THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 10-13

File No. DSP-02024/06

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 January 21/2010, regarding Detailed Site Plan DSP-02024/06 for Town Center at Camp Springs, Phase 1-B, Lots 225-230, 269-290, the Planning Board finds:

1. **Request:** The subject application requests the approval of a revision to an approved detailed site plan (DSP) to add two architectural models for previously approved single-family attached dwelling units. The applicant has asked that the architecture be approved so it can be built on Lots 225–230 and 260–290.

2. **Development Data Summary:**

Zone	M-X-T
Gross Tract Area	47.25 acres
Area within 100-year floodplain	6.05 acres
Net Tract Area	41.20 acres
Area within nontidal wetlands	5.27 acres
Proposed Use	Single-family attached

3. **Location:** The subject property is located northwest of the intersection of Auth Way and Telfair Boulevard, approximately 1,500 feet of the north intersection of Brittania Way and Auth Way. The site is in Planning Area 76A and Council District 9.

4. **Surrounding Uses:** The majority of the lots within this subdivision are developed. The lots to which these architectural elevations apply are currently surrounded by other single-family attached lots. To the north of the subject lots is open space owned by the homeowner association (HOA) which abuts Suitland Parkway.

5. **Previous Approvals:** The subject property was previously zoned I-1 and was known as Capital Gateway Office Park. The property had a preliminary plan approved in 1990, and subsequently the property received approval for final plats of subdivision. The property was rough graded and infrastructure was placed on the site including stormwater management, the main loop road (Auth Way/Capital Gateway Drive), street trees, and sidewalks. The Washington Metropolitan Area

Transit Authority (WMATA) acquired a portion of the land for the terminus of the Green Line, which is the Branch Avenue Metro Station.

In October 2000, the District Council rezoned the property from the I-1 and R-R Zones to the M-X-T Zone by Sectional Map Amendment. The Conceptual Site Plan (CSP-01015) was reviewed and approved by the Planning Board on June 28, 2001.

The original detailed site plan for this property was approved on June 27, 2002. Since that time, a number of revisions have been approved at the Planning Director level for minor revisions and to add additional architectural elevations to the project. It should be noted that Detailed Site Plan DSP-02024-05 is a pending case and no action by the Planning Board has been taken, as of the writing of this report.

6. Ryan Homes is requesting approval of the following models:

Builder/Models	**Minimum Base Finished Area (square feet)**
Ryan Homes	
Lafayette	2156
Hazelton	2110

7. The proposed revision to add two new architectural elevations to the set of approved models will have no impact on the previous findings made for conformance to Section 27-546 of the Zoning Ordinance for development in the M-X-T Zone.

8. Section 27-274 of the Zoning Ordinance establishes the required Design Guidelines for the site for detailed site plans. The proposed revision to add two new architectural models continues to meet all of the applicable site design guidelines.

9. Section 27-548(d) of the Zoning Ordinance states the following:

Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

The proposal to revise the plans to add two architectural elevations to the approved architecture for the development will have no impact on the previous findings of conformance to the *Prince George's County Landscape Manual.*

10. **The Woodland Conservation and Tree Preservation Ordinance:** The proposal to revise the plans to add two architectural elevations to the approved architecture for the development will have no impact on the previous findings of conformance to the Woodland Conservation and Tree Preservation Ordinance.

11. The detailed site plan is in conformance with the conceptual site plan and its conditions.

12. The proposed architectural elevations have been reviewed for conformance to the previously approved Detailed Site Plan DSP-02024 and the associated conditions of approval. The following conditions warrant discussion:

    12. The architectural elevations shall be revised prior to signature approval to indicate that all front facades of the multifamily units and the townhouse units shall incorporate brick elements. At a minimum, the units shall include either a first-story brick front or other primary brick element giving the appearance of the majority of the front facade being brick. Brick shall be provided on the sides of highly visible end units and transition units. The entire building stick must appear to be harmoniously designed. All future architectural revisions shall be governed by Exhibits B-K.

    The first story of the front façade of all of the units is proposed to be brick as shown on the architectural elevations. The sides of the end units should be revised to show a minimum of the first floor clad in brick, as well as a full brick side elevation for the Lafayette model. The elevations for the rears of the units which do not apply to the specific lots that are the subject of the DSP should be deleted from the set.

    13. The rear of each townhouse located near the right-of-way of Suitland Parkway (Lots 96-117, 191-208, and 266-287 as shown on the site plan) shall provide a minimum of two of the following features: (a) shutters and/or other upgraded window trim treatments, (b) transom or Palladian windows, (c) bay windows, (d) reverse gable or hip roof, or (e) standing seam metal roof over bumpouts.

    Lots 269–290 back up to Suitland Parkway. The rear elevations for these units could be improved with additional features such as reverse gables, decorative windows, prominent trim and/or other architectural detailing. Conditions have been included in the Recommendation Section to address this issue.

13. **Referral Agencies and Departments:** The subject application was referred to the concerned agencies/divisions and their comments are summarized as follows:

    a. **Historic Preservation**—The rear and side elevations of the 22 townhouses to be located within Parcel 1 at Talmadge Circle (lots 269–290) will be at least partially visible from Suitland Parkway (National Register/Historic Site 76A-022). Therefore, the architectural

details of the side and rear elevations of these units should be enhanced as stated in the Historic Preservation's Referral Memo dated January 12, 2010.

b. **The National Park Service**—A copy of the application was sent to this agency. No comment has been submitted.

14. The Planning Board finds that the change from the interior unit single-car garage to the interior unit two-car garage results in additional paving to accommodate the wider driveways. Concern was expressed in regard to the impact of the change to the appearance of the project from the street, as well as concern about compatibility with the surrounding units. Conditions requiring the use of concrete as the surface material of the driveways, additional plant material in the front yards, and an up-grade to the proposed garage doors as shown on the architectural elevations are included in this approval.

15. In accordance with Section 27-285 (b) and Section 27-548.25 of the Zoning Ordinance, as detailed above 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.

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 Detailed Site Plan DSP-02024/06, subject to the following conditions:

1. Prior to signature approval the detailed site plan shall be revised as follows:

   a. The site plan shall be revised to delete any content relating to the development of future lots within the development.

   b. The 24-foot-wide Lafayette model shall be shown for all of the end units and the 22-foot-wide Hazelton model shall be shown as the interior unit for all of the proposed building sticks.

   c. The landscape plan shall be revised to provide additional plant material in the front yards of the units, such as ornamental trees, shrubs and groundcover to mitigate and soften the appearance as a result of the increase in the width of the driveways.

   d. The driveways shall be shown to indicate the material as concrete, rather than asphalt.

2. Prior to signature approval the architectural elevations shall be revised as follows:

   a. Provide an 8/12 pitch roofline for each of the units as a standard feature and notes relating to the 6/12 pitch roofline shall be deleted from the plans.

b. The side elevation for the Hazelton model shall be deleted from the plans.

c. The side elevation for the Lafayette model shall delete the 100 percent siding elevation, add a side elevation featuring 100 percent brick and retain the side elevation designed with the first floor as brick.

d. End units for Lots 269 and 290 shall be faced entirely of brick, above grade on both the front and side elevations. Window openings for these side elevations shall include consistent lintel and sill treatments and shall be flanked by appropriately sized louvered shutters.

e. The architectural elevation shall be revised to enhance the appearance of the garage doors, which shall be reviewed and approved by the Planning Board or its designee.

f. Rear elevations for Lots 269-290 shall include upgraded four-inch wide trim for all window and door openings. Rear doors on the middle level of the house on each of these lots shall be patio-style doors with transom windows, to provide for even lintel heights.

g. The rear roof of each end unit for each stick of townhouses on Lots 269-290 shall include a pair of fenestrated dormers to alleviate large expanses of uninterrupted roofing visible from the parkway. End unit dormers shall include windows and trim details identical to those used for fenestrated dormers on front elevations for these units. All other interior units within each stick of townhouses for Lots 269-290 shall have standard roofs without dormers or reverse gables.

h. Any flood lights in the rear of Lots 269-290 shall be directed such that the illuminated area will not extend beyond the rear lot line of the lot upon which the lighting is located.

i. The elevations shall reflect the following, either graphically or through notes:

For Lots 225-230:

(1) Brick colors offered will be the same or as close to the brick colors currently in the completed townhouse section.

(2) Siding colors offered will be the same as or as close to the siding colors currently in the completed townhouse section.

(3) Trim will be white.

(4) Every other roof color, or at each roof break, the roof color will be alternately "Wheatherwood" or "Slate Grey".

(5) Unit 225 and unit 230 will include a rear return gable.

(6) The end wall of unit 225 will be matching or complementary in color to the existing neighborhood.

(7) Fenestration for the end wall of unit 225 will include brick jack arches with keystone compatible with the existing building to its rear.

(8) The buildings will include rear return gables on each end unit.

(9) The buildings will include dormers in the "F" unit, dormers on the "C" unit will be removed, and the return gable on the "A" unit will be removed and replaced with dormers.

For all units:

(1) Front door colors offered will be the same as or as close to the front door colors currently in the completed townhouse section.

(2) Front door trim can include: a) brick jack arch with keystone; b) flat crosshead; c) semicircle crosshead. There will be no rams head or sunburst crossheads.

(3) Post lamps will be standard.

(4) Post lamps will have a sensor with a manual switch override.

(5) Exterior light fixtures will match the existing community in style and color.

(6) All standing seam roofs will be black.

(7) Builder installed optional decks will be of composite material with white rails.

(8) Rear doors on end units will be "patio door" style with grills. Rear doors on interior units can be sliding doors.

3. Prior to the issuance of a building permit for Lot 225, the front and side elevations shall be shown as entirely brick.

4. Any decks upon the rear of townhouses constructed upon Lots 269-290 shall include white, non-wood material for all railings and balusters.

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 Squire, seconded by Commissioner Vaughns, with Commissioners Squire, Vaughns, Clark, Cavitt and Parker voting in favor of the motion at its regular meeting held on Thursday, January 21, 2010, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of February 2010.

Patricia Colihan Barney
Acting Executive Director

Frances J. Guertin

By Frances J. Guertin
Planning Board Administrator

PCB:FJG:SL:arj

APPROVED AS TO LEGAL SUFFICIENCY
Mac
M-NCPPC Legal Department
Date 1-27-10