

Case No.: SDP-1205 Smith Home Farm

Applicant: SHF Project Owner, LLC

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. 13-41, approving with conditions a specific design plan of 29 single-family detached architectural models to be available for construction on 289 single-family detached lots throughout Sections 1A, 1B, and 2 of the Smith Home Farm development, located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4), in Planning Area 78 and 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. 13-41, 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 assignees shall:
 - a. 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 units approved, the SDP number, and the Planning Board resolution number.
 - b. Revise the SDP coversheet to include the required building setbacks pursuant to CDP-0501-01 and include a provision that decks or patios may encroach into the rear setback, but not more than one-third of the yard depth.
 - c. Include a brick /masonry front façade tracking chart for the single-family detached lots on the plan set.

- d. Revise the plans to indicate that brick or other masonry (depending on the primary finish material of the front facade) will be wrapped onto the sides of all front facade projections.
 - e. Revise the plans to indicate that all chimneys will be clad with brick, stone, or stucco.
 - f. 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 four such features on all highly-visible side elevations. The applicant shall indicate the highly-visible lots on the coversheet, subject to the review and approval of the Urban Design Section as designee of the Planning Board.
 - g. Provide an M-NCPPC (Maryland-National Capital Park and Planning Commission) approval block on all architectural elevations for certification.
 - h. Revise the template sheets for Mid-Atlantic Builders to reflect only those elevations which have been submitted for approval.
 - i. Submit additional architectural elevations for the approved models which feature an optional rear-loading garage, to be reviewed and approved by the Urban Design Section as designee of the Planning Board, or the approved models shall not be constructed on those lots fronting on Central Park Drive which are to be rear-loading. The template sheets shall also be updated to show the optional location of the rear-loading garages.
2. Prior to issuance of each building permit for Smith Home Farm, the applicant and the applicant's heirs, successors, and/or assignees 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 Engineering News Record (ENR) construction cost index at the time of payment divided by ENR construction cost index for fourth quarter 2010. If the final cost estimate is less than the current cost estimate of \$80 million, any overpayment of the per dwelling unit fee may be reimbursed to the applicant, its heirs, successors, and/or assignees.

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. Seventy percent of the single-family detached homes in each section shall feature a full brick or other masonry front façade. All models of the single-family detached homes which front on Central Park Drive shall feature a full brick or other masonry front façade, with one-foot brick or masonry returns on all side elevations.
5. No two units directly adjacent to or across the street from each other may have identical front elevations.
6. The Ashland II model shall be deleted from the options available for purchase and construction, on all lots covered by this SDP.
7. The umbrella architecture for all builders shall meet or exceed the 2012 “International Residential Code” (IRC) as propagated by the International Code Consortium and adopted by Prince George’s County.

Ordered this 24th day of July, 2013, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, and Turner.

Opposed:

Abstained:

Absent: Council Member Toles.

Vote: 8-0

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