



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 10-71

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
File No. DSP-04074/04

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 July 8, 2010, regarding Detailed Site Plan DSP-04074/04 for Simmons Ridge, the Planning Board finds:

1. **Request:** The subject application is for approval of six additional single-family detached architectural models for the Simmons Ridge development.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	R-R	R-R
Use(s)	Residential/Vacant	Residential
Acreage	54.33	54.33
Number of lots	85	85
Number of parcels	4	4

3. **Location:** The subject property is located on the west side of Brandywine Road, approximately 1.5 miles south of the intersection of Brandywine Road and Surratts Road, in Planning Area 81A and Council District 9.
4. **Surroundings and Use:** The subject site is bounded to the west by the right-of-way of Brandywine Road. To the north of the property are existing single-family residences in the One-Family Detached Residential (R-80) Zone and to the south and east are R-R-zoned properties; further across Brandywine Road are existing single-family detached houses in the R-80 Zone. An existing church is identified to the south of the subject property in the R-R Zone fronting on Brandywine Road.
5. **Previous Approvals:** The subject site has a Preliminary Plan of Subdivision, 4-04021 (PGCPB Resolution No. 04-143), including a Type I Tree Conservation Plan, TCPI/14/04, which was approved by the Planning Board on July 15, 2004. The site also has an approved Stormwater Management Concept Plan, 37990-2003.

A Detailed Site Plan, DSP-04074, including a Type II Tree Conservation Plan, TCPII/22/05, was approved for the subject property by the District Council on November 28, 2005, subject to six conditions. Three revisions to DSP-04074 to add architectural models have since been approved.

6. **Design Features:** The subject application is for the addition of the following six Ryan Homes models to the approved architecture for the Simmons Ridge development:

ARCHITECTURAL MODEL DATA

Model	Base Finished Area (sq. ft.)
Yorkshire	2,508
Savoy	2,509
Ravenna	2,560
Belford	2,518
Victoria Falls	2,472
Zachary Place	2,305

Most of the models feature varied roof patterns and decorative architectural elements which are comparable to the previously approved models in the Simmons Ridge development. Each model is two-story, has a two-car garage as a standard feature, and is finished with standard vinyl siding, brick veneer, stone veneer, or a combination of these materials. Front elevations feature decorative headpieces or brick jack-arch, paneled shutters and garage doors, and front entries defined with pilasters and crosshead treatments. The architectural models previously approved for this site ranged from 2,610 to 3,387 square feet. The total base finished area of the models approved with this application, as indicated in the Architectural Model Data table, varies from 2,305 to 2,560 square feet, which is smaller than any of the previously approved models. Currently, there are only two models built in the subject development, both of which are owned by the developer.

Several architectural design-related conditions have been included as conditions of approval of this application to ensure that the proposed models maintain architectural consistency with one another and with previously approved models in regard to detailing. All side elevations shall feature a minimum of three architectural features in a reasonably balanced composition. Elevation A of the Belford model, which does not include the bonus room, and Elevation A of the Savoy model shall be eliminated from the application due to a significant lack of roofline variations and offsets on the front façade that are typical of other models. At the time of hearing, the Planning Board accepted alternative requirements enabling the applicant to retain elevation A of the Savoy model with a condition that it be revised to feature a standard full length front porch a minimum of six feet deep and elevation A of the Belford model with a condition that it be revised to feature standard dormer windows over the garage. The vinyl-sided front elevations for the Savoy model do not incorporate decorative trim above garage doors which is typical of other models. The front elevations of the Savoy model shall be revised to include a headpiece over the garage door that is consistent with the headpieces featured atop windows on the front façade. To ensure a variety in building materials and to help offset the smaller square footage of the subject models, a minimum of 50 percent of all front façades shall be constructed of 100 percent brick.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The approved single-family detached dwellings are a permitted use in the R-R Zone.
 - b. The subject site was previously found to be in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density. The approved addition of six architectural models has no impact on the previous finding of conformance.
 - c. As required by Section 27-285(b), 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 approved development for its intended use.
8. **Preliminary Plan of Subdivision 4-04021:** Preliminary Plan of Subdivision 4-04021 was approved by the Planning Board on July 15, 2004, subject to 23 conditions. Of the 23 conditions, none were specifically related to the design of architecture.
9. **Detailed Site Plan DSP-04074:** Detailed Site Plan DSP-04074 was approved for the subject property by the District Council on November 28, 2005, subject to six conditions. Specific conditions that warrant discussion regarding conformance with architectural design are considered below.
 2. **At time of building permit, the applicant shall:**
 - a. Show exact building footprints on the site plan.
 - b. Provide the elevation for each house.
 - c. Provide lot coverage information on the coversheet of the site plan.
 5. No two units located next to or immediately across the street from each other may have identical front elevations.
 6. The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.

These conditions have been carried forward as conditions of approval for the subject application.

10. **Prince George's County Landscape Manual:** The addition of six architectural models has no impact on the previous findings of conformance to the Landscape Manual.
11. **Woodland Conservation Ordinance:** The addition of six architectural models has no impact on the previous findings of compliance with the requirements of the Woodland Conservation and Tree Preservation Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, including Section 27-285, 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-04074/04, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Revise all side elevations to include a minimum of three standard architectural features in a reasonably balanced composition.
 - b. Revise front elevation A of the Belford model to include standard dormer windows over the garage and revise front elevation A of the Savoy model to include a standard full length front porch at a minimum of six feet in depth.
 - c. Revise all front elevations of the Savoy model which feature siding to include a headpiece over the garage door that is consistent with the headpieces featured atop windows on the front façade.
 - d. Revise the coversheet to include a brick front tracking chart.
2. At the time of building permit, the applicant shall:
 - a. Show the exact building footprints on the site plan.
 - b. Provide the elevation for each house.
 - c. Provide lot coverage information on the coversheet of the site plan.
3. No two units located next to or immediately across the street from each other may have identical front elevations.
4. The developer, his heirs, successors, and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.
5. A minimum of 50 percent of all front façades shall be 100 percent brick.

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 Clark, seconded by Commissioner Vaughns, with Commissioners Clark, Vaughns, Cavitt, Squire and Parker voting in favor of the motion at its regular meeting held on Thursday, July 8, 2010, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15th day of July 2010.

Patricia Colihan Barney
Executive Director

Frances J. Guertin
By Frances J. Guertin
Planning Board Administrator

PCB:FJG:SM:arj

APPROVED AS TO LEGAL SUFFICIENCY.

Berry
M-NCP&C Legal Department

Date 7/9/10