

Case No.: SDP-1003-01 Smith Home Farm
Section 1A

Applicant: Dan Ryan Builders, Inc.

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 13-62, approving with conditions a revision to a specific design plan to add townhouse architecture, widen some townhouse lots to 22 feet wide, reorient six groups of townhouses in the Residential-Medium (R-M) Zone in Section 1A of the Smith Home Farm project located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4), and measuring approximately 757 acres, in Planning Area 78, Council District 6 is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-62, as its findings and conclusions in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors, and/or assigns shall:
 - a. Revise the plans to show Lots 1 and 114 with the sides facing Imperial Oaks Lane designed as front elevations and Lots 138, 139, 151, and 175 with the sides facing the central open green space, on Parcel B2, designed as front elevations, per the applicant's exhibit. The rear yards on Lots 1, 114, 138, 139, 151, and 175 shall be screened from the road or central green space with a minimum five-foot-high brick wall and/or enhanced landscaping to be reviewed by the Urban Design Section as designee of the Planning Board.

- b. Include a tabulation of all lots that have been approved previously for this project. The tabulation shall include the breakdown of each type of housing unit approved, the SDP number, and the Planning Board resolution number.
- c. Revise the SDP coversheet to include the required building setbacks pursuant to Comprehensive Design Plan CDP-0501-01 and include a provision that decks or patios may encroach into the rear setback, but not by more than one-third of the yard depth.
- d. Include a brick /masonry front façade tracking chart for the single-family attached lots on the plan set.
- e. Provide the dimensions of the front porches (covered and not covered) on the template sheet.
- f. Provide the dimension of all townhouse driveways and a note regarding driveway material on the site plan, in conformance with Sections 27-558(a) and 27-554 of the Zoning Ordinance, respectively.
- g. Provide all townhouse building setbacks, including front yard, rear yard, and side of each stick, and yard area calculations on the site plan.
- h. The applicant shall indicate the highly-visible lots within the townhouse portion of Section 1A on the coversheet, subject to review and approval of the Urban Design Section as designee of the Planning Board.
- i. Revise the architectural elevations as follows:
 - (1) All garage doors shall have a carriage-style appearance.
 - (2) Provide an M-NCPPC approval block on all architectural elevations for certification.
 - (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.
 - (4) All exterior fireplace chimneys shall be brick or masonry, except gas vents.
 - (5) Revise the Chestnut II front elevations 1, 2, 4, 6, 7, 8, and 9 to provide paneled shutters on all non-specialty windows, where spacing allows.
 - (6) Revise the Carlyle II front elevations 2, 7, and 9 to provide paneled shutters on all non-specialty windows, where spacing allows.

- j. The overall woodland conservation worksheet for Smith Home Farm shall be revised as follows and included on each of the associated Type II tree conservation plans (TCPIIs):
- (1) Demonstrate how the entire woodland conservation requirement for the Smith Home Farm development as delineated on TCPI-038-05/01 shall be met.
 - (2) The overall woodland conservation worksheet for the Smith Home Farm project shall:
 - (a) Retain the previously approved distribution of off-site woodland conservation requirement for the site as approved with SDP-1003; or
 - (b) The applicant shall demonstrate how the total woodland conservation requirement incurred for Infrastructure 1, Section 1A, 1B, 2, and 3 are fulfilled with the revised approval of TCPII-008-12-01, TCPII-009-12-01, TCPII-010-12-01 and TCPII-011-12-01.
 - (3) The overall woodland conservation table shall correctly reference “sections” instead of “phases.”
 - (4) The supplemental information contained in the table headings shall be completed with regards to TCPII revision number, status, date of approval, and date of certification.
- k. The individual woodland conservation worksheet on each of the associated TCPIIs shall be revised as follows and included on each of the associated Type II Tree conservation plans (TCPIIs):
- (a) Accurately reflect the woodland conservation areas proposed on-site for Sections 1A, 1B, 2, and 3 after any technical revisions are made to the TCPIIs, and confirm how much woodland conservation is being provided on individual phases.
 - (b) Accurately reflect the distribution of the off-site woodland conservation requirements for the site based on the approved overall woodland conservation worksheet for the Smith Home Farm development.
2. Prior to issuance of each building permit for Smith Home Farm, the applicant and the applicant’s heirs, successors, and/or assigns shall pay to Prince George’s County (or its designee) a fee per dwelling unit based on either the current cost estimate to construct the MD 4/Westphalia interchange and interim improvements or, if determined through the IAPA process, the final cost estimate to construct the interchange. In no case shall the

total per dwelling unit fees paid by Smith Home Farm, the applicant, its heirs, successors, and/or assignees exceed the current cost of \$1,660.29 per dwelling unit multiplied by the Engineering News Record (ENR) construction cost index at the time of payment divided by the ENR construction cost index for fourth quarter 2010. The above amount is subject to the provisions of CR-66-2010 and the Memorandum of Understanding between Prince George's County, Maryland and SHF Project Owner, LLC and Blythewood, LLC recorded on April 8, 2013.

3. Prior to issuance of each residential building permit for construction of a unit within the 65 dBA Ldn line, plans for that building shall be certified by an acoustical engineer stating that internal noise levels shall be 45 dBA Ldn or less.
4. Sixty percent of the single-family attached homes shall feature a full brick or other masonry front façade.
5. No two units directly adjacent to or across the street from each other may have identical front elevations.
6. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s):
 - a. Four dwelling units in any building group containing five or six units; or
 - b. Three dwelling units in any building group containing four units; or
 - c. Two dwelling units in any building group containing three units.
7. The options for fulfilling the woodland conservation requirement with the SDP and associated grading permit include afforestation/reforestation in future Sections not currently part of an approved SDP and TCPII, subject to the following requirements:
 - a. Any afforestation/reforestation credited in a future section of the Smith Home Farm project shall be shown on an approved TCPII, placed into recorded Woodland and Wildlife Habitat Conservation Easements and fully bonded prior to issuance of the first grading permit for this SDP.
 - b. Any afforestation/reforestation credited in a future section of the Smith Home Farm project associated with this SDP shall be planted in the first planting season after the issuance of the associated grading permit, as defined in the Environmental Technical Manual based on the size of plant materials, and prior to the issuance of any building permits for the Section for which the afforestation is credited.
 - c. Certification of afforestation/reforestation plantings in future sections of the Smith Home Farm project shall be submitted to the Environmental Planning Section prior to the issuance of the first building permit for the section for which the afforestation/reforestation is credited.

8. Prior to the issuance of grading permits for any section of the Smith Home Farm site, the applicant must demonstrate how the woodland conservation requirements for the subject section will be implemented through bonding of credited afforestation/reforestation areas, submitting recorded transfer certificates for off-site woodland conservation requirements, and/or by bonding of any unfulfilled woodland conservation requirement incurred with the requested permit.

Any shortage occurring between the cumulative woodland conservation requirement for the Smith Home Farm Development and the cumulative woodland conservation provided, plus any trees retained on-site, shall be fully bonded prior to the issuance of a grading permit for the section in which the woodland conservation requirement is incurred.

Bonding shall include any unsatisfied woodland conservation requirement proposed to be satisfied with off-site woodland conservation. The fulfillment of off-site woodland conservation requirements shall be bonded at the current fee-in-lieu rate for Priority Funding Area of \$0.90 per square foot, which reflects the most current estimated cost of obtaining off-site woodland conservation credits.

9. The location of off-site woodland conservation requirements shall be in accordance with the priorities listed in Section 24-122(a)(6) of the Subdivision Regulations: within the same eight-digit sub-watershed (Cabin Branch), within the same watershed (Western Branch), within the same river basin (Patuxent), within the same growth policy tier (Developing), or within Prince George's County. The applicant shall demonstrate to the Planning Director or its designee due diligence in seeking out appropriate location opportunities for off-site woodland.
10. Condition 15.c. of the original SDP-1003 approval (PGCPB No. 12-21) shall be revised to read as follows:

"Eliminate any off-site woodland conservation requirement on land to be dedicated to M-NCPPC for the central park area."
11. Revise the landscape plan to replace the Arlington lighting fixtures with the Acorn lighting fixtures provided by PEPCO.

Ordered this 23rd day of September, 2013, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson,
Patterson, 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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council