections of the Prince George’s County Zoning Ordinance: Section 27-441, Uses Permitted in Residential Zones; Section 27-442, Regulations for Residential Zones; Section 27-433 for specific requirements in the Townhouse (R-T) Zone; Section 27-624, Gateway Signs; and Section 27-285(b)(1) regarding required findings for detailed site plans.

The proposed single-family attached dwelling units are permitted in the R-T Zone as per Section 27-441. The proposed detailed site plan comports with the requirements as expressed in Section 27-442, Regulations for Residential Zones and Section 27-433, Requirements in the R-T Zone, if certain conditions are adopted as recommended. An evaluation of the subject project against the requirements of Section 27-433 indicated the following:

- There are not more than six, or less than three, dwelling units in a stick.
- The minimum width of dwellings is greater than 20 feet.
- All end walls have a minimum of two features.
- A recommended condition below ensures that above-ground foundation walls are either clad with finish materials or textured/formed to simulate a clad material.
- A minimum of 60 percent of the townhouse units are obligated to be brick, stone, or stucco.
- A condition below would require that two or more dwelling units be identified as having the potential to be made accessible through barrier-free design.
- A condition below would require that prominent façades on the highly visible sides of the end units on Lots 1 and 10 have been given special treatment.

The proposed gateway sign, however, does not exactly comport with the requirements of Section 27-624(a)(3) as to location, nor Section 27-624(a)(1) as to lettering area size, which exceeds the square feet maximum. The sign placement does not clearly comply with the requirement to maintain unobstructed lines of vision for 500 feet in all directions of travel. However, at this location on a curve, the prescribed unobstructed lines of vision do not exist in the first place and the sign does not appear to make the situation worse. A recommended condition below would permit the sign to be eliminated, as a gateway sign for a ten-unit townhouse development in the R-T zone is optional, not required. However, should the applicant wish to retain the sign, a recommended condition below would require that the proposed sign be revised to meet size standards and that the appropriateness of its location and the extent of the needed clear sight at the intersection could be determined by DPW&T prior to signature approval of the plans.

8. **2010 Prince George's County Landscape Manual:** The project has been reviewed for conformance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The project is subject to the requirements of Sections 4.1, Residential Requirements; Section 4.2-1, Requirements for Landscape Strips along Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements. The subject project is not, however, subject to Section 4.10-1. A recommended condition below would require that, prior to signature approval of the plans, the applicant remove Schedule 4.10-1, Street Trees along Private Streets, and any mention of applicability of this section to the subject project from the plan set as all streets included on the detailed site plan are public streets.

Staff has reviewed the submitted landscape plan and determined that it is in conformance with the relevant requirements of the Landscape Manual.

9. **Prince George's County Woodland Conservation Ordinance:** The site is subject to the Prince George's County Woodland Conservation Ordinance (WCO) because the gross tract area of the property is greater than 40,000 square feet, and there are more than 10,000 square feet of existing woodland. As a Type 2 Tree Conservation Plan (TCP2-007-12) has been submitted and is recommended for approval with conditions, and those conditions have been included in the

Recommendation section of this technical staff report, it may be said that the subject project conforms to the applicable requirements of the WCO.

10. **Prince George's Tree Canopy Coverage Ordinance:** The site is subject to the Prince George's County Tree Canopy Coverage Ordinance. The Ordinance requires that, based on the zoning of the site, 15 percent of the site be in tree canopy. The site measures 2.38 acres or 103,696 square feet, requiring 15,550 square feet of the site be in tree canopy. The site plan indicates that the deciduous and evergreen trees on the site provide 40,250 square feet of tree canopy, meeting and exceeding the requirements of the Tree Canopy Coverage Ordinance.
11. **Preliminary Plan of Subdivision 4-06151:** Preliminary Plan of Subdivision 4-06151 was approved by the Planning Board on September 10, 2009, which approval was formalized in PGCPB Resolution No. 09-133, containing 14 conditions, adopted by the Planning Board on October 1, 2009. The relevant requirements of that approval are indicated in **boldface** type below, followed by staff comment.

2. In conjunction with the detailed site plan, a Type II tree conservation plan shall be approved.

Comment: A Type 2 Tree Conservation Plan, TCP2-007-12, has been reviewed by the Environmental Planning Section and is recommended for approval, with conditions. As those conditions have been included in the Recommendation section of this technical staff report, if the Type 2 tree conservation (TCP2) is in fact approved by the Planning Board, together with the detailed site plan, it may be said that the applicant has conformed to this condition.

3. Prior to approval of the final plat, the applicant, the applicant's heirs, successors and/or assignees shall have a detailed site plan approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance.

Comment: The applicant has submitted a DSP for ten townhouses as required pursuant to Section 27-433 of the Zoning Ordinance to be approved in accordance with Part 3, Division 9. The DSP shows ten lots and three parcels; Parcel A is to be dedicated to the homeowners association (HOA) and includes open space and public right-of-way (Forest Oak Court) to be subsequently dedicated to DPW&T, Parcel B for a SWM easement, and Parcel C for dedication of master plan right-of-way. The approved preliminary plan show 12 lots, Parcel A for HOA including open space only, Parcel B for the dedication of right-of-way for public use (Forest Oak Court), and Parcel C to be conveyed to Prince George's County for possible future right-of-way. The majority of the lots and parcel layout on the DSP is consistent with the intent of the approved preliminary plan. Parcel A, originally shown to include the private right-of-way, Forest Oak Court, has been revised per the requirement of the approved preliminary plan to show Forest Oak Court as a dedicated right-of-way for public use. More specifically, the applicant revised the DSP, dated April 23, 2012, which now shows Forest Oak Court as a 50-foot-wide public right-of-way.

4. Development of this site shall be in conformance with the Stormwater Management Concept Plan 45961-2005-01 and any subsequent revisions.

Comment: In a memorandum dated May 9, 2012, DPW&T stated that the plan is not consistent with approved Stormwater Management Concept Plan 45961-2005-01, dated September 17, 2009. The previous approved SWM pond has been changed to three bioretention facilities.

Staff is aware that the applicant is currently working with DPW&T to revise the plans so that it may be said that the DSP conforms to its approved SWM plan, or a revision thereto. Additionally, a condition of this approval requires that the applicant, prior to signature approval of the plans for the project, provide staff with a written acknowledgement from DPW&T that the subject DSP is in conformance with Stormwater Management Concept Plan 45961-2005-01 and any subsequent revisions. Therefore, it may be said that the subject project conforms to this requirement of the approval of the preliminary plan of subdivision.

8. The detailed site plan shall reflect a standard sidewalk, along both sides of Forest Oak Court, unless modified by Planning Board at that time.

Comment: The subject DSP indicates sidewalk on the townhouse side of Forest Oak Court. In a memorandum dated February 22, 2012, the senior trails planner stated that the subject plan shows a four-foot-wide sidewalk along the north side of Forest Oak Court. Townhomes are proposed along this side of the road, and the sidewalk appears to be adequate for the proposed use. Sidewalks are not recommended for the opposite (southern) side of the street because there are no townhomes provided on that side of the street. Sidewalks on the north side of Forest Oak Court, and not the south side, appear to be adequate for the proposal. Additionally, in a memorandum dated May 9, 2012, DPW&T stated that sidewalks are required along one side of Forest Oak Court in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.

In accordance with DPW&T's requirement and the senior trails planner's opinion, the Urban Design Section is recommending that the Planning Board modify this requirement at this time, to only require sidewalk on the northern side of Forest Oak Court.

9. Permit plans shall demonstrate the installation of a wide sidewalk, a minimum of eight feet in width, along the subject site's entire frontage of existing Walker Mill Road to serve as a side path, unless modified by DPW&T.

Comment: Although there is an existing standard sidewalk along the site's Walker Mill Road frontage, a condition of this approval would require, per the senior trails planner's recommendation, an eight-foot-wide sidewalk along the subject property's Walker Mill Road frontage in its right-of-way, separated from the travel lanes of the road by an eight-foot-wide green strip. If it is not possible to accommodate the entire sidewalk and green strip in the Walker Mill Road right-of-way, it is recommended that a portion of it be accommodated on the subject site.

12. **Stormwater Management Concept Plan 45961-2005-01:** In a memorandum dated May 9, 2012, DPW&T indicated that the subject project is not consistent with the approved Stormwater Management Concept Plan, 45961-2005-01, dated September 17, 2009. A recommended condition of this approval would require that, prior to signature approval, the applicant revise the SWM concept and provide staff with written confirmation that the subject DSP conforms to the requirements of the approved SWM concept, or a revision thereto.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Historic Preservation**—In an email dated January 25, 2012, the Historic Preservation Section stated that the subject detailed site plan for ten townhouse units and associated parking will have no effect on identified historic sites, resources, or districts.

- b. **Archeological Review**—In a memorandum dated January 26, 2012, the archeology planner coordinator stated that a Phase I archeological survey is not recommended on the subject property as a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. Further, it was stated that there are no county historic sites or historic resources located within a one-mile radius of the subject property. In closing, it is noted that Section 106 of the National Historic Preservation Act may require archeological survey for state or federal agencies if state or federal monies and/or federal permits are required for the project.
- c. **Community Planning South Division**—In a memorandum dated February 23, 2012, the Community Planning South Division stated that the subject application is consistent with the *Prince George's County Approved General Plan Development Pattern* policies for the Developed Tier and that it supports the General Plan goal to strengthen existing neighborhoods. It was also stated that the application conforms to the land use recommendations of the 2010 *Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment*.
- d. **Transportation Planning Section**—In a memorandum dated February 16, 2012, the Transportation Planning Section noted that a subdivision condition required that Parcel 6, as shown on the preliminary plan, be reviewed by the Transportation Planning Section as part of a conveyance to DPW&T. The Transportation Planning Section also noted that the R-T Zone does not require any traffic-related findings.

Regarding access and circulation, the Transportation Planning Section stated that they are acceptable and consistent with the approved preliminary plan of subdivision. Further, they stated, the site has frontage on Walker Mill Road, a master plan arterial facility, and that the plan recommends that Walker Mill Road be realigned to the south of the subject property. The arterial roadway is planned to be realigned from Addison Road to a point near Shady Glen Road with 120 feet of right-of-way. During the review of the preliminary plan, DPW&T recommendations for this section of Walker Mill Road were determined. At that time, DPW&T requested dedication of 30 feet of right-of-way along existing Walker Mill Road. DPW&T also requested dedication along the planned southern alignment of Walker Mill Road. Walker Mill Road currently has a recommended right-of-way width of 120 feet, and the preliminary plan was revised by the applicant to provide a 60-foot-wide parcel to accommodate the southern alignment reflected on the master plan. The parcel is Parcel 6 noted above; on this plan it is shown for dedication, and the Transportation Planning Section found this acceptable. Further, they noted that DPW&T also requested frontage improvements on existing Walker Mill Road, with the scope of such improvements determined by DPW&T under their authority as described in Subtitle 23 of the County Code, at the time of dedication.

As to Conditions 8 and 9 of the requirements of the approval of Preliminary Plan of Subdivision 4-06151, the Transportation Planning Section stated that these conditions, addressing sidewalk requirements, should be evaluated by the trails planner in consultation with DPW&T.

With respect to Condition 10 of the requirements of the approval of 4-06151, the Transportation Planning Section stated that this condition requires conveyance of Parcel 6 on the preliminary plan to DPW&T at the time of final plat, and requires that the

area of conveyance be reviewed by Transportation Planning staff and DPW&T during site plan review. This area of conveyance (shown as dedication at the rear of the site) is deemed acceptable and consistent with the preliminary plan. This, however, should be confirmed by DPW&T.

A recommended condition below would require that, prior to signature approval, the applicant procure from DPW&T and provide to staff written confirmation that the area of conveyance is acceptable to them and consistent with their expectations during the preliminary plan approval process.

With respect to Condition 14 of the requirements of the approval of 4-06151, the Transportation Planning Section noted that Forest Oak Court is required to be dedicated for use as a public right-of-way, but was initially shown as private.

The applicant has revised the plans to indicate a public street and such plans have been circulated for review to DPW&T for review in accordance with their standards and specifications for the purposes of eventual dedication of the right-of-way.

- e. **Subdivision Review Section**—In a memorandum dated May 4, 2012, the Subdivision Review Section offered the following:

The subject property is located on Tax Map 73 in Grid D-4, within the R-T Zone and is 2.38 acres. The site is currently undeveloped. The applicant is submitting a detailed site plan for the construction of ten townhouses for the subject property.

The site is the subject of approved Preliminary Plan of Subdivision 4-06151, and the resolution was adopted by the Planning Board on October 1, 2009 (PGCPB Resolution No. 09-133). The preliminary plan is valid until December 31, 2013 pursuant to County Council Bill CB-08-2011. A final plat for the subject property must be accepted by The Maryland-National Capital Park and Planning Commission (M-NCPPC) before the preliminary plan expires or a new preliminary plan would be required. The applicant may ask for an extension of the validity period for the preliminary plan beyond December 31, 2013.

The resolution of approval (PGCPB Resolution No. 09-133) contains 14 conditions. Please see Finding 11 for a discussion of the relevant requirements of that approval.

In conclusion, the Subdivision Section stated that DSP-10014 is in substantial conformance with the approved Preliminary Plan, 4-06151, if their comments are adequately addressed, and that there are no other subdivision issues connected with the subject project.

- f. **Trails**—In a memorandum dated February 22, 2012, the senior trails planner stated that he had reviewed the subject detailed site plan against the requirements of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the requirements of Preliminary Plan of Subdivision 4-06151, and determined the following with respect to trails requirements:

- Standard sidewalk along both sides of Forest Oak Court is required by Condition 8 of the approval of Preliminary Plan of Subdivision 4-06151, unless modified by the Planning Board at the time of detailed site plan approval. The

applicant is proposing sidewalk only along the northern side of Forest Oak Court. Staff is supportive of including sidewalk only on the northern side of Forest Oak Court as there are no proposed townhouses on the southern side.

- Condition 9 of the approval of Preliminary Plan of Subdivision 4-06151 requires an eight-foot-wide sidewalk along the subject site's Walker Mill Road frontage, unless modified by DPW&T. As such sidewalk is not shown on the subject plan, the senior trails planner suggested that a condition requiring the same be included. Such condition is included in the Recommendation section of this technical staff report.
- g. **Permit Review Section**—In a memorandum dated March 5, 2012, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the Recommendation section of this technical staff report.
- h. **Environmental Planning**—In a memorandum dated May 31, 2012, the Environmental Planning Section stated that the site is not subject to the requirements of the environmental regulations of Subtitle 27 or the woodland conservation requirements of Subtitle 25 that became effective on September 1, 2010 because the site has a previously approved preliminary plan and Type I tree conservation plan (TCPI), and the project is being developed in conformance with those approvals.

The Environmental Planning Section then offered the following description of the environmental features of the site:

The 2.55-acre site is located on the southern side of Walker Mill Road, approximately 450 feet west of its intersection with Karen Boulevard. The northern half of the site drains into the Lower Beaverdam Creek, within the Anacostia watershed and the southern portion drains into Southwest Branch, within the Patuxent River watershed. The predominant soil type found to occur on this property, according to the Prince George's County Soil Survey, is in the Beltsville series. According to the natural resources inventory (NRI), there are no streams, nontidal wetlands, floodplain, steep slopes, and severe slopes on the site. Existing Walker Mill Road is currently not classified. Master-planned Walker Mill Road is shown to be relocated on the southern side of the site and is classified as an arterial. 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 in the vicinity of this property. There are no designated scenic and historic roads adjacent to this property, which is located in the Developed Tier as delineated on the adopted General Plan.

Environmental review of the site included the following:

- **Natural Resources Inventory**—The site has a signed Natural Resources Inventory (NRI/030/07) that was reviewed with Preliminary Plan 4-06151. The site contains two stands of woodland totaling 2.55 acres. Both stands are dominated by tulip poplar. These stands have moderate priority retention due to the lack of environmental features and abundant presence of invasive species.
- **Prince George's County Woodland Conservation Ordinance**— The site is subject to the requirements of the Prince George's County Woodland Conservation Ordinance (WCO) because the gross tract area of the property is

greater than 40,000 square feet and there is more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-007-12) has been submitted and reviewed. The woodland conservation threshold for this site is 0.51 acre and the total requirement based on the proposed clearing is 1.43 acres. This requirement is proposed to be met with 1.43 acres of fee-in-lieu. The approved TCPI proposed to meet part of the requirement on-site and the remaining requirement with fee-in-lieu. The previously proposed fee-in-lieu on the TCPI was acceptable because it was less than one acre. It appears as though the design has changed such that it would not be feasible to provide woodland conservation on-site, increasing the remaining requirement for the site to 1.43 acres. Because the remaining requirement is over one acre, it must be met with off-site woodland conservation. A condition below would require that the TCP2 be revised to remove the proposed fee-in-lieu amount and show the remaining requirement of 1.43 acres to be met with off-site woodland conservation. A condition below would also require the removal of the reforestation notes from the plan because no woodland reforestation is proposed.

- **Soils**—According to the Prince George’s County Soil Survey, the soil found to occur on the site is in the Beltsville series. This information is provided for the applicant’s benefit and no further action is needed as it related to this detailed site plan review. A soils report may be required by the county during the permit review process. If basements are proposed, then a soils report will be required by the county pursuant to CB-94-2004.
 - **Stormwater Management**—A Stormwater Management Concept approval letter, CSD 45961-2005-00, approved by DPW&T, was submitted with this application. However, this approval letter expired on May 16, 2009. The TCP shows a proposed stormwater management facility. Copies of the approved concept letter and plan must be submitted prior to signature approval. A recommended condition below would ensure that these two items be submitted.
- i. **Fire/EMS Department**—In a memorandum dated June 25, 2012, the Prince George’s County Fire/EMS Department offered information on needed accessibility, private road design, and the location and performance of fire hydrants.
 - j. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated March 5, 2012, DPW&T offered numerous comments that will be addressed through their separate permitting process. In addition, DPW&T stated that the subject project is not consistent with approved Stormwater Management Concept Plan 45961-2005-01. A recommended condition below would require that, prior to signature approval, the applicant provide staff, as designee of the Planning Board, with a written statement from DPW&T that the plan is in conformance with the approved stormwater concept for the property or a revision thereto.
 - k. **Prince George’s County Health Department, Division of Environmental Health**—In a memorandum dated June 21, 2012, the Division of Environmental Health of the Prince George’s County Health Department stated that they had completed a health impact assessment review of the detailed site plan submission for the Forest Oak Property, and offered the following findings and recommendation:

- (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. Light levels at residential property lines should not exceed 0.05 footcandles.
- (2) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- (3) During the construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Conditions included in the Recommendation section of this technical staff report are provided in response to the Health Department's Division of Environmental Health as outlined above.

- l. **Maryland State Highway Administration (SHA)**—SHA indicated that Walker Mill Road is incorrectly labeled as MD 772, when it is actually a county road (367). A recommended condition below would require that this oversight be corrected. SHA stated that they had no comment as to access, as Forest Oak Court is to be a county owned and maintained roadway.
- m. **Washington Suburban Sanitary Commission (WSSC)**—In an email received February 8, 2012, WSSC offered numerous comments that will be addressed through their separate permitting process.
- n. **Verizon**—In an email dated June 22, 2012, a representative of Verizon stated that there should be a ten-foot-wide public utility easement (PUE) parallel, contiguous, and adjacent to the public right-of-way free and clear of all obstructions and graded at no greater than a 4 to 1 slope, providing access to every lot for Verizon. He also asked if the applicant provided a color-coded wet and dry utility plan. As the PUE is appropriately shown on the southwestern side of Forest Oak Court, a recommended condition below would require that, prior to signature approval, the applicant revise the plans to clearly indicate and label the ten-foot-wide PUE on the northeastern side of Forest Oak Court, as this PUE was required at the time of approval of a preliminary plan of subdivision. A second condition in the Recommendation section of this technical staff report would require that, prior to issuance of the first building permit for the project, the applicant provide an acceptable, color-coded wet and dry utility plan for the project.
- o. **Potomac Electric Power Company (PEPCO)**—In an email received May 11, 2012, a representative of PEPCO stated that they noted that a 10-foot-wide PUE was located on the southern side of Forest Oak Court, but would prefer that it extend fully around the northern side as well, to its intersection with Walker Mill Road and for the full extent of the property. As the PUE was established at the time of preliminary plan of subdivision approval, staff is recommending a condition that would require the additional easement.

- p. **The Town of Capitol Heights and the City of District Heights**—In a telephone conversation with staff on June 20, 2012, the Mayor of the Town of Capitol Heights stated that they had no comment on the subject project. In a voicemail received June 22, 2012, the Town Manager of the City of District Heights stated they also had no comment on the subject project.
14. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
15. As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a detailed site plan is as follows:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.

As the site is not subject to the environmental regulations of Subtitle 27 or the woodland conservation requirements of Subtitle 25 that became effective on September 1, 2010, because the site contains no regulated environmental features.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-10014 and Type 2 Tree Conservation Plan TCP2-007-12 for Forest Oak Property, subject to the following conditions:

1. Prior to signature approval of the plans, the applicant shall revise the plans for the project as follows:
 - a. The applicant shall revise the plans for the project to include an eight-foot-wide sidewalk along the subject property’s Walker Mill Road frontage and/or in the Walker Mill Road right-of-way, separated from the travel lanes of the road by an eight-foot-wide green strip, unless modified (for a sidewalk in the right-of-way) by the Department of Public Works and Transportation (DPW&T).
 - b. The cover and template sheets shall be provided for the plan set. The template sheet shall include a template for each townhouse stick, including the dimensions of each building and garage and labeling the garage as such, or a “typical” detail shall be provided for an individual townhouse demonstrating that each garage can comfortably accommodate a parking space measuring a minimum of 9.5 feet by 19 feet. The page numbers of the seven current plan sheets shall be corrected after a cover and template sheet are added to the plan set, with the sheet containing the architectural elevations for the project to be included as its final sheet. Final design of the cover and template sheets and organization of the sheets of the plan set shall be approved by the Urban Design Section as designee of the Planning Board.

- c. The applicant shall revise the plans to relocate the handicapped parking out of the public right-of-way. Additionally, the embarking/disembarking area for the handicapped spaces shall be dimensioned on the detailed site plan or in a “typical” detail provided for the handicapped spaces. Final location and design of the handicapped spaces shall be approved by the Urban Design Section as designee of the Planning Board. The location of the handicapped parking shall also be approved by the Department of Public Works and Transportation (DPW&T).
- d. If the sign is to be included with the project, the applicant shall:
 - (1) Revise the plans for the proposed sign so that the lettering area (defined to include the soldier course of decorative brickwork at its periphery) is within the maximum limit of 12 square feet. Final design of the proposed sign shall be approved by the Urban Design Section as designee of the Planning Board.
 - (2) Present written approval of the location of the sign from the Department of Public Works and Transportation (DPW&T) stating that clear sight at the intersection of Forest Oak Court and Walker Mill Road is adequate.
- e. The Type 2 Tree Conservation Plan (TCP2) shall be revised as follows:
 - (1) The reforestation notes shall be removed from the plan.
 - (2) The fee-in-lieu shall be removed and the remaining requirement of 1.43 acres shall be shown to be met with off-site woodland conservation.
 - (3) The plans shall be signed and dated by the qualified professional who prepared them.
- f. The applicant shall submit a current copy of the approved stormwater management concept approval letter and plan for the project.
- g. The applicant shall revise the plans to correct the name of “Walkermill Road” to “Walker Mill Road,” and the route number from “772” to “367.”
- h. The applicant shall procure from the Department of Public Works and Transportation (DPW&T) and provide to staff as designee of the Planning Board, written confirmation that the area of conveyance designated on the plans for the project is acceptable to them and consistent with their expectations during the preliminary plan approval process.
- i. The applicant shall procure from the Department of Public Works and Transportation (DPW&T) and provide to staff as designee of the Planning Board, written confirmation that the subject detailed site plan conforms to the requirements of the approved stormwater management concept for the property or a revision thereto.
- j. The applicant shall include a note on the plans indicating that the proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light and shall provide staff with a photometric plan indicating that light levels at residential property lines have been reduced to the degree possible, consistent with safety considerations.

- k. The applicant shall include a note on the project plans indicating that, during the construction phases of the project:
 - (1) No dust shall be allowed to cross over property lines and impact adjacent properties as the applicant intends to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - (2) No noise shall be allowed to adversely impact activities on the adjacent properties as the applicant intends to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
- l. The applicant shall make the following modifications to the proposed architecture for the subject project:
 - (1) Include a darker contrasting color of brick on the entire first story, extending it to the roofline on each projecting portion of the buildings that has a garage at its base.
 - (2) Increase the fenestration and architectural detail on the highly visible side elevations (the northwestern side façade of the end unit on Lot 1 and the southeastern side façade of the end unit on Lot 10).
 - (3) All material labeled "stucco" shall refer to traditional stucco, applied on-site or replaced with either cementitious or vinyl siding.
 - (4) Above-ground foundation walls shall be clad with finish materials or textured/formed to simulate a clad material, with final material choice to be approved by the Urban Design Section as designee of the Planning Board.
- m. The applicant shall redesign the cul-de-sac at the end of Forest Oak Court to conform to the Department of Public Works and Transportation (DPW&T) Standard 200.12, with the designated handicapped parking spaces moved out of the right-of-way and the addition of a driveway entrance in the cul-de-sac. The applicant shall provide the Urban Design Section with written approval from DPW&T of the design of the cul-de-sac, with respect to Standard 200.12, and the location of the handicapped parking spaces and driveway entrances.
- n. The applicant shall indicate and label the ten-foot-wide public utility easement on the northern side of Forest Oak Court.
- o. The applicant shall revise the detailed site plan to indicate the entity to which Parcels B, C, and D will be dedicated.
- p. The applicant shall revise the plans to include a tot lot adjacent to the currently planned passive recreational area. Final design of the tot lot shall be approved by the Urban Design Section as designee of the Planning Board.
- q. Two or more dwelling units shall be identified as having the potential to be made accessible through barrier-free design.

2. Prior to issuance of the first building permit for the project, the applicant shall:
 - a. If a gateway sign is to be installed, provide evidence to staff as designee of the Planning Board that a maintenance agreement for the sign has been approved by the Department of Environmental Resources (DER).
 - b. Provide evidence to staff as designee of the Planning Board that the applicant has prepared an acceptable color-coded wet and dry utility plan for the subject project.
3. Prior to approval of final plats for the subject property, the applicant shall enter into a Recreational Facilities Agreement (RFA) with The Maryland-National Capital Park and Planning Commission (M-NCPPC) to assure construction of the tot lot and installation of the specified benches. The facilities shall be designed in accordance with the Department of Parks and Recreation's Facilities Guidelines. The equipment shall be installed prior to issuance of the sixth building permit for the project.