



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

PGCPB No. 12-38

File No. SDP-0319/04

RESOLUTION

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 10, 2012, regarding Specific Design Plan SDP-0319/04 for Preserve at Piscataway-Bailey's Village, the Planning Board finds:

1. **Request:** This application proposes one new model of townhouse architecture, the Waldorf, for use on nine townhouse lots, revisions to the maximum building coverage, setbacks and house locations on single-family detached lots and revisions to the landscaping in Bailey's Village.
2. **Development Data Summary**

	EXISTING	APPROVED
Zone(s)	L-A-C/R-L	L-A-C/R-L
Use(s)	Single-family residential	Single-family residential
Acreage	23.01	23.01
Square Footage/GFA	0	N/A
Dwelling Units:		
Attached	0	49
Detached	0	56
Historic (detached)	1	1
Total Dwelling Units		106

3. **Location:** The Preserve at Piscataway is located in Planning Area 84, south of Floral Park Road, east of its intersection with Piscataway Road. Bailey's Village is located in the northwestern portion of the Preserves at Piscataway, directly southeast of the intersection of Floral Park Road and Piscataway Road.
4. **Surrounding Uses:** Bailey's Village is located southeast of the historic Piscataway Village, and northwest of Edelen Village, another of the Villages of Piscataway under construction. The historic Edelen House is located on the western side of Bailey's Village, approximately 230 feet from the closest townhouse lot.

5. **Previous Approvals:** On September 14, 1993, the Prince George's County District Council adopted CR-60-1993 approving the September 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B*. The sectional map amendment, in conjunction with Zoning Map Amendments A-9869 and A-9870, rezoned 858.7 acres in the Residential-Agricultural (R-A) Zone to the R-L Zone and 19.98 acres to the L-A-C Zone. The rezoning was approved with 39 conditions and 11 considerations.

Comprehensive Design Plan CDP-9306 (Villages of Piscataway) was approved by the Planning Board on March 24, 1993. On November 18, 2004, the Planning Board adopted an amendment to the CDP resolution, PGCPB Resolution No. 94-98.

On June 7, 2007, the Planning Board approved CDP-9306-01, a revision to increase the maximum permissible height of townhouses within the project to 40 feet. On October 9, 2008, the Planning Board approved an additional revision, CDP-9306-02, modifying the minimum required roof pitch in all of the villages, except for Bailey's Village.

On June 17, 2003, the Planning Board approved preliminary plan of subdivision 4-03027 for The Preserve for 836 dwelling units, which includes the area that is the subject of this application. Variation requests for impacts to sensitive environmental features and a revised Type I Tree Conservation Plan, TCP-I/9/94-02, were included in that approval.

Specific design plans have been approved for all of the lots in the Villages of Piscataway. The layout for Bailey's Village was approved in Specific Design Plan SDP-0319, which was approved by the Planning Board on July 14, 2005. This plan approved lots for 56 new single-family detached houses and 49 townhouses, in addition to the lot for the existing historic house. Specific Design Plan SDP-0319-01, approved by the Planning Board on June 4, 2009, proposed townhouse architecture, the "Livingston," for use on 40 of the townhouse lots. The subsequent "02" and "03" revisions to the SDP were approved by the Planning Director to add new townhouse architecture, the "Madison Place" and "Fairgate" models respectively.

6. **Design Features:** The proposed townhouse model is the Waldorf, with NVR Homes as the builder. The house has a base finished floor area of 2,360 square feet and a total finished floor area including all options of 2,809 square feet. Each unit has two floors above ground with a standard one-car front-loaded garage on the ground floor level. Forty-nine townhouse lots have been approved for Bailey's Village, but the Waldorf townhouse architecture proposed with this application can only be used for 9 of the lots, Lots 1-9 of Block E, because the unit is 24 feet wide and all the other townhouse lots are only 20 feet wide. These nine townhouse lots are located on the north side of Bailey's Pond Road, back onto Floral Park Road, and are required by previous plan approvals to undergo a special architectural review as discussed herein. Because of the special requirements for these lots, only one possible set of elevations was submitted for the four-unit stick and the five-unit stick.

All of the proposed side building elevations feature a full-brick finish with four window features, including one bay window with a standing seam-metal roof, a single standard window, a small window, and a double standard window, arranged in a balanced and symmetrical composition with shutters and enhanced trim. The front building elevations, which face south toward Bailey's Pond Road, include a paneled one-car garage door on each unit and a balanced, symmetrical arrangement of standard single and double windows with shutters on the top floor, and enhanced trim on the ground floor. Enhanced door trim and lintels, a mix of brick and cementitious horizontal siding façades, and a variety of reverse gable and dormer arrangements on the asphalt-shingled roof complete the colonial appearance on the front elevations. The rear elevations, which face north toward Floral Park Road, include a balanced arrangement of single, standard, shuttered windows, a mix of brick and cementitious horizontal siding façades and roof dormers. Each unit includes a single door on the rear elevation with a decorative door hood, brick stoop and rails that give the appearance of a standard front door. The rear yards of the townhouses will be enclosed by a seven-foot-high brick screen wall with a precast concrete cap and a four-foot-wide stained wooden gate at the end of a lead walk, leading from the sidewalk within the right-of-way to each lot. Shade and ornamental tree plantings within the rear yards will help provide privacy and screening from the street.

The remaining revisions proposed with this SDP include changing the maximum permitted building coverage on single-family detached lots of less than 20,000 square feet from 35 to 60 percent, clarifying the established building setbacks, showing new house footprints on single-family detached lots and updating the landscaping in Bailey's Village to be in conformance with the 2010 *Prince George's County Landscape Manual*. All architecture for the single-family detached lots is reviewed under the separate Specific Design Plan SDP-0202, *The Preserves at Piscataway*, Umbrella Architecture.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the L-A-C and R-L Zones and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Sections 27-494 and 27-514.08, Purposes; Sections 27-495 and 27-514.09, Uses; Sections 27-496 and 27-514.10, Regulations; and Sections 27-498 and 27-514.11, Minimum Size Exceptions governing development in the L-A-C and R-L Zones. The proposed residential lots are a permitted use in the L-A-C and R-L Zones.
 - b. Section 27-480(a) allows that certain development regulations, such as lot coverage, can be established for a property as shown on an approved Specific Design Plan. The original SDP-0319 approval established a maximum 35 percent building coverage for single-family detached lots below 20,000 square feet in size, which includes all 56 single-family detached lots. However, this was probably listed in error at that time as all of the building to lot relationships shown on the original approved plan exceeded this coverage requirement. Therefore, the subject revision includes a request to increase the maximum permitted building coverage to 60 percent for single-family detached lots below 20,000

square feet in size, which is comparable to the building coverage approved in other villages in Piscataway, such as Lusby Village, Glassford Village and Edelen Village. The Planning Board approved this increase in order to make the subject lots developable with a sufficient size house type, as has been approved with the overall umbrella architecture SDP.

- c. Section 27-528 of the Zoning Ordinance sets forth the following criteria for the approval of a specific design plan:

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Conformance with the approved comprehensive design plan is discussed below in Finding 9. The site is in conformance with the requirements of the 2010 *Prince George's County Landscape Manual*, as discussed in Finding 12 below. The design guidelines and regulations for townhouses referenced in Sections 27-274(a)(1)(B) and (a)(11), and 27-433(d) of the Zoning Ordinance include the following standards that warrant discussion at this time:

Section 27-274(a)(1)(B):

The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

Section 27-274(a)(11) Townhouses and three-family dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to**

the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

The compact design of Bailey's Village does not propose that internal tree preservation areas be provided, instead concentrating tree preservation around the edges of the Village and between the new houses and the historic Edelen House. Use of alleys to access numerous units from the rear leaves no open spaces in the rears where existing trees would have a reasonable chance to survive.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**

Although not a truly urban environment, the village layout of Bailey's Village is designed for rear-loaded townhouses, and the majority of proposed units will front on roadways as encouraged by this provision.

- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**

No recreational facilities are proposed directly behind the proposed townhouses. Village Green is located across the street from the fronts of a number of the townhouses. The intervening street and street trees will provide a certain minimal separation between the private houses and the public space, and it would not be desirable to create a greater separation. It is important that the fronts of the units should engage with the public space, which is mostly intended for passive recreation that should not be disruptive to the occupants of the houses.

A portion of the future golf course will be located to the east of the proposed townhouses along St. Mary's View Road, but will be buffered from the townhouses by the intervening wetland area.

- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**

The proposed Waldorf townhouses feature a substantial variety of architecture, including different front façade materials (brick or cementitious siding), window and door treatments, colors and roof features.

- (E) **To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

One row of townhouses, for which the architecture is part of this submission, has rear elevations that are not buffered from public rights-of-way. There are no existing trees in this area, so a combination of a seven-foot brick screen wall, proposed landscaping and rear architectural elevations that are designed as fronts, with shutters, trim and dormers, serve as an appropriate visual mitigation technique.

- (F) **Attention should be given to the aesthetic appearance of the offsets of buildings.**

The subject Waldorf townhouse architecture provides for a two-foot offset between buildings with varying trims and materials which provides for an attractive appearance.

Section 27-433(d) Dwellings.

- (1) **All dwellings shall be located on record lots shown on a record plat.**

All of the proposed dwellings will be located on record lots shown on a record plat.

- (2) **There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more**

environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

The Planning Board approved Specific Design Plan SDP-0319 on July 14, 2005 and adopted PGCPB Resolution No. 05-165 on September 8, 2005. At that time, the Planning Board made the necessary findings to permit five of the townhouse groups to contain seven attached units and one to contain five attached units.

- (3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

As approved in SDP-0319, all of the townhouses are proposed to be at least 20 feet wide. The subject Waldorf townhouse units are proposed to be 24 feet wide.

- (4) The minimum gross living space, which shall include all interior space, except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

The townhouses within the SDP have a minimum base finished floor area of 1,666 square feet. The subject Waldorf townhouse units are proposed have a base finished floor area of 2,360 square feet.

- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

The side elevations of the subject Waldorf townhouse architecture propose four architectural features, including one bay window, a single standard window, a small window, and a double standard window, arranged in a balanced and

symmetrical composition. The windows also feature shutters and enhanced trim and all side elevations are finished in brick.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

The partially above-grade foundation walls on the side elevations are finished in the same brick as the rest of the side elevation.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

Of the nine townhouse units that will use the subject Waldorf architecture, seven propose a full front brick façade for a total of 78 percent.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The subject project is not a regional urban community. Therefore, the requirements of this subpart are not applicable.

- (2) **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;**

The proposed development will be adequately served within a reasonable period of time by public facilities, as was established in the approval of Specific Design Plan SDP-0319. Approval of revised townhouse architecture, house siting and landscaping will have no effect on the Planning Board's previous finding in this regard.

- (3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

Adequate provision has been made for draining surface water, as was established in the approval of SDP-0319. Approval of revised townhouse architecture, house

siting and landscaping will have no effect on the Planning Board's previous finding in this regard.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan;

The plan is in conformance with approved Type II Tree Conservation Plan TCPII-001-05. No changes to the TCPII are proposed with this revision; however a few technical revisions are required and those are included as conditions in this approval.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.

The subject application is grandfathered from this requirement as the applicable TCPII was approved prior to the effective date of this requirement and it has not expired.

8. **Basic Plan Conformance:** The specific design plan for Bailey's Village, as modified by the conditions, will be in conformance with the Basic Plan for Zoning Map Amendments A-9869 and A-9870 and with the 39 conditions and 11 considerations of County Council Resolution CR-60-1993. There are no specific conditions that warrant discussion regarding conformance of this Specific Design Plan Revision, SDP-0319-04, with the Basic Plan.

9. **Comprehensive Design Plan CDP-9306:** This CDP was approved for the 878.68-acre area of the Villages of Piscataway with 37 conditions of approval. Two revisions were approved in 2007 and 2008, increasing the maximum height for townhouses to 40 feet and reducing the minimum roof pitch, except in Bailey's Village. The conditions of the original CDP still apply to the subject application, except as modified by the two revisions. Two conditions of approval are relevant to the review of architecture. The detailed requirements for architecture are contained within Condition 1(b) and 1(g) of PGCPB Resolution No. 94-98(C)(A):

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:**

(1) **All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have façades constructed of natural materials (wood,**

brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

The submitted townhouse architecture with this SDP revision will only be located on lots that adjoin Floral Park Road. All of the façades are proposed to be constructed of either brick or cementitious horizontal siding, both natural materials.

- (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 façades constructed of the natural materials mentioned in (1) above, or may have façades 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.**

The structures for which architecture is part of this SDP revision are covered by (1) above, so this condition does not apply.

- (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.**

The submitted architectural elevations provide special attention to architectural details. The architecture is only for nine lots, none of which face a village green or are located at the intersection of two streets, so no special corner treatments are required.

- (4) **All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.**

The application was referred to the Historic Preservation Commission for review in accordance with this condition, and found to be compatible with the historic village as discussed in their referral in Finding 14 below.

- (5) **Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.**

No off-street parking areas are proposed or revised with the subject application.

- (6) **Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the façades of buildings which act as focal points to terminate vistas in conformance with Sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.**

The townhouse lots that are the subject of this SDP are not designated as focal points terminating vistas. However, this issue was reviewed further at this time as none of the previous SDPs had clarified to which lots this condition is applicable. Sheets 19 and 16 of the approved CDP were examined and it was determined that because of layout revisions, only one lot remains that acts as a focal point to terminate vistas, this being the single-family detached Lot 10, Block B. Architecture for single-family detached units is reviewed and approved for all villages as part of the separate, overall, Specific Design Plan SDP-0202, The Preserves at Piscataway, Umbrella Architecture. Therefore, the Planning Board found to add a note to the SDP at this time that such a significant architectural element as stated in the condition is required on Lot 10, Block B. A condition has been included in this approval stating the same.

c. **The following standard shall be added to the text:**

- **No typical residential-style decks constructed of pressure-treated pine or other wood left to weather naturally shall be attached to a house, if the deck would be visible from the street, the golf course or any other public space. (This restriction does not apply to Danville Estates.)**
- **Open decks shall only be permitted on rears of units.**
- **Any deck visible from the street, the golf course, or any other public space shall be stained or painted to complement the color of the house.**
- **Any deck visible from these areas shall incorporate design features and details which are evocative of traditional town architecture.**

- **Any deck built above ground level shall have the undercroft screened from view by decorative lattice or other screening of similar durability and visual interest, if the undercroft is four feet or less in height.**

The proposed townhouse architecture does not include any decks; therefore, this condition does not apply to the subject revision.

- 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.**

Fences are not proposed in this application, except for the wooden gates located within the brick screen wall facing Floral Park Road, which is proposed to be stained.

- e. **The following standard shall be added to the text: All detached residential lots 50 feet wide or less at the street line shall be provided with one of the following: (1) an alley (if allowed by the Subtitle 24, Subdivisions, and other applicable provisions of the County Code) providing access to a garage (one- or two-car, detached or attached) to prevent garage doors from becoming an overly dominant element of the streetscape; or (2) a one-car garage accessed from the front street, with the front edge of the garage set back a minimum of 10 feet from the most recessed front façade plane of the house.**

All single-family detached lots on this SDP propose rear-loaded detached garages that are accessed from an alley in fulfillment of this condition.

- f. **The provision of alleys with access to detached garages shall be encouraged (if allowed by Subtitle 24, Subdivisions, and other applicable provisions of the County Code) for single-family attached units. If alleys are allowed, the use of front-loaded garage townhouse units shall be prohibited on the main spine roads, the village greens, and in Bailey Village. If alleys are not allowed, the use of front-loaded garages shall be prohibited on the village greens and within Bailey Village.**

The proposed single-family attached townhouse architecture is for front-loaded garages for nine lots, all of which adjoin the right-of-way for Floral Park Road. The architecture is designed to present attractive front-type façades to Floral Park Road, although technically the front faces in towards the rest of Bailey Village. The Planning Board found that given the small number of lots and the unique arrangement of these lots, the use of front-load garages is appropriate and justified in order to avoid having garages facing Floral Park Road.

- g. **The following revisions shall be incorporated into the Architectural Guidelines Section of the CDP text:**

1. **Residential Architectural Guidelines for the Villages and Danville Estates**

(The following are revisions to various sections on pp. 33–37 of the CDP text.)

ARCHITECTURAL ELEMENTS

- **Façade Modulation/Articulation: Façade Modulation/Articulation shall reference the historic scale, façades 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.**

The proposed architecture makes use of reverse gables and bay windows, with slight offsets of the attached houses to provide multiple wall planes.

- **Front and side façades of any one building on a corner lot shall be made of the same materials, similarly detailed. Corner lots are those at the intersection of streets with alleys, the golf course and parkland.**

The proposed townhouse architecture will not be used on any corner lots.

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

The proposed elevations show gables atop brick façade walls finished with matching brick.

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 "raked joints [sic]**
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)**

The building walls are proposed to be finished with brick and a cementitious horizontal siding.

- **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 inches; 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.**

The basic roofline of the Waldorf model is a simple and symmetrical gable style, with an 8:12 roof pitch and an overhang of 8 inches.

- **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.**

The proposed roofs are composed of asphalt shingles in dark grey or black colors with a dark grey or black standing seam metal roof on the proposed bay windows.

ARCHITECTURAL MATERIAL DETAIL

(item numbers below refer to sections on page 35 of CDP text)

3. **Retaining walls shall be brick or stone in all yards which face a street or public area (excluding the golf course, except the area near the clubhouse). All other retaining walls not within view of a public area may be built of brick, stone, new timbers or finished concrete modular units.**

The proposed screen wall along the rear of the lots facing Floral Park Road is proposed to be brick.

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

The proposed townhouse architecture does not show any chimney enclosures.

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 façade. Bay windows on façades which face a street shall not be permitted on the second floor.**

The elevations of the houses utilize a consistent vocabulary of windows, with regularly sized and proportioned rectangular windows.

9. **House foundation walls may be built of brick, fieldstone, parged block, or painted brick-form poured concrete. House foundation walls built of parged block, or painted brick-form poured concrete that are within public view from a street, or within view of the golf clubhouse, may be exposed up to two feet above the ground.**

Foundation walls of the townhouses visible on the side elevations are finished in brick to match the rest of the elevation.

PORCHES

- **Location—Porches may be located on the front, side and rear of units.**
- **Scale and Style—Porches should be of a scale and style that is compatible with the house. All sitting porches shall be functional and be a minimum of six feet deep. The undercroft of porches shall be skirted with wood or vinyl lattice.**

- **Material**—Porches shall be made of wood, concrete faced on three sides with stone or brick or be a combination of brick or stone piers and wood.
- **Color**—Porches should utilize simple color schemes which are compatible with the colors of the house.

Porches are not proposed with the subject architecture.

GARAGES AND OUTBUILDINGS

- **All single-family detached lots shall have garages. Garage doors shall not exceed nine feet in width if accessed from a street or 18 feet if accessed from an alley. Garage openings onto an alley shall be provided with a light fixture and a photo cell.**

All single-family detached lots shown on this SDP have detached garages that are accessed from alleys with garage doors that do not exceed 18 feet in width.

PATIOS, FENCES, WALLS AND WALKS

- **Fences may be built of wood pickets, wood lattice, wood board, steel or wrought iron. The use of chain-link fencing on any lots other than those with community recreational facilities shall be prohibited. Fences shall be constructed so that the right side faces outward. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts.**
- **All fences shall be painted or stained when facing streets, the golf course, parks or other public open spaces. Fences built of steel or wrought iron shall be painted black. No board on board or stockade type fences, or unpainted fences built of pressure treated or other wood left to weather naturally shall be permitted.**
- **Fences along streets on neighboring lots are encouraged to be of different designs.**

Fences are not proposed in this application.

- **Patios on single-family detached lots may only be located in side and rear yards not facing a public street.**
- **The use of hedges to define lot lines shall be encouraged.**

- **Lead walks shall be brick when connecting to a public brick sidewalk. Other walks and paths (other than those on park land or golf cart paths which may be asphalt) shall be brick, stone or concrete.**

The lead walks for the proposed townhouses lead to a standard sidewalk and could therefore, be constructed with concrete, but the Planning Board found that brick walks should be utilized when the leadwalks connect to public brick sidewalks.

28. **The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.**

The architectural plans were referred to the Historic Preservation Section and found to be compatible with the historic character of Piscataway as discussed in their referral in Finding 14 below.

10. **Preliminary Plan Conformance:** The property is the subject of Preliminary Plan of Subdivision 4-03027, PGCPB Resolution No. 03-122, adopted by the Planning Board on June 17, 2003. The preliminary plan was approved with 47 conditions. The following conditions apply to the review of this SDP.

8. **The following items shall be addressed prior to the approval of the SDP that includes the following:**
- c. **The rears of townhouse units fronting on Floral Park Road within Bailey Village shall incorporate architectural detailing with sufficient interest to be suitable along a public street.**

The submitted architectural elevations for the townhouse units with rears fronting on Floral Park Road incorporate significantly enhanced architectural detailing with sufficient interest.

- d. **The single-family detached units located along the main spine road through the development should front on the spine road.**

The single-family detached units located along the main spine road through the development front on the spine road.

- f. **The development located directly adjacent to Floral Park Road should be evaluated from a visual standpoint. Full view of the major parking facility should be avoided if possible. The use of architecture to screen the view into major parking compounds and large blocks of townhouses from Floral Park Road and the interior streets should be encouraged.**

The development discussed in this condition is the future commercial development on Lot 10, Block E, which is not included in this SDP revision.

- 32. **The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.**

Standard sidewalks are provided along both sides of all internal roads on the SDP.

- 41. **The Specific Design Plan shall address specific issues of circulation and access raised by the Planning Department staff and DPW&T and shall review for consideration the following:**

- d. **All townhouses (except Bailey Village Lots 22-30, Block D) fronting on public streets shall, if a garage is provided, have the garage fronting on and receiving access from a private alley.**

All townhouses either front upon private streets or have garages served by private alleys, in accordance with the requirements of this condition.

11. **Conformance to Specific Design Plan SDP-0319 and Revisions:**

- a. **Specific Design Plan SDP-0319:** The Planning Board approved SDP-0319 on July 14, 2005 with 19 conditions, of which the following warrant discussion:

- 7. **Prior to signature approval of the plan, the following modifications shall be made:**

- d. **At least 50 percent of the single-family detached units in the village that are 65 feet or less in width at the street line shall have a fence in the front yard. At least one-third of the model lots shall include this feature.**

No changes are proposed to the fences shown on the single-family detached lots as was previously required.

- h. **Identify each garage as a two-car or one-car garage.**

The submitted plans indicate whether each garage is a two-car or one-car garage.

- i. **Dimension the setbacks from the closest point between each structure to all property lines.**

Dimensions are provided for the setback at the closest point between the structures and property lines shown on the site plan.

8. **Prior to the issuance of any building permits for the construction of single-family detached, single family attached units, or the commercial buildings, the applicant shall file a revision to the plans that demonstrate the following:**

- a. **Conformance to Condition 1.b.(1)-(6) and 1.d-g, of CDP-9306 as stated in PGCPB Resolution No. 94-98(C)(A).**

Further analysis of conformance with these conditions is discussed in the CDP Finding 9 above.

- b. **Submit the architecture proposed for the single-family detached and attached units. Review of the rear of units adjacent to Floral Park Road shall be reviewed for conformance to the architectural exhibit submitted in association with the alternative compliance (AC-05012) application approved as part of the plan.**

The architecture submitted for the rear of the units adjacent to Floral Park Road is in general conformance to the architectural exhibit submitted in association with the AC-05012 application, which was approved with the original Specific Design Plan SDP-0319.

- c. **For structures visible from Floral Park Road and/or Piscataway Road extended, the plans shall be reviewed by the Historic Preservation Commission for comments to be forwarded to the Planning Board or its designee.**

The submitted architecture is for structures visible from Floral Park Road, so the plans were reviewed by the Historic Preservation Commission and their comments are included in Finding 14 below.

- b. **Specific Design Plan SDP-0319-01:** The Planning Board approved SDP-0319-01 on June 4, 2009 with two conditions, which warrant the following discussion:

1. **Prior to signature approval of the specific design plan, the applicant shall revise the plans as follows:**

- d. **At least 60 percent of the houses within each stick of attached units shall utilize a full brick front.**

The architectural elevations for the five-unit stick of attached townhouse units shows four units with full brick fronts and the four-unit stick shows three units with full brick fronts, for a total of 80 and 75 percent respectively.

2. **Prior to signature approval of the specific design plan, the following changes shall be made on the architectural elevations:**

- e. **Indicate that roofs on the side elevations shall overhang the gable ends by eight inches.**

The submitted architectural elevations show that the roofs overhang the gable ends by eight inches.

- h. **In a stick of five attached units, one unit may have a standard roof (without gables or dormers). In a stick of seven attached units, two units may have a standard roof. All other units shall provide a front roof treatment consisting of a small reverse gable or a pair of dormer windows.**

The architectural elevation submitted for the stick of five attached units shows only one unit with a standard roof; all other units in the stick have either dormers or a reverse gable on the roof.

- c. **Specific Design Plan SDP-0319-02 and 03:** The Planning Director approved these two revisions to the subject SDP in 2010, with no conditions, to add the "Madison Place" and "Fairgate" townhouse architecture, respectively.

12. **Prince George's County Landscape Manual:** The proposed single-family residential lots in the L-A-C and R-L Zones are subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual*.

- a. Section 4.1, Residential Requirements, requires a minimum of four shade trees and three ornamental or evergreen trees per one-family detached lot larger than 40,000 square feet, and a minimum of two shade trees and two ornamental or evergreen trees per one-family detached lot smaller than 9,500 square feet. Given the 56 proposed lots smaller than 9,500 square feet and the one historic home lot larger than 40,000 square feet, the subject site would require 116 shade trees and 115 ornamental or evergreen trees. The submitted SDP provides a total of 118 shade trees and 120 ornamental trees that fulfill this requirement. For the forty-nine townhouse lots, a minimum of 1.5 shade trees and one ornamental or

evergreen tree is required per dwelling, but these can be located on lots or in common open space. The submitted SDP provides a sufficient number of trees to fulfill this requirement.

- b. Section 4.6, Buffering Developments from Streets, requires that, when rear yards of single-family detached or attached dwellings are oriented toward a street, a buffer area shall be provided between the development and the street. On the subject application, Lots 1-9, Block E have rear yards that face Floral Park Road, a designated collector road, which would normally require a minimum 35-foot-wide buffer planted with four shade trees, 12 evergreen trees and 20 shrubs every 100 linear feet. However, an alternative compliance, AC-05012, was approved with the original SDP-0319 allowing for a reduction in the width and provided plant units in this bufferyard. The previously approved schedule and plant units for this requirement are shown correctly on the current SDP.

Additionally, on the subject application, Floral Park Road is a designated scenic road requiring a minimum 20-foot-wide buffer to be planted with a minimum of 80 plant units for every 100 linear feet of frontage, excluding the area where rears of residential lots abut the roadway. The correct schedule and plantings have been provided on the submitted SDP.

- c. Section 4.7, Buffering Incompatible Uses, requires a buffer between adjacent incompatible land uses; however, Bailey's Village is completely surrounded by either open space parcels or stormwater management ponds that are part of the Preserve at Piscataway property, neither of which is considered an incompatible use when adjacent to residential lots.
 - d. Section 4.9, Sustainable Landscaping Requirements, requires certain percentages of native plants be provided on-site, along with no invasive plants, and no plants being planted on slopes steeper than three-to-one. The landscape plan provided the appropriate schedule showing the requirements being met.
13. **Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance, as there is no grandfathering and building and grading permits for areas greater than 1,500 square feet are still required for the subject development. The requirement for the subject property is twenty percent for the R-L-zoned portion, 3.03 acres, and ten percent for the L-A-C-zoned portion, 19.98 acres, of the gross tract area. No worksheet was provided for the tree canopy coverage (TCC) requirement; however, a quick estimation shows that the requirement will be met by a combination of the existing trees to be preserved on-site and the proposed landscape trees. Therefore, a condition has been included in this approval requiring the addition of the standard worksheet showing the TCC requirement being met on-site.

14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation**—At their April 17, 2012 meeting, the Historic Preservation Commission (HPC) reviewed the subject application and forwarded the following findings, conclusions and recommendations to the Planning Board:

Background

The subject specific design plan application is limited to the approval of proposed architecture for nine residential townhouse lots on the south side of Floral Park Road that are part of the Bailey's Village element of the development known as The Preserve at Piscataway. The Preserve at Piscataway (formerly The Villages at Piscataway) is the subject of development conditions established by the Planning Board and District Council through an approved Basic Plan (CR-60-1993) and an approved Comprehensive Design Plan (PGCPB Resolution No. 94-98). Both of these approvals established actions and timing mechanisms to ensure the short- and long-term preservation of the Edelen House (Historic Site #84-023-06), and the enhancement and preservation of the historic resources within the adjacent historic village of Piscataway. Those matters are monitored through conditions that are not relevant to this detailed site plan application.

Findings

- (1) The following conditions established by the Planning Board through its approval of the comprehensive design plan (CDP-9306, PGCPB Resolution No. 94-98) were used to evaluate the subsequent specific design plans for Bailey's Village and are relevant to a review of the subject application that seeks to revise SDP-0319 (*italics added for emphasis*):

- 1.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:

- (1) All commercial structures in Bailey Village and *all structures on Lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have facades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc...). No vinyl or aluminum siding shall be permitted.*
- (4) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.

- 1.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.*
28. *The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.*
- (2) The Bailey's Village portion of the Preserve at Piscataway includes 56 single-family detached lots, 49 single-family attached lots, 1 lot for the existing historic site, and rough grading for future commercial and multifamily buildings and associated parking facilities. The subject application includes architecture only for those nine townhouse lots nearest Floral Park Road, which are planned in two groups: a group of four units to the west and a group of five units to the east. The rears of these units will face north toward Floral Park Road. Proposed revisions to approved architecture for the remainder of Bailey's Village and other villages within the overall development are addressed by a companion case, SDP-0202-16.

Conclusions

- (1) The applicant has worked to provide architecture for lots 1-9 that meets the conditions outlined in the findings above. The proposed architecture is of a Colonial Revival style that is compatible with other structures within the Preserve at Piscataway, including the Edelen House (Historic Site #84-023-06), and Hardy's Tavern (Historic Site #84-023-05) in the nearby historic village of Piscataway.
- (2) The applicant's proposed architecture includes brick, horizontal board siding, multi-light double-hung sash windows with surrounds, shutters, roof dormers, doors and door hoods of traditional character. For each of the two groups of townhouses, each of the more visible end units is faced with brick on all visible elevations. This treatment will lend solidity and traditional character to the overall composition. In addition, the use of brick privacy walls, with solid privacy gates for each of the rear yards that face Floral Park Road will greatly enhance the view of these units from Floral Park Road and Piscataway Road. Because of the unusual siting of these units, which renders the rear elevations fully visible from public streets, the required level of detail and architectural treatment has been

significantly enhanced. The fronts of these units, not visible from Floral Park Road or Piscataway Road, have a commensurate level of detail.

Recommendation

The Historic Preservation Commission recommends that the Planning Board approve Specific Design Plan SDP-0319-04 without conditions.

- b. **Community Planning**—The 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B* approved a Comprehensive Design Zone Basic Plan that classified the property in the R-L (A-9869) and L-A-C (A-9870) Comprehensive Design Zones. The Preserve, comprised of approximately 879 acres originally known as the Villages at Piscataway, is identified as within the Developing Tier by the 2002 *Prince George's County Approved General Plan*. The development concept was for a planned recreational community designed around a golf course and other facilities. The Basic Plan and a subsequently approved Comprehensive Design Plan (CDP-9306) addressed all master plan issues based on the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B*. A subsequent application, Specific Design Plan SDP-0608, was for the construction of a golf course and pertained to approximately 317 acres of this development.

Specific Design Plan SDP-0319 for Bailey's Village pertains to approximately 23.16 acres of the Preserve in the southeast quadrant of Piscataway Road and Floral Park Roads. The development proposed for Bailey's Village is consistent with the previously approved development plans.

The future land use designated for the subject site in the 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment* is "residential low – transition area." This is defined as: "Residential areas up to two dwelling units per acre. Primarily single-family detached dwellings. Minimum 60 percent open-space through required conservation subdivisions." Although this proposal represents more density than the recommended future land use density, the approved Basic Plan and subsequent approved development plans are the controlling documents. Also, the overall development of The Preserve at Piscataway includes substantial areas designated as open-space or recreational areas which should be considered along with Bailey's Village.

The proposed development is located within the Mount Vernon Viewshed Area of Primary Concern in Prince George's County. It was evaluated for potential impairment of the Mount Vernon Viewshed. It was determined that it will not adversely affect the historic view from Mount Vernon due to its location in a "shadow" or lee area (30 to 80 feet elevation) screened from view by higher elevations (110 to 200 feet) in the Fort Washington-Baytomac Woods area west of Indian Head Highway.

- c. **Permit Review**—Permit comments, are either not applicable at this time, have been addressed through revisions to the plans, or are addressed through conditions of this approval.
- d. **Environmental Planning**—The Planning Board reviewed a comprehensive analysis of the SDP's conformance with the previously approved conditions relating to environmental issues, requirements of the Woodland and Wildlife Habitat Conservation Ordinance, soils issues, the Mount Vernon Viewshed, and the approved stormwater management concept. The visibility issues raised regarding the Mount Vernon Viewshed were addressed by an elevation analysis. Revisions to Specific Design Plan SDP-0319-04 and Type 2 Tree Conservation Plan TCPII-001-05-01 are included as conditions in this approval.

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 2 Tree Conservation Plan (TCPII-001-05-01), and further APPROVED Specific Design Plan SDP-0319/04 for the above-described land, subject to the following conditions:

- 1. Prior to signature approval of the specific design plan, the applicant shall revise the plans as follows:
 - a. Add a note stating that "A significant architectural element, such as a wrap-around porch, bay window, or cupola, shall be provided on the corner, closest to the intersection of St. Mary's View Road and Bailey's Pond Road, of the single-family detached house on Lot 10, Block B in accordance with CDP-9306 condition 1.b.(6)"
 - b. Label any lead walks connecting to public brick sidewalks to be constructed with brick pavers.
 - c. Add a Tree Canopy Coverage worksheet showing the requirement being met on-site.
- 2. Prior to signature approval of the specific design plan, the applicant shall revise the TCPII plans as follows:
 - a. The overall woodland conservation worksheet for the project shall be replaced with the most recent overall worksheet, which accurately reflects the SDPs for this development which have occurred since the original approval of the plan. Of specific concern is the change in the area of the current SDP from 19.98 acres on the overall worksheet to 23.01 acres.
 - b. An updated individual woodland conservation worksheet shall be added to the plan to reflect changes to the area of the SDP.

- c. Each plan sheet in the set shall include a line which delineates the SDP boundary lines, a legend for easy reference, and clearly identified match lines.
- d. Floral Park Road shall be labeled as a designated historic road on applicable plan sheets, and a note shall be added to the general notes which includes this information.

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.

* * * * *

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 Shoaff, seconded by Commissioner Bailey, with Commissioners Shoaff, Bailey and Hewlett voting in favor of the motion, and with Commissioners Washington and Squire absent at its regular meeting held on Thursday, May 10, 2012, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of May 2012.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:JK:arj

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date 5/18/12