

R E S O L U T I O N

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

WHEREAS, in consideration of evidence presented at a public hearing on May 4, 2006, regarding Specific Design Plan SDP-0318/02 for The Preserve at Piscataway, Edelen Village, the Planning Board finds:

1. **Request:** The subject request is to add a community building, two swimming pools, and a recreation area. It is a companion case to Departure from Parking and Loading Standards DPLS-310 requesting a reduction in the parking requirement from 108 to 65 spaces.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use(s)	Residential	Residential
Acreage	130.66	130.66
Lots	256	256
Square Footage/GFA	0	6,968

3. **Location:** The site is in Planning Area 84, Council District 9. More specifically, it is located south of the intersection of Danville Road with Floral Park Road. The proposed community building, pool and recreation area are located centrally in the development.
4. **Surroundings and Use:** The subject site is located within Edelen Village North. The community building, pool and recreation area are surrounded by environmentally sensitive homeowners association open space to the northeast, another homeowners association open space parcel and a stick of six townhouses to the northwest, and a parking lot and traffic circle with single-family dwelling units beyond to the southwest and directly south. Two sticks of four townhouses each are located directly to the east, separated by environmentally sensitive homeowners association open space.
5. **Previous Approvals:** On September 14, 1993, the District Council adopted CR-60-1993 approving the master plan and the sectional map amendment for Subregion V in Prince George's County. Comprehensive Design Zone Amendment Three (Zoning Applications A-9869 and A-9870), known as Villages at Piscataway, rezoned 858.7 acres in the R-A Zone to the R-L Zone (Residential-Low Development, 1.0 to 1.5 du/acre) and 19.98 acres to the L-A-C Zone (Local Activity Center-Village Center). The basic plan was approved with 39 conditions and 11 considerations. The base residential density of the R-L Zone was approved as 818 dwelling units; the maximum residential density in the R-L Zone was approved as 1,000 dwelling units.

On March 24, 1994, the Prince George's County Planning Board reviewed and approved Comprehensive Design Plan CDP-9306 for the subject property, known as Villages at Piscataway, as described in PGCPB Resolution No. 94-98(C). The comprehensive design plan (CDP) was approved with 36 conditions. The CDP included the entire 878.7 acres of land zoned R-L and L-A-C to be developed as a village community with a golf course component. The CDP was reconsidered by the Planning Board and approved with revised conditions on November 18, 2004.

On June 17, 2003, the Planning Board approved Preliminary Plan 4-03027 for The Preserve for 836 dwelling units, which includes the area that is the subject of this application. A revised Type I tree conservation plan was included in that approval.

On June 24, 2004, the Planning Board approved SDP-0318. That SDP approved the lot layout, landscaping, and recreational facilities, as stated in PGCPB Resolution No. 04-135.

On January 1, 2006, the Planning Board approved SDP-0318/01 for the addition of townhomes to the approved architecture for Edelen Village of the Preserve at Piscataway. That approval was formalized in PGCPB Resolution No. 06-14, adopted February 16, 2006.

6. **Design Features:** The community center is proposed as a two-story building to include shower and locker room facilities, a 1,140-square-foot exercise room, an office, bathroom facilities, a warming kitchen, and a 1,225-square-foot multipurpose room for community meetings on the upper level, with mechanical rooms and storage on the lower level. The design of the community building is partially a function of the topography of the site. Whereas two stories are visible in the rear elevation, only one or one and one-half stories are visible on the front elevation. The building includes a varied roofline utilizing metal roofing material. Brick is utilized on the lower portion or first story of the building. In the front, brick is utilized on the visible portion of the lower story and on the rear, on the entire first story. Cementitious siding (hardi-plank) is utilized for the remainder of the façades. Fenestration includes a variety of window and door openings with a keystone design over most windows and pilasters running up either side of the door and an oversized window opening. A circular window on the tower portion of the front façade offers additional visual interest.

The final pool design includes a 25-meter, six-lane competition pool and a separate tot pool. Other recreational facilities include a half-basketball court and a preteen playground. The preteen playground in turn includes a six-foot merry-go-round, four double bay metal monopole swings, and a combination play structure. Four 5-foot-long park benches with backs are provided in the preteen playground, bolted to a concrete base. "Resilient rubber accessible surface" is specified under the play structures and 12-inch engineered wood fiber is specified for the remainder of the preteen playground surface. Six-by-six timber edging is included around the entire circumference of the preteen play area, and asphalt walks are planned to lead through the recreational area from a concrete walk leading to the parking lot. A half basketball court is included adjacent to the pre-teen playground.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-L Zone, the site plan design guidelines, and the required finding for a departure from parking and loading standards of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-514.09, which governs permitted uses in residential zones. The proposed community building, swimming pool, and recreation area are permitted uses in the R-L Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-514.09, Regulations, regarding additional regulations for development in residential zones.
8. **Basic Plan:** The basic plan relevant to the proposed project was approved by the District Council as part of a sectional map amendment (CR-60-1993). Staff has reviewed the subject SDP against the requirements of the basic plan and finds it generally to be in conformance with its requirements. The applicable basic plans are A-9869 and A-9870.
9. **Comprehensive Design Plan:** The comprehensive design plan for the project, approved by the Prince George's County Planning Board via PGCPB Resolution No. 94-98, reiterates many of the basic plan concerns. Staff has reviewed the subject SDP against the requirements of the comprehensive design plan approval and finds it to be in conformance with its requirements. Below, each relevant condition of the CDP is bolded and staff's comments follow.
 1. **Prior to signature approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:**
 - b. **The following architectural standards for civic and institutional buildings, for structures in Bailey Village, and for all residential and commercial structures surrounding village greens shall be added to the text:**
 - (2) **All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.**

Comment: The proposed community building meets these requirements. Specifically, brick, a natural material, is proposed to be utilized on the base of the building and hardiplank siding is considered “equal”—or superior—to Restoration series vinyl siding.

- (3) All buildings shall be designed with special attention to architectural details, which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.**

Comment: The proposed community building is well detailed and meets this condition. More specifically, the architectural detail on the community building includes a variety of fenestration involving rectilinear, circular, and semicircular elements in the window and door openings. This is complemented by the use of trim both around the various door and window openings and elsewhere on the building. Brick topped by trim is used to detail the base of the building and a combination of shingle and metal roofing details the varied roofline of the community building.

- d. No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.**

Comment: A condition below ensures that chain-link fences used to enclose the recreational area are black vinyl-clad.

Architectural Elements

Facade Modulation/Articulation shall reference the historic scale, facades and details in the historic architecture of the region. Architectural details or elements such as reverse gables, offsets, front, rear and side porches, both screened and unscreened, sunrooms, bay windows, and multiple wall planes should be combined and utilized to provide architectural character within the community.

Comment: The facades of the community building reflect these architectural elements and have been found generally acceptable.

Gables atop brick facade walls shall be finished in brick, wood, stucco or a dryvit type material.

Comment: The proposed community building meets this requirement.

Architectural Materials

Building walls may be built of:

1. **Smooth cut cedar shingles (4"-6" exposed to the weather)**
2. **Wood Clapboard (4"-6" inches exposed to the weather)**
3. **Wood beaded siding (7" exposed to the weather)**
4. **Wood board and batten siding**
5. **Masonite Superside hardboard siding, or equal, with smooth or textured pine finish, (not more than 7" exposed to the weather)**
6. **Brick in a horizontal running band pattern with no more than 11" raked joints**
7. **Fieldstone set in an uncoursed ledgerstone pattern.**
8. **Dryvit or equal**
9. **Restoration Series vinyl siding, or equal (4"-6" exposed to the weather)**
10. **Alcoa Aluminum siding, or equal (4"-6" exposed to the weather)**

Comment: Plans for the community building indicate the use of brick and hardiplank. The hardiplank is a superior material to the masonite cited above.

Rooflines: Roofs shall be simple and symmetrically pitched (except in the case of a true salt box). The roof pitch on the main structure shall be between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to promote a visually exciting and animated streetscape. Roofs shall overhang a gable end a minimum of 8"; however, larger overhangs shall be provided on larger houses in the development. Skylights, solar panels, vent stacks, and other roof protrusions shall not be placed on a roof facing a street nor shall they be visually obtrusive from nearby streets.

Roofs may be built of cedar shakes, standing seam, slate, copper, artificial slate or asphalt composition shingle in black, dark brown, dark grey or grey/green colors.

Comment: Plans indicate shingles, but a condition below requires clarification as to type and color.

Architectural Material Detail
(Item numbers below refer to Sections on page 35 of CDP text).

5. Chimney enclosures which protrude from a facade shall be brick, stone or stucco.

Comment: No exterior chimney enclosures are proposed.

6. A consistent vocabulary of window types shall be used for each house or building. For the most part, windows will be square or vertical in proportion. No more than one semi-circular, circular, octagonal, or hexagonal shall be used in any one facade. Bay windows on facades which face a street shall not be permitted on the second floor.

Comment: The proposed community building meets this requirement.

10. **Preliminary Plan of Subdivision 4-03027:** The Planning Board approved Preliminary Plan 4-03027 on June 17, 2003. Resolution PGCPB 03-122 was adopted on June 17, 2003, and is applicable to the subject property. The proposed project has been evaluated against the requirements of that approval and found to be generally in conformance.
11. **Specific Design Plans SDP-0318 and SDP-0318/01:** Staff has reviewed the proposed against the requirements of Specific Design Plan SDP-0318 and SDP-0318/01 and found it to be generally in conformance with the requirements of those approvals.
12. **Landscape Manual:** The subject project has been reviewed against the relevant requirements of the *Landscape Manual* and found to be generally in conformance.
13. **Woodland Conservation Ordinance:** In a memorandum dated April 14, 2006, the Environmental Planning Section stated that the site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size, it has more than 10,000 square feet of woodland, and that a tree conservation plan is required for the project. In the same memorandum, the Environmental Planning Section recommended approval of TCPII/46/04 subject to conditions. Since the recommended conditions have been included below, it may be said that the subject project is in conformance with the requirements of the Woodland Conservation Ordinance.

14. **Referral Comments:**

Permits—In comments dated February 27, 2006, the Permit Review Section requested that top and bottom wall elevations for the retaining walls around the pool area, the height of the proposed fence, and four parking spaces for the basketball court be provided. They also requested that the court be included within the parking schedule and the request for departure to be amended to include the additional spaces. These concerns have either been addressed by revisions to the plans or in the recommended conditions below.

Environmental Planning—In a memorandum dated April 14, 2006, the Environmental Planning Section stated that the specific design plan for The Preserve at Piscataway Edelen Village containing 130.66 acres in the R-L Zone is located in Planning Area 84, primarily south of Floral Park Road and west of Danville Road. According to current air photos, about 18 percent of the site is wooded. Floral Park Road and Piscataway Road are designated historic roads. There are no nearby noise sources. The proposed use is not expected to be a noise generator. There are streams, wetlands and floodplain associated with Piscataway Creek in the Potomac River watershed on-site. No species listed by the State of Maryland as rare, threatened or endangered are known to occur in the general region. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. Marlboro Clay is known to occur on the site. The site is in the Developing Tier according to the General Plan.

Environmental conditions attached to previous approvals on the site include:

- Conditions relating to woodland conservation, including forest stand delineations and tree conservation plans;
- Wetlands;
- Floodplain;
- Stormwater management;
- Soils including steep slopes and Marlboro clay;
- Specimen trees;
- Wildlife management;
- Conservation easements.

Environmental Planning Section staff reviewed the subject project with respect to the environmental conditions attaching to previous approvals on the site and recommended certain actions.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. The Subregion V master plan indicates that there are substantial areas designated as natural reserve on the site. As noted on page 136 of the Subregion V master plan:

“The Natural Reserve Area is composed of areas having physical features which exhibit severe constraints to development or which are important to sensitive ecological systems. Natural Reserve Areas must be preserved in their natural state.”

The Subregion V Master Plan elaborates on page 139:

“The Natural Reserve Areas, containing floodplain and other areas unsuitable for development should be restricted from development except for agricultural, recreational and other similar uses. Land grading should be discouraged. When disturbance is permitted, all necessary conditions should be imposed.”

To be in conformance with the Subregion V Master Plan, new development should preserve to the greatest extent possible the areas shown as natural reserve. For the purposes of this review, the natural reserve includes the expanded stream buffer and any isolated sensitive environmental features.

The specific design plan and Type II tree conservation plan show streams on the site, the required minimum 50-foot stream buffers, wetlands, the required 25-foot wetland buffers, 100-year floodplains, all slopes exceeding 25 percent, all slopes between 15 and 25 percent, and the expanded stream buffers.

The SDP proposes impacts to stream buffers and wetland buffers. Impacts to these buffers are prohibited by Section 24-130 of the Subdivision Regulations unless the Planning Board grants a variation to the Subdivision Regulations in accordance with Section 24-113. All of the impacts proposed on SDP-0318/01 were granted variations by the Planning Board during the review and approval of Preliminary Plan 4-03027.

Comment: No further action regarding sensitive environmental features is required in regard to this SDP review.

2. This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and has more than 10,000 square feet of woodland. A tree conservation plan is required.

A forest stand delineation was reviewed with CDP-9306. A revised forest stand delineation was reviewed with 4-94017. A Type I Tree Conservation Plan (TCPI/9/94) was approved with CDP-9306. A revision to the Type I Tree Conservation Plan (TCPI/9/94-01) was approved with 4-94017. A revision to the Type I Tree Conservation Plan (TCPI/9/94-02) was approved with 4-03027. The Type I tree conservation plan provides for all woodland conservation requirements to be met on-site and does not allow woodland conservation areas on lots less than 20,000 square feet in area, the use of fee-in-lieu, or the use of an off-site easement.

A revised Type II Tree Conservation Plan (TCPII/46/04-01) was submitted with this application. This TCPII includes only 126.16 acres of the entire 773.2-acre project. This portion contains 81.33 acres of upland woodland and 62.44 acres of floodplain woodland. The plan proposes clearing 50.49 acres of upland woodland, clearing of 2.41 acres of floodplain woodland, and clearing 3.51 acres off-site. The plan proposes preservation of 28.93 acres and afforestation of 2.56 acres for a total of 31.49 acres.

The design of the woodland conservation areas is in complete conformance with TCPI/9/94-02. Except for areas where variation requests were approved during the approval of Preliminary Plan of Subdivision 4-03027, all priority woodland areas are to be preserved. Many areas where grading and clearing of woodland of expanded stream buffers has been approved will be reforested.

The cover sheet for the TCPII shows the location of each previously approved Specific Design Plan and their companion Type II Tree Conservation plans. A tracking chart clearly calculates the overall woodland conservation for the project. The overall project remains in compliance with Consideration 4 of A-9869 & A-9870, CR-60-1999, September 14, 1993, and provides for woodland conservation of 35 percent as well as the preservation of a large contiguous wooded area in the southern portion of the site.

Comment: The revised Type II Tree Conservation Plan, TCPII/46/04-01 meets the requirements of the Woodland Conservation Ordinance and the *Green Infrastructure Plan*.

3. Marlboro clay is known to occur on the site. A soils report was submitted with 4-96047. That study indicated that Marlboro clay occurs on the site between elevations of 40 to 55 feet. A more detailed study was submitted with SDP-9804. Because of the elevation of the clay and local topography, slope failure is not an issue. Footers for foundations cannot be set in Marlboro clay. Marlboro clay is unsuited as a subbase material for roads. Due to the elevation in this portion of the property, Marlboro clay should not be a factor

for foundations or roads.

Comment: No further action regarding Marlboro clay is required with regard to the review of this SDP.

4. Floral Park Road and Piscataway Road are designated historic roads. Proposed applications on or adjacent to scenic and historic roads are reviewed for conformance with “Design Guidelines and Standards for Scenic and Historic Roads,” prepared by the Prince George’s County Department of Public Works and Transportation.

As noted in Condition 4 of the Comprehensive Design Plan (CDP-9306) for the subject property known as the Villages at Piscataway as described in PGCPB Resolution No. 94-98(C), all permits for road construction in this area are subject to review and approval by the Historic Preservation Commission.

Comment: Previous Condition 4 of PGCPB No. 94-98(C) should be carried forward and addressed by the Historic Preservation Commission.

5. The “Prince George’s County Soils Survey” indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. Condition 17 of PGCPB Resolution No. 94-213, File No. 4-94017, June 24, 1994, was specifically included to require future review of areas where highly erodible soils occur on slopes in excess of 15 percent. Aura, Beltsville, Elkton, and Othello soils are highly erodible.

Discussion: This information is provided for the applicant’s benefit. No further action is needed as it relates to this preliminary plan of subdivision review. The Prince George’s County Department of Environmental Resources will require a soils report in conformance with CB-94-2004 during the permit process review.

6. A Stormwater Management Concept Plan, CSD 8008470-1994-01, has been approved by the Prince George’s County Department of Environmental Resources.

Comment: No further action regarding the stormwater management is required with regard to this specific design plan review

Department of Environmental Resources (DER)—In an e-mail dated March 2, 2006, DER revised their comment to state that they had received plans from the project engineer and determined that they are consistent with approved stormwater concept 11081-2004.

15. As required by Section 27-521 of the Zoning Ordinance:
 - a. The specific design plan conforms to the approved comprehensive design plan, and the applicable standards of the *Landscape Manual*.

- b. The Transportation Planning Section has verbally informed Urban Design staff that approval of the community building, swimming pool, and recreation area will have no effect on the previous finding that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.
- c. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties as demonstrated by a finding of conformance by the Department of Environmental Resources with the approved stormwater management concept plan.
- d. The plan is in conformance with an approved tree conservation plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII/46/04), and further APPROVED Specific Design Plan SDP-0318/02 for the above-described land, subject to the following conditions:

- 1. Prior to signature approval of the plans, the applicant shall revise the plans or provide the additional documentation as follows:
 - a. A note shall be added to the plans that the proposed project shall be developed in conformance with the approved stormwater management concept plan.
 - b. A note shall be added to the plan that fencing utilized to enclose the recreational area, excluding the area of the basketball court, shall be estate fencing, that being wrought iron style aluminum or similar material, as characterized in the examples of Applicant's Exhibit 2 (e.g. "Ameristar Classic", "Ameristar Majestic", with details and specifications to be approved by the Urban Design Section as designee of the Planning Board prior to signature approval. The fencing enclosing the basketball court shall be black, vinyl-clad chain link.
 - c. A note shall be added to the plans that the roof of the community building shall be built of asphalt composition shingles of a black, dark brown, dark grey or grey-green color.

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 Eley, seconded by Commissioner Clark, with Commissioners Eley, Clark, Squire, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, May 4, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of June 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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