



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Upper Marlboro, Maryland 20772
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PGCPB No. 13-41

File No. SDP-1205

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 April 18, 2013, regarding Specific Design Plan SDP-1205 for Smith Home Farm, the Planning Board finds:

1. **Request:** The subject application is for approval of 29 single-family detached architectural models to be available for construction on the 289 single-family detached lots throughout Sections 1A, 1B, and 2 of the Smith Home Farm development which are approved under Specific Design Plan SDP-1003.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zones	R-M	R-M
Uses	Vacant/Single-family detached and attached	Single-family detached and attached
Acreage (in the subject SDP)	223	223

3. **Location:** Smith Home Farm is a tract of land currently consisting of wooded, undeveloped, and active farmland, 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 and Council District 6. Sections 1A, 1B, and 2, totaling approximately 223 acres, are located in the western portion of the larger Smith Home Farm development.
4. **Surrounding Uses:** The larger Smith Home Farm project is bounded to the north by existing residential properties in the R-R (Rural Residential) and O-S (Open Space) Zones, and undeveloped land in the C-S-C (Commercial Shopping Center) Zone; to the east by undeveloped land in the R-R and R-M (Residential Medium Development) Zones; to the south by largely undeveloped land in the M-X-T (Mixed Used-Transportation Oriented) Zone; and to the west by existing development and vacant land in the M-X-T and I-1 (Light Industrial) Zones, and existing residences in the R-R and R-A (Residential-Agricultural) Zones.
5. **Previous Approvals:** The larger Smith Home Farm development measures 757 gross acres, including 727 acres in the R-M Zone and 30 acres in the L-A-C (Local Activity Center) Zone, which was rezoned from the R-A Zone through Zoning Map Amendments A-9965-C and A-9966-C for 3,648 dwelling units (a mixture of single-family detached, single-family attached, and multifamily condominiums) and 140,000 square feet of commercial/retail space. Zoning Map

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Amendments A-9965-C and A-9966-C were approved by the District Council on February 13, 2006 (Zoning Ordinance Nos. 4-2006 and 5-2006), subject to three conditions. On May 22, 2006, the District Council amended this zoning approval once, to move the L-A-C line further south about 500 feet, retaining the same acreage in the L-A-C Zone.

On June 12, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the District Council, subject to 34 conditions. A single revision, CDP-0501-01, was approved by the District Council on May 21, 2012, subject to five conditions.

On April 6, 2006, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Subsequently, two reconsiderations of 4-05080 were filed and the reconsiderations were approved as memorialized in PGCPB Resolution No. 06-64(A), adopted by the Planning Board on September 7, 2006; and PGCPB Resolution No. 06-64(A/2)(C), adopted by the Planning Board on June 14, 2012 and administratively corrected on February 19, 2013.

Specific Design Plan SDP-0506 for road infrastructure was approved by the Planning Board on July 27, 2006 and PGCPB Resolution No. 06-192 was adopted on September 7, 2006 formalizing that approval, subject to three conditions. Specific Design Plan SDP-0506/01 was approved on December 12, 2007 by the Development Review Division as designee of the Planning Board to revise A-67 to a 120-foot right-of-way and to add bus stops and a roundabout. Specific Design Plan SDP-0506-02 was approved by the Planning Board on February 23, 2012 for revisions to the right-of-way width of MC-631 and relocation of a stormwater management facility. On March 29, 2012, PGCPB Resolution No. 12-14 was adopted formalizing the approval of SDP-0506-02, subject to five conditions.

Specific Design Plan SDP-1002 for stream restoration was approved by the Planning Board on January 26, 2012 and PGCPB Resolution No. 12-07 was adopted on February 16, 2012 formalizing that approval, subject to seven conditions.

Specific Design Plan SDP-1003 for infrastructure for Sections 1A, 1B, 2 and 3 of Smith Home Farm was approved by the District Council on July 24, 2012, subject to 33 conditions. A revision to this SDP is currently pending which proposes to add townhouse architecture and widen the townhouse lots to 22 feet wide.

Lastly, the Smith Home Farm project is subject to approved Stormwater Management Concept Plan 24819-2006-01 dated July 26, 2011 and valid until May 4, 2013.

6. **Design Features:** The subject application approves 29 architectural models by Dan Ryan Builders, D.R. Horton, and Mid-Atlantic Builders. The approved models are available for construction within Sections 1A, 1B, and 2 of the Smith Home Farm development on those lots that have been previously approved for single-family detached residential homes. The following models are approved:

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Dan Ryan Builders

Model	Elevations	Base Square Footage
Ashland II	1-7	2,250
Beechwood II	1-6	3,793
Belmont II	1-9	3,022
Biltmore II	1-9	3,521
Dartmouth II	1-8	2,860
Oakdale II	1-8	2,484
Pinewood II	1-7	2,970
Rosecliff II	1-7	3,169
Vanderbuilt	1-10	3,199
Browning	1-8	2,784

Mid-Atlantic Builders

Model	Elevations	Base Square Footage
Casina	202, 206, 210 & 214	2,451
Aspen	1501/02, 1505/06, 1509/10, 1513/14 & 1531	2,747
Modena	302, 304, 306, 310, 314	2,517
Orvieto	402, 406, 410, 414	2,660
Windsor	1401/02, 1405/06, 1408-12, 1416, 1420, 1423/24, 1428 & 1436	3,032
Monticello	1601/02, 1609/10, 1617/18, 1625/26, 1652, 1658, 1660, 1668, 1676, 1680 & 1682	3,227
Somerset	501/02, 505/06, 519-24, 538, 550, 556, 560, 572, 574 & 576	3,294
Oxford	1005-10 & 1015-20	3,306
Signoria	702, 704, 706 & 708	3,306
Torino	1302, 1304, 1306, 1308 & 1310	3,382
Sorrento	602, 604, 606, 608 & 610	3,404
Sierra	1801/02, 1805/06, 1809-12, 1815/16, 1852, 1856, 1860, 1862 & 1866	3,675
Toscana	2102, 2106, 2108 & 2112	3,846
Amherst	1206, 1208, 1210, 1212, 1214 & 1216	3,859

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D.R. Horton

Model	Elevations	Base Square Footage
Covington	A-I	2,771
Raleigh	A-I	2,430
Monticello	A-I	3,009
Tuscany	A-I	2,894
Piedmont	A-I	2,712

The approved house types range in size from 2,250 square feet to 3,859 square feet. The units feature varied roof lines, high-quality detailing such as brick jack arch and keystone treatments above windows, and front entries defined with pilasters or transom windows. The front façades offer optional finishes including vinyl siding, brick, stone, and stucco. Many units feature multiple optional side elevation features, specialty windows, and/or front porches.

The Planning Board finds that a minimum of 50 percent of the single-family detached units shall be built with a brick or other masonry front façade and that no two units directly adjacent or across the street from each other have identical front elevations to ensure a diverse mix of building materials throughout the development. A brick/masonry front façade tracking chart shall be provided on the plans. Brick or other masonry shall also be wrapped onto the sides of all front elevation projections to create a cohesive aesthetic effect. Fireplace chimneys shall be clad with brick, stone, or stucco. A minimum of two standard architectural features shall be shown on all side elevations and a minimum of three such features shall be shown on all highly-visible side elevations.

Twenty-four single-family detached lots are currently approved to directly front onto Central Park Drive, a major arterial road through the community. Fourteen of these lots are sited in SDP-1003 as being rear-loaded. The architectural package submitted in this application does not feature optional elevations for rear-loading garages. The Planning Board finds that additional elevations which feature rear-loading garage options may be submitted prior to certification of this SDP and that a minimum of 75 percent of the single-family detached homes which front on Central Park Drive shall have a full brick or other masonry front façade.

The Planning Board offered discussion during the hearing finding that the applicant should utilize energy-smart features as a standard measure in an effort to be environmentally conscious and advocates the use of such features by each builder to the extent that the features exceed that of the minimum required by the "International Residential Code" (IRC). At the hearing, the applicant expressed a commitment to providing at least the minimum required features pursuant to building code by proffering a condition requiring the architecture submitted by all builders to meet or exceed the 2012 IRC as propagated by the International Code Consortium and adopted by Prince George's County.

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7. **Zoning Map Amendments A-9965-C and A-9966-C:** On February 13, 2006, the District Council approved Zoning Map Amendment A-9965-C to rezone 757 acres of the subject property from the R-A Zone to the R-M Zone, and Zoning Map Amendment A-9966-C to rezone 30 acres of the subject property from the R-A Zone to the L-A-C Zone, both subject to three conditions. Of the considerations and conditions attached to the approval of A-9965-C and A-9966-C, the following are applicable to the review of this SDP:

2. **The following conditions of approval shall be printed on the face of the Basic Plan:**

- P. **Prior to issuance of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This condition has been carried forward in subsequent applications and has also been carried forward as a condition of approval of this application.

8. **Comprehensive Design Plans CDP-0501 and CDP-0501-01:** On June 12, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the District Council, subject to 34 conditions. A single revision, CDP-0501-01, was approved by the District Council on May 21, 2012, subject to five conditions. Of these conditions, the following are applicable to the review of this SDP (underlined areas indicate corrections or additions to conditions of SDP-0501 pursuant to SDP-0501-01):

- 3.¹ **Prior to issuance of each building permit for the Smith Home Farms, applicant or 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 MD4/Westphalia interchange and interim improvements or, if determined, the final cost estimate to construct the interchange. In no case shall the total per dwelling unit fees paid by Smith Home Farms, the applicant, its heirs, successors and/or assigns exceed the current or final cost estimate of \$80 million and any overpayment of the total per dwelling unit fees may be reimbursed to the applicant.**

At the hearing, the applicant proffered revised language to this condition based on the executed Public Facilities Financing and Implementation Plan (PFFIP) agreement. The proffered condition was further revised through discussion at the hearing and found to be acceptable by the Planning Board. Therefore, this condition has been carried forward in modified form as a condition of approval of this SDP.

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9. At time of the applicable SDP, the following areas shall be carefully reviewed:

h. The architectural design around the central park and the view sheds and vistas from the central park.

A substantial buffer of preserved woodland and afforestation has been previously approved between the central park and the northern part of Section 1A of Smith Home Farm, located immediately south of the central park, and the northern part of Section 1B, located southwest of the central park. Section 3 of Smith Home Farm, located west of the central park, contains approved single-family attached lots which are not the subject of this application and should be evaluated with a future architectural submission for that section. Sections 4, 5, 6 and 7 of the Smith Home Farm development have not yet been evaluated and approved through a specific design plan application. Architecture for these sections of Smith Home Farm, which are visible from the central park, should be evaluated at the time of future application submissions.

12. All future SDPs shall 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, SDP number and Planning Board resolution number.

This requirement has been carried forward as a condition of approval of this SDP.

16. The following standards shall apply to the development. (Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant).

R-M Zone

	Condominiums	Single-family Attached	Single-family Detached
Minimum Lot size:	N/A	<u>1,300 sq ft</u>	6,000 sf
Minimum frontage at street R.O.W.:	N/A	N/A	45'
Minimum frontage at Front B.R.L.:	N/A	N/A	60'*
Maximum Lot Coverage:	N/A	N/A	75%
Minimum front setback from R.O.W.:	10'****	10'****	10'****
Minimum side setback:	N/A	N/A	0'-12'****
Minimum rear setback:	N/A	10'	15'
Minimum corner setback to side street R.O.W.:	10'	10'	10'
Maximum residential building height:	50'	40'	35'

Notes:

*For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and minimum frontage at front BRL shall be 60 feet.

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****See discussion of side setbacks in Section E of CDP text Chapter III. Zero lot line development will be employed.**

*****Stoops and or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.**

+No more than 50 percent of the single-family attached lots shall have a lot size smaller than 1,600 square feet. The minimum lot width of any single-family attached lot shall not be less than 16 feet with varied lot width ranging from 16-28 feet. The 50 percent limit can be modified by the Planning Board at time of SDP approval, based on the design merits of specific site layout and architectural products.

The subject application is for single-family detached architecture only. Lot sizes and setbacks have been evaluated under SDP-1003 for lot infrastructure. All building heights have been provided on the submitted plan template sheets for each model approved in this application and are within the required 35-foot height maximum.

- 19. Prior to the approval of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans in the R-M Zone stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This requirement was carried forward as a condition of subsequent approvals and has been included as a condition of approval of this SDP.

- 34. Prior to SDP approval, the height of all structures shall be determined, and the density percentages shall be determined based on any variances necessary.**

The heights of all structures approved in this application have been provided on the submitted plan sheets and are within the maximum height allowed.

- 9. Preliminary Plan of Subdivision 4-05080:** On April 6, 2006, the Planning Board approved Preliminary Plan of Subdivision 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64, subject to 79 conditions. Of those conditions, the following are applicable to the review of this SDP (underlining indicates new language pursuant to subsequent approvals of 4-05080):

- 2. A Type II Tree Conservation Plan shall be approved with each specific design plan.**

The architecture in this application is approved for lots approved under SDP-1003, which approved Type 2 Tree Conservation Plans TCP2-008-12, TCP2-009-12, TCP2-010-12, and TCP2-011-12.

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- 10. Prior to the issuance of building permits for proposed residential structures, the applicant shall submit certification by a professional engineer with competency in acoustical analysis to the Environmental Planning Section demonstrating that the design and construction of building shells will attenuate noise to interior noise levels of 45 dBA (Ldn) or less.**

This requirement has been carried forward as a condition of approval of this SDP.

- 62. Prior to the approval of any residential building permits within the 65 or 70 dBA Ldn noise contours, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This requirement was carried forward as a condition of approval in SDP-1003 in modified form and has been included as a condition of approval of this SDP.

- 10. Specific Design Plan SDP-1003:** Specific Design Plan SDP-1003 for infrastructure for Sections 1A, 1B, 2, and 3 of Smith Home Farm was approved by the District Council on July 24, 2012, subject to 33 conditions. Of those conditions, the following are applicable to the review of this SDP:

- 5. 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.**

This condition remains valid and has been carried forward as a condition of approval of this SDP.

- 9. At the time of approval of an umbrella architecture specific design plan for the subject project, the individual single-family detached units shall be dimensioned on a template sheet. Also in that application, set back requirements shall be established for additions, such as decks.**

The approved single-family detached units in this application have been dimensioned on a template sheet. Condition 16 of CDP-0501 (revised in CDP-0501-01) allows for the encroachment of steps or stoops into the minimum ten-foot front setback, up to one-third of the yard depth. The required rear yard setback is 15 feet. The Planning Board approves a similar provision for decks or patios in the rear yard, wherein they will be allowed to encroach into the rear yard up to one-third of the required yard depth. Any other additions, such as sunrooms, which are wholly enclosed or are covered by a roof shall be subject to the required 15-foot rear yard setback. A condition of this approval requires the coversheet of this SDP be updated to reflect the setback requirements.

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11. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:

- a. The subject SDP is consistent with Sections 27-507, 27-508, and 27-509 governing development in the Residential Medium Development (R-M) Zone.
- b. Section 27-528 requires the following findings for 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 and the applicable standards of the Landscape Manual,**

The subject SDP has been evaluated for conformance with approved CDP-0501 and CDP-0501-01 as discussed above in Finding 8. The relevant conditions of approval have been carried forward to ensure conformance with the CDPs. The architecture approved in this SDP is not subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) and will have no effect on the previously approved specific design plans' conformance to the applicable standards of the Landscape Manual.

(2) **The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.**

Findings for adequate public facilities including fire, rescue, police, and transportation have been made in conjunction with the preliminary plans of subdivision and subsequent specific design plans for infrastructure. The addition of architectural models approved in this application will have no effect on previous findings of adequacy made in conjunction with the preliminary plans of subdivision and specific design plans.

(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.**

The approved architectural models will have no effect on findings that adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties, which have been made with previously approved SDP-1003 for the specific land areas on which the approved models are to be built.

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(4) The Plan is in conformance with an approved Tree Conservation Plan.

Four Type 2 Tree Conservation Plans (TCP2-008-12, TCP2-009-12, TCP2-010-12, and TCP2-011-12) were approved together with SDP-1003. The architecture approved in this application will have no effect on previous findings of conformance to the approved TCPs.

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

Specific design plans for grading, development, and tree conservation have been approved separately and contain findings regarding regulated environmental features. The addition of architectural models approved in this application will have no impact of any kind on regulated environmental features or on the preservation of those features.

12. **2010 Prince George's County Landscape Manual:** The approval of architectural models has no impact on the previous findings of conformance to the 2010 *Prince George's County Landscape Manual* made in conjunction with the approval of previous SDPs for site infrastructure.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The approval of architectural models has no impact on the previous findings of compliance with the requirements of the Woodland and Wildlife Habitat Conservation Ordinance (previously known as the Woodland Conservation and Tree Preservation Ordinance) made in conjunction with the approval of previous SDPs for site infrastructure.
14. **Prince George's County Tree Canopy Coverage Ordinance:** The approval of architectural models has no impact on the previous findings of compliance with the requirements of the Tree Canopy Coverage Ordinance made in conjunction with the approval of previous SDPs for site infrastructure.
15. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the following concerned agencies and divisions:
 - a. **Historic Preservation:** The Planning Board accepts the finding that the umbrella architecture for single-family dwelling units within the entirety of the development will have no effect on identified historic sites, resources or districts.
 - b. **Westphalia Sector Development Review Council:** At the time of the Planning Board hearing, referral comments from Westphalia Estates Civic Association and Little Washington Civic Association had not been returned.

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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 Specific Design Plan for the above-described land, 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 façade) will be wrapped onto the sides of all front façade 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 three 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.

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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. Fifty percent of the single-family detached homes in each section shall feature a full brick or other masonry front façade. Seventy-five percent of the single-family detached homes which front on Central Park Drive 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 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.

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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Geraldo, Shoaff and Hewlett voting in favor of the motion at its regular meeting held on Thursday, April 18, 2013, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of May 2013.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:SM:arj

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date 4/23/13