

Case No.: SDP-1003-07 Parkside
(formerly Smith Home Farm)

Applicant: SHF Project Owner, LLC

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

FINAL DECISION — ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument in this matter, that the application to amend an approved specific design plan, SDP 1003-07, for Parkside, located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4) totaling approximately 250.85 acres in the R-M (Residential – Medium) Zone, to revise the proposed development layout and unit mix for Section 2, located in the northwestern portion of the SDP, to add one (1) single-family detached unit and 26 townhouses, to add Stanley Martin townhouse architecture and to adjust the location of the mixed retirement development as proposed in Applicant's Exhibit 2B, be and the same is hereby AFFIRMED, subject to conditions.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Prince George's County Code, we hereby adopt the findings and conclusions set forth within PGCPB No. 15-121.

Approval of SDP-1003-07 is subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall make the following revisions to plans and/or provide the specified additional materials:
 - a. The bearings and distances, lot size, lot and block numbers, and easements shall be shown on the plan as they are proposed to be included on the final plats for the project.

- b. Any roof covered porches or stoops provided shall be dimensioned on the template sheet.
- c. The gateway sign plans shall be revised to show a maximum six-foot height.
- d. The applicant shall revise the Highly-Visible Lot Exhibit to include the highly-visible lots for the single-family detached units, as well as the townhouses, and to add the following lots: Lots 88, 89, 137, 140, 141, and 149, Block L, as shown on Staff's Exhibit (Slide 14 of 18).
- e. Revise the tracking chart to include the entirety of Preliminary Plan of Subdivision 4-05080, all sections, adding the number of parcels and lots, and tracking what was approved in the preliminary plan and SDP for each section.
- f. The Highly-Visible Units Exhibit shall be revised to include all unit types in the SDP and to encompass each section within the land area of the SDP and be added to the plan set.
- g. The applicant shall demonstrate on the plan the dedication of right-of-way in accordance with Condition 44e of PGCPB Resolution No. 06-64(A/2)(C) of 40 feet from centerline of Westphalia Road, or a lesser right-of-way as deemed appropriate by the operating agency.
- h. Clearly label all bearings and distances and the lot and parcels sizes. The SDP sheet match lines must be adjusted on each sheet so that the bearings and distances are legible, including increasing the font size of the bearings and distances to the extent practicable.
- i. Label the disposition of each road and alley, to be either public or private. Private roads and alleys shall be placed in parcels.
- j. The plans shall be revised to accommodate wider end units on sticks containing 16- and 20-foot-wide townhouses, where feasible.
- k. Eliminate Lot 6 of Block M, or adjust the lotting pattern within Block M to provide the minimum lot area of 6,000 square feet for all proposed lots.
- l. The plans shall be revised to reflect no more than six single-family attached dwelling units comprise a building stick.
- m. The Stanley Martin Morris architectural model shall be

revised as follows:

- (1) A minimum of sixty percent (60%) of all townhouse units in Section 2 shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick or other masonry material, and materials should wrap around offsets in the building. Each building shall be deemed to have only one “front.”
 - (2) Two-car garages shall be provided on the architectural elevations and template plans to provide an option to the homebuyer or pre-selected by the builder.
 - (3) Revise the plans to show a minimum of two standard architectural features, such as windows, doors, or fireplace chimneys, arranged in a reasonably balanced design on all side elevations, and a minimum of three such features and brick or masonry material on all highly-visible side elevations.
- n. Revise the plans to include an analysis of the following:
- (1) The percentage of proposed lots under 1,600 square feet.
 - (2) Parking within each section indicating no more than two spaces per unit provided and an analysis of on-street parking available to residents and their guests. The Applicant shall provide a minimum of 21 visitor parking spaces within Section 2 located along the central green parcel containing the tot/pre-teen play area (in the southern single family attached area of Section 2) and along Clear Stream Lane (in the northern single family attached area of Section 2).
- o. The plans shall be revised to demonstrate that the aggregate green open area is a total of 48,500 square feet of open space and a combination 5,000-square-foot pre-teen lot and tot lot shall be provided, in accordance with the *Park and Recreation Facilities Guidelines*. A sitting area shall be added to parcel L2.
- p. Adjust the location of street trees and sidewalks to adhere to

the requirements of Section 4.10 of the 2010 *Prince George's County Landscape Manual* or, if not feasible, obtain alternative compliance of a departure.

- q. The Tree Canopy Coverage chart shall be revised to calculate the requirements for the subject site of the subject SDP.
 - r. Revise Sheet 27 to extend the proposed hammerhead turn-around on Deer Stream Drive to the common property line. Signage (if allowed by the Prince George's County Department of Public Works and Transportation (DPW&T)) shall be posted at the end of Deer Stream Drive.
2. Prior to certification of the Type II tree conservation plan (TCPII), the following revisions to the plans shall be made:
- a. Under Standard Type II Tree Conservation Plan Notes, the following revisions shall be made:
 - (1) In Note 1, the second sentence shall be removed.
 - (2) In Note 3, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) shall be identified as the contact for the pre-construction meeting.
 - b. The overall woodland conservation worksheet shall be consistent with the individual woodland conservation worksheet.
 - c. On the individual woodland conservation worksheet:
 - (1) The woodland conservation required shall be revised to include the full requirement to be provided with this section.
 - (2) The amount of afforestation/reforestation included in future Sections 5 and 6, or a separate line, shall be added for the afforestation/reforestation provided in Sections 5 and 6;
 - (3) A note shall be added under the individual worksheet stating, "See Note 3 under Phased Woodland Conservation Worksheet."
 - d. Note 1 of the worksheet notes shall be revised to provide the

full order of priorities for determining the location of off-site woodland conservation.

- e. Have the revised plan signed and dated by qualified professional who prepared it.
- f. The coversheet of the TCPII shall be corrected to reflect and label the full limits of the central park, specifically, the area shown as within Sections 5 and 6.
- g. Any afforestation/reforestation credited in Sections 5 and 6 of the Parkside project (formerly Smith Home Farm), as shown on TCPII-020-13 and TCPII-019-13, shall be placed into recorded Woodland and Wildlife Habitat Conservation Easements.
- h. The applicant shall submit evidence of the bonding of afforestation in future Sections 5 and 6, required to meet the woodland conservation requirements of Sections 1B, 2, or 3.
- i. Certification of afforestation/reforestation plantings in Sections 5 and 6 shall be submitted to the Environmental Planning Section so that the beginning of the maintenance period can be established.

Ordered this 28th day of March, 2016 by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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

By: _____
Derrick L. Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council