

RESOLUTION

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 25, 2020, regarding Detailed Site Plan DSP-08035-02 for Norbourne Property, the Planning Board finds:

1. **Request:** The subject amendment to a detailed site plan (DSP) requests the addition of two new Ryan Homes architectural models. This DSP was originally accepted as a Planning Director level limited minor amendment, pursuant to Section 27-289(c) of the Prince George’s County Zoning Ordinance. Posting of the subject property was required and a written request for a public hearing was submitted within the posted time period.

2. **Development Data Summary**

	EXISTING	APPROVED
Zone	R-T/M-I-O	R-T/M-I-O
Use(s)	One-family Metropolitan Dwellings	One-family Metropolitan Dwellings
Acreage	27.50	27.50
Parcels	20	20
Number of Lots/Units	165	165

3. **Location:** The site is in Planning Area 77, Council District 9. More specifically, it is located in the northwestern quadrant of the intersection of MD 725 (Marlboro Pike) and MD 223 (Woodyard Road).

4. **Surrounding Uses:** The subject property is bounded to the north by Marlboro Pike, with residential development and open space beyond; to the east by Woodyard Road, with residential development beyond; to the south by single-family detached residential development and park land; and to the west by single-family detached residential development.

5. **Previous Approvals:** The site is the subject of Zoning Map Amendment A-9977, which was approved on July 23, 2007 with no conditions by the Prince George’s County District Council. Preliminary Plan of Subdivision (PPS) 4-07086 was approved by the Prince George’s County Planning Board on July 24, 2008 for the creation of 165 townhouse lots and 19 parcels, subject to 35 conditions (PGCPB Resolution No. 08-99). DSP-08035 was approved on December 16, 2010 (PGCPB Resolution No. 10-131) and was amended one time by the Planning Director for the addition of an architectural model. The site is currently under development.

6. **Design Features:** This application proposes the addition of two new architectural models, the Schubert D and Schubert E, with no changes to the site plan. The proposed 22-foot-wide townhouses are accessed from Marlboro Pike via a series of private roads and alleys, which are organized in a grid pattern on the north and south side of the roadway.

Architecture: Two additional townhouse models, the Schubert D and Schubert E, are proposed with this application, and are being added to the mix of models available in the development. These new models include rear and front garage units with multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, and enhanced window and door trim. The buildings have been designed to incorporate a variety of materials, including brick and standard vinyl siding, creating a clean and contemporary design, which will complement the surrounding uses and the other approved models within the community.

The Schubert D is 22 feet wide, 42 feet deep, and approximately 34 feet high, with a front-loaded, two-car garage, and a base finished area of 2,339 square feet.

The Schubert E is also 22 feet wide, 42 feet deep, and approximately 34 feet high, but includes a rear-loaded, two-car garage, and a base finished area of 2,298 square feet.

All units have architectural shingles on the roof and offer a variety of window treatments and architectural finishes, including a mix of high-quality building materials on the façades, such as vinyl and brick. Options are available for dormers, bay windows, and decks. The treatment for highly visible elevations is shown in the general notes of the DSP, and require full-brick façades on the side elevation of specific units in the development.

The Planning Board noted that no side elevations were submitted for the Schubert D and Schubert E models. This is because these 22-foot-wide models will only be located on the interior of the townhouse sticks. The end units on the townhouse sticks are all 24-foot-wide and will use the previously approved McPherson architectural model, which includes side elevations and options for highly visible units.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-T Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Sections 27-441 and 27-442 of the Zoning Ordinance, which regulate uses in residential zones, and provide regulations for development including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. Conformance with the uses proposed and the regulations applicable to the application were found with DSP-08035 and are not proposed to change with this limited amendment.

- b. The DSP is in general conformance to the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the Zoning Ordinance. Conformance to these guidelines was found with DSP-08035 and this limited DSP amendment for approval of two new architectural models will not change those findings.
8. **Zoning Map Amendment A-9977:** Zoning Map Amendment A-9977 was approved by the District Council on July 23, 2007, rezoning approximately 27.50 acres of land from the Rural Residential Zone, to the R-T Zone and did not contain any conditions of approval. Conformance to A-9977 was found with DSP-08035 and this limited DSP amendment for approval of two new architectural models does not change that finding.
9. **Preliminary Plan of Subdivision 4-07086:** PPS 4-07086 for 165 townhouse lots and 19 parcels was approved by the Planning Board and PGCPB Resolution No. 08-99 was adopted on July 24, 2008, subject to 35 conditions. Conformance to 4-07086 was found with DSP-08035 and this limited DSP amendment for approval of two new architectural models does not change that finding.
10. **Detailed Site Plan DSP-08035 and its amendment:** DSP-08035 was approved by the Planning Board on December 16, 2010 and amended once by the Planning Director for an additional architectural model. The original staff report contained a number of conditions related to the architectural design of the dwellings and established the character for the development. These conditions were addressed, prior to the final Planning Board approval of DSP-08035, and have been evaluated with this application. Specific treatments for the architecture have been conditioned with this application, as appropriate.
11. **2010 Prince George's County Landscape Manual:** Conformance to the requirements of the 2010 *Prince George's County Landscape Manual* was found with the approval of DSP-08035 and this limited amendment for the approval of two new architectural models does not change this finding.
12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property has a previously approved Type I Tree Conservation Plan, TCPI/007/08 and a Type 2 tree conservation plan (TCP2) is required. TCP2-058-09 was approved with DSP-08035 and this limited amendment for the addition of two new architectural models does not affect this plan approval.
13. **Further Planning Board Findings and Comments from Other Entities:** Due to the limited nature of this amendment, the subject application was not referred to any review agencies or divisions.

14. As required by Section 27-285(b) of the Zoning Ordinance, the DSP 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.

As required by Section 27-285(b)(4), for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Prince George's County Subdivision Regulations. Due to the limited nature of this amendment, no new impacts are proposed with this application, and it is determined that these have preserved to the fullest extent possible.

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 Detailed Site Plan DSP-08035-02 for the above described land.

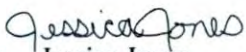
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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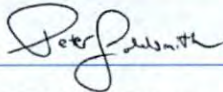
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, June 25, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of July 2020.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:nz
APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department
Date: June 30, 2020