THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2020-39 File No. DSP-19024

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 March 26, 2020, regarding Detailed Site Plan DSP-19024 for Umbrella Architecture for South Lake, the Planning Board finds:

1. **Request:** The application requests approval of an umbrella architecture detailed site plan (DSP) for 27 single-family detached models and 13 single-family attached (townhouse) models by NV Homes, Ryan Homes, and Mid-Atlantic Builders, and 2 two-family attached (two-over-two) models by Ryan Homes, for the South Lake development. No site improvements of any kind are included in this DSP.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	E-I-A	E-I-A
Use(s)	Vacant	Residential, Commercial/Retail/Office
Acreage	282.98	282.98

3. **Location:** The subject site is located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert Crain Highway), in Planning Area 74A, Council District 4, and is within the municipal limits of the City of Bowie.

4. **Surrounding Uses:** The subject property is bounded to the north and the east by the rights-of-way of MD 214 and US 301, to the west by undeveloped property owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space Zone, and to the south by undeveloped parcels owned by Prince George's County and M-NCPPC, and parcels within Collington Center in the Employment and Institutional Area E-I-A Zone that are mainly warehouse uses.

5. **Previous Approvals:** This subject site has a long approval history that can be dated back to the 1970s. In 1975, the Prince George's County District Council approved Zoning Map Amendment A-9248, to rezone the subject site from the Rural Residential Zone to the E-I-A Zone, known as part of Collington Center development. Subsequently, a Comprehensive Design Plan, CDP-7802 was approved by the Prince George's County Planning Board in 1978, but nothing further was pursued on the subject property.

In 2002, the Prince George's County Council adopted Council Bill CB-13-2002 that introduced the concept of a mixed-use planned community use and allowed it within the E-I-A Zone for properties meeting specific criteria, including conformance with the regulations of the Mixed Use-Transportation Oriented (M-X-T) Zone. Based on this legislation, CSP-02004 was approved by the Planning Board on June 12, 2003 (PGCPB Resolution No. 03-135). The District Council affirmed the Planning Board's decision and approved the CSP on January 27, 2004, with 42 conditions. The development concept was for a mixed-use planned community consisting of 463 lots, 86 parcels, 300,000 square feet of commercial and retail space, 700,000 square feet of employment space, 25,000 square feet of space for annexation to Prince George's County Community College, a 300-room hotel, and 1,294 dwelling units. The residential component consisted of 170 detached units, 272 attached units, 600 multifamily rental units, 112 condominium units, 120 high-rise units, and 20 live-work units. Preliminary Plan of Subdivision (PPS) 4-04035 was approved by the Planning Board (PGCPB Resolution No. 04-247(C)) in June 2003 and the resolution was subsequently corrected multiple times. This PPS was reconsidered by the Planning Board on October 7, 2016 to convert approximately 200 multifamily condominium units to fee simple townhouse lots, to make changes to the phasing of off-site traffic improvements, and other modifications. On February 16, 2017, the Planning Board heard testimony and approved the reconsideration with 47 conditions for 800 lots and 110 parcels for a total of 1,294 dwelling units (PGCPB Resolution No. 04-247(C/3) (A/2)).

A Detailed Site Plan for infrastructure, DSP-05042, was approved by the Planning Board (PGCPB Resolution No. 05-258) on December 8, 2005 for site grading, infrastructure development, and construction of a central lake. No construction occurred on the subject property. An amendment to DSP-05042 was submitted in August 2007, but subsequently withdrawn. A second amendment, DSP-05042-02, was submitted for Planning Director review on December 23, 2016 to revise the site design, but the application fell dormant. The review of DSP-05042-02 was revived in June 2019 and approved by the Planning Director on February 5, 2020, to provide for revisions to site grading and roadway layout for three segments of the main roadways leading into the subject site from the ramp of MD 214 and US 301.

The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* retained the subject site in the E-I-A Zone.

In 2016, the County Council adopted CB-73-2016 that provided numerous revisions to the mixed-use planned community regulations in the M-X-T Zone that are applicable to the subject site. Subsequently, the applicant filed a new PPS to resubdivide an 11-acre piece of land previously included as part of Outparcels A and B in PPS 4-04035. PPS 4-17027 was approved by the Planning Board (PGCPB Resolution No. 19-06) on January 10, 2019, for 66 lots and 3 parcels, subject to 23 conditions.

DSP-19023 for the residential development of South Lake, which includes an amendment to CSP-02004, is under review concurrently with the subject DSP and was heard and approved by the Planning Board on the same date.

6. **Design Features:** The subject application requests approval of 27 single-family detached models and 13 single-family attached (townhouse) models by NV Homes, Ryan Homes, and Mid-Atlantic Builders, and 2 two-family attached (two-over-two) models by Ryan Homes. The models approved in this umbrella architecture DSP will be built by the respective builders throughout the entire South Lake development. The following models, including the specified elevations and gross floor areas, are proposed with this application.

Single-Family Detached Models

NV Homes

Model	Elevations	Base Square Footage
60-Foot Single-Family Detached		
Tyler	A, B, K, L, R	3,641
Danville	A, B, K, L, R	3,343
70-Foot Single-Family Detached		
Bridgewater	A, B, K, L, R	3,242
Longwood	A, B, K, L, R	3,531
Marymount	A, B, K, L, R	3,820
Radford	A, B, K, L, R	3,869
Stratford Hall	A, B, K, L, R	4,290

Ryan Homes

Model	Elevations	Base Square Footage
60-Foot Single-Family Detached		
Ballenger	A, B, C, K, L	2,114
Columbia	A, B, C, K, L	2,424
Hudson	A, B, C, K, L	2,718
Lehigh	A, B, C, K, L	3,010
Seneca	A, B, C, K, L	3,306
York	A, B, C, K, L	3,656
Alberti Ranch	A, B, K, L	1,421
Bramante Ranch	A, B, K, L	1,666
Bramante 2-Story	A, B, K, L	2,324
Palladio Ranch	A, B, K, L	1,947
Palladio 2-Story	A, B, K, L	2,626

Model	Elevations	Base Square Footage
70-Foot Single Family Detached		
Powell	A, B, C, K, L	2,454
Roanoke	A, B, C, K, L	2,756
Saint Lawrence	A, B, C, K, L	3,083
Corsica	A, B, C, K, L	3,371
Normandy	A, B, C, K, L	3,765
Versailles	A, B, C, K, L	4,164
Ashbrooke	A, B, K, L	1,715
Cumberland	A, B, K, L	1,947
Savannah	A, B, K, L	2,239

Single-Family Attached (Townhouse) Models

Ryan Homes

Model	Elevations	Base Square Footage
16-Foot Townhouse		
Clarendon 3-Story Rear Entry Garage	A, B, C, D, E	1,689
Clarendon 4-Story Rear Entry Garage	A, B, C, D, E	2,164
20-Foot Townhouse		
Strauss D Front Entry Garage	A, B, C, D, K, L, M, N	2,285
Strauss Attic D Front Entry Garage	A, B, C, D, K, L, M, N	2,677
Strauss E Rear Entry Garage	A, B, C, D, K, L, M, N	1,989
Strauss Attic E Rear Entry Garage	A, B, C, D, K, L, M, N	2,381
Mozart D	A, B, C, D, K, L, M, N	1,916
Mozart Attic D	A, B, C, D, K, L, M, N	2,259
Mozart E	A, B, C, D, K, L, M, N	1,741
Mozart Attic E	A, B, C, D, K, L, M, N	2,084

Mid-Atlantic Builders

Model	Elevations	Base Square Footage
24-Foot Townhouse		
The Grove	5810, 5820, 5830	2,423
The Waverly	5510, 5520, 5530	2,327
The Urban TH Partial	6002, 6006, 6010, 6014	2,824

Two-Family Attached (Two-over-Two) Models

Ryan Homes

Model	Elevations	Base Square Footage
Matisse	A, B, C, D, E F, G, H, J, K	1,606
Picasso	A, B, C, D, E F, G, H, J, K	2,617

The single-family detached, single-family attached, and the two-family attached models are designed in a popular, and predominant colonial-style in the Washington Metropolitan Area that features a pitched roof with cross-gables, in addition to other regular articulations. Some of the townhouses and two-over-two models have roof terraces.

Specifically, the proposed single-family detached models range in size from 1,421 to 4,290 square feet that will provide many housing options to meet various housing needs, including housing for seniors. Each of the models offers varied gable roof lines and a variety of styles and high-quality detailing options with architectural features such as eave brackets and corbels, brick jack arches, dormer windows, cornices, front entries defined with columns, specialty windows, front porches, shutters, and transom and sidelight windows. The proposed front façades offer optional finishes including a combination of brick, stone, vinyl, and cementitious siding.

The proposed single-family attached (townhouse) models range in size from 1,689 to 2,824 square feet. The units feature varied gable roof lines and high-quality detailing options such as brick jack headers, keystone treatments, decorative crossheads, dormer windows, cornices, and front entries defined with pilasters and transom windows. The proposed front façades offer the same optional finishes as those provided in the single-family detached models, including a combination of brick, vinyl siding, cementitious siding, and stone.

The proposed two-family attached models by Ryan Homes, the Matisse and Picasso, have similar design features and exterior finish. In fact, the two models included in this DSP have been approved by the Planning Board in several other development projects in the County. Matisse has a finished square footage of 1,606 and Picasso has a finished square footage of 2,617. Since most of the two-over-two units will be accessed through alleys, a 4-foot deep cantilever balcony should

be provided as a standard feature for all two-family attached units. A condition has been included in this resolution requiring this be provided.

Green Building Techniques
Both Ryan Homes and NV Homes have the same BuiltSmart home features in all their models. Specifically, BuiltSmart program includes four elements summarized, as follows:

Efficiency—All new models come with Energy Star® appliances that use up to 50 percent less electricity and water, high efficiency HVAC systems, energy-efficient light bulbs, low-E windows, superior insulation, and other energy-saving features.

Comfort—All new models have smart-home products like Nest® Wi-Fi enabled learning thermostats that automatically moderate temperatures and can be controlled from a smart device, as well as Wi-Fi enabled garage door openers that can be controlled through an app, and many other features that keep homeowners connected.

Quality—Concrete foundations that keep out moisture and a precision-engineered building process that creates straighter walls, stronger roofs, and tighter-fitting joints, verified by independent third-party inspectors, ensure homes' overall quality and completeness.

Environment—Both builders follow green building processes, such as sourcing lumber from sustainable forests, building in ways that create less waste, and using environmentally friendly materials in cabinetry, carpeting, siding, low volatile organic compounds (VOC) paints, and landscaping that help decrease the home's impact on natural resources and reduce its carbon footprint.

Mid-Atlantic Builders' models have the following summarized green building features:

- High-Efficiency Windows with Low-E Glass reduces heat loss or gain and protects furniture and floors from fading.
- Carrier ® Energy-Efficiency Cooling System provides efficiency and comfort.
- Advanced Appliance Technology with Energy Star ® -qualified appliances that use less water and energy than standard appliances.
- Thermatru ® insulated exterior doors help prevent loss of interior heating and cooling at entryways.
- R-49 Blown Cellulose to the accessible attic, R-49 fiberglass "ECO Batt" to all non-accessible flat and volume ceilings.
- Advanced Furnace Technology with a 96 percent efficient HVAC System customized for each home to ensure properly sized equipment, duct sizes and vent locations, maximizing comfort and energy savings. Advanced Heat Pump

Water Heating Technology with our 80-gallon high-efficiency electric heat pump water heater.

- Premium-Sealed Comfort Air Ducts reduce air leakage.
- Honeywell ® PRO6000 Programmable Thermostats can be programmed to save money on heating and cooling costs annually.
- Tyvek ® House Wrap with Advanced Weatherization Package provides both moisture and air infiltration barriers.
- Shaw ® Carpeting and Pads are made with N-6 nylon fiber, a fully recycled product, and a low-VOC (volatile organic compounds) material.
- Water-saving showerheads and 1.28-gallon flush toilets help conserve water and lower costs.
- Airflow Vent System in roof ridgeline releases excess heat. Engineered Floor Joint Systems are made from trees grown in managed forests, use 35 percent less wood.
- Low-VOC Paints, Sealants, Caulks and Adhesives meet LEED (Leadership in Energy and Environmental Design) criteria for green construction. BASF Spray Foam closed cell 1-inch insulation under the floor joints at the exterior ban board fills every crevice to block exterior drafts from penetrating the home and improves pest control. Energy Star ® Advanced Lighting Technology (90 percent CFL (compact fluorescent lamp) lighting) conserves energy and lasts longer.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP is in general compliance with the applicable requirements in the E-I-A and M-X-T Zones of the Zoning Ordinance, as follows:

   a. The DSP is for residential architecture for the proposed South Lake development, which is a Mixed-Use Planned Community as defined by Section 27-107 of the Zoning Ordinance, and is a permitted use in the E-I-A Zone.

   b. The South Lake development is a mixed-use planned community in the E-I-A Zone. Section 27-500 of the Zoning Ordinance provides direction for this development, as follows:

      (c) A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all

requirements in the definition of the use. The development shall meet all M-X-T Zone requirements in Part 10.

In addition, Section 27-501(c), Regulations for a Mixed-Use Planned Community, of the Zoning Ordinance, provides further direction, as follows:

(1) A Mixed-Use Planned Community shall meet all purposes and requirements applicable to the M-X-T Zone, as provided in Part 10, and shall be approved under the processes in Part 10.

(2) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.

This DSP was filed in accordance with the M-X-T Zone requirements. If there were not these specific requirements for a mixed-use planned community, a specific design plan would have had to have been filed for any development in the E-I-A Zone.

c. Section 27-544(e), Regulations in the M-X-T Zone, of the Zoning Ordinance, includes the following additional standards for a mixed-use planned community that are relevant to the review of this DSP:

(1) A Mixed Use Planned Community shall conform to the purposes, regulations, and required findings and review process set forth in Division 2 of this Part, for the M-X-T Zone, however, for property that is located in the E-I-A (Employment and Institutional Area) Zone and is subject to Sections 27-276, 27-500, and 27-501 of this Subtitle, the following regulations shall be advisory only.

(5) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.

(9) Residential uses should meet the following design standards:

(A) Single-family detached.

(i) There should be a range of lot sizes, with a minimum square footage on any lot of two thousand, two hundred (2,200) square feet of finished living space, except as modified herein below.

(ii) At least twenty percent (20%) of the houses should be a minimum of two thousand, six hundred (2,600) square feet of finished living space and a maximum of 20% of the houses may be less than two thousand, two hundred (2,200) square feet of finished living space.

(iii) All streets, whether public or private, should have sidewalks.

This umbrella DSP for residential architecture includes 27 single-family detached models and 13 single-family attached (townhouse) models by NV Homes, Ryan Homes, and Mid-Atlantic Builders, and 2 two-family attached models by Ryan Homes. The proposed models will sit on a variety of lots of different sizes. The base finished square footage of the single-family detached models varies from 1,421 to 4,290 square feet. The South Lake development proposes 344 single-family detached units. Therefore, at least 69 units should have a minimum 2,600 square feet of finished living space, and at maximum 69 units can have a finished living space less than 2,200 square feet. Even though this DSP should not have any problem meeting the above requirements, a condition has been included in this resolution requiring the applicant to provide a tracking sheet and a note on the template sheet on this DSP. A tracking table for the size distribution of the units throughout the development should be provided on the DSP-19023 for residential development that was heard and approved by the Planning Board on the same date with this DSP.

d. Section 27-546(d), Site Plans, of the Zoning Ordinance, contains the following required findings for the Planning Board to grant approval of a DSP in the M-X-T Zone:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

(4) The proposed development is compatible with existing and proposed development in the vicinity;

(5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

(6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

(7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

(8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

This DSP is for residential architecture only. Conformance with all above applicable development regulations will be reviewed at time of DSPs for site development.

(9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

This application is a DSP for residential architecture only; this finding is not applicable.

(10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

This application is a DSP for residential architecture only; this finding is not applicable.

(11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.

The subject DSP has a total of 282.97 acres and is proposed as a mixed-use planned community consisting of residential, employment, commercial, and institutional uses that meets this requirement. This DSP for residential architecture will not have any impact on this finding.

e. The DSP for architecture only is also in conformance with the applicable additional regulations of the M-X-T Zone in Section 27-548 of the Zoning Ordinance, as follows:

(h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use

Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

Thirteen townhouse models are included in this DSP. The base finished square footage of the models varies from 1,689 to 2,824 square feet, above the required minimum 1,250 square feet. Council Bill CB-73-2016 and the Planning Board's prior approvals, including CSP and preliminary plans of subdivision, modified standards for single-family attached units for this development. A condition has been included in this resolution to require a minimum 60 percent of the full front façades of townhouses to be finished with brick or other masonry building materials.

8. **Conceptual Site Plan CSP-02004:** The District Council affirmed the Planning Board's decision (PGCPB Resolution No. 03-135) on CSP-02004 and further approved it with 51 conditions on January 27, 2004. Of the 51 conditions, Conditions 2, 33, 35, 38, 40, and 47 are related to the review of a DSP. Since this DSP is limited to umbrella architecture only and no improvements are proposed, none of those conditions are relevant to the review of this DSP.

9. **Preliminary Plans of Subdivision 4-17027 and 4-04035:** PPS 4-17027 was approved by the Planning Board on January 10, 2019 with 23 conditions, of which Condition 10, 14, and 23 govern the review of a DSP. Since this DSP is limited to umbrella architecture only and no improvements are proposed, none of those conditions are relevant to the review of this DSP.

   The Planning Board approved PPS 4-04035 on October 21, 2004, and later reconsidered the application twice, with a total of 47 conditions. Conditions 5, 6, 7, 14, 16, 34, 38, 40, 43, 44, 46, and 47 are related to the review of a DSP. Since this DSP is limited to umbrella architecture only and no improvements are proposed, none of those conditions are relevant to the review of this DSP.

10. **Detailed Site Plan DSP-05042 and its amendments:** DSP-05042 was approved by the Planning Board on December 8, 2005, with five conditions. None of the conditions are related to the review of this DSP. DSP-05042 was amended by the Planning Director once, with no conditions.

11. **Other site plan related regulations:**

    a. **2010 Prince George's County Landscape Manual:** This DSP is not subject to the requirements of the 2010 *Prince George's County Landscape Manual* since it is for umbrella architecture only and proposes no development.

    b. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The South Lake development is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it is more than 40,000 square feet in size, contains more than 10,000 square feet of woodland, and there are previously approved tree conservation plans. Since this DSP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of DSPs for site development.

12. **Further Planning Board Findings and Comments from Other Entities:** Given the limited scope of this DSP, the subject application was referred only to the City of Bowie. In a letter dated March 4, 2020 (Adams to Hewlett), incorporated herein by reference, the Bowie City Council recommended approval of this DSP, subject to three conditions relative to the single-family detached architecture, single-family attached architecture, and two-family attached architecture. The Planning Board is in agreement with those conditions.

13. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved in accordance with conditions proposed below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

14. As required by Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

(4) 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 in accordance with the requirement of Subtitle 24-130(b)(5).

This DSP is for residential architecture only, with no site improvements proposed. Therefore, it can be said that the regulated environmental features have been preserved and/or restored 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-19024 for the above described land, subject to the following conditions:

1. Prior to certification approval of this DSP, the applicant shall provide revisions as noted or notes on the relevant template sheets and elevations as follows:

   a. Provide single-family attached and detached model unit tracking sheets on the DSP plan set.

   b. Provide/designate elevations for use on highly visible lots for all models.

   c. Provide the following notes on the coversheet, template sheets and the single-family detached model unit tracking sheet:

      "At least 20 percent of the single-family detached units, or 69, shall be a minimum of 2,600 square feet of finished living space, and a maximum of 20 percent of the single-family detached units, or 69, may be less than 2,200 square feet of finished living space."

      "Single-family detached units on corner lots and other lots whose side elevation is highly visible shall have a minimum of three architectural features, such as windows, doors, and masonry fireplace chimneys, in a balanced and harmonious composition and a brick watertable."

      "No two houses directly adjacent to each other or across the street from one another shall have the same elevation."

   d. Provide the following notes on the coversheet, template sheets and the single-family attached model unit tracking sheet:

      "All highly-visible single-family attached (townhouse) and two-family attached (2-over-2) end units shall have, at a minimum, the first floor be finished with brick, or other masonry, with three architectural features in a balanced and

harmonious composition. Where a brick or masonry end wall is required, the front façade shall also be brick or other masonry."

"A minimum of sixty percent (60%) of all single- and two-family attached buildings shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco."

"A rear deck or balcony shall be a standard feature for all two-family attached units. A four-foot deep~~, cantilever, rear balcony shall be a standard feature for all two-family attached units~~ cantilevered deck shall be provided on all Matisse (lower level) and an eight-foot, four-inch deep "Sky Lanai" shall be provided on all Picasso (upper level) models."

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, March 26, 2020, in Upper Marlboro, Maryland.

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

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:HZ:nz

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner /s/
M-NCPPC Legal Department

Date: March 31, 2020