

R E S O L U T I O N

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 January 11, 2001, regarding Detailed Site Plan 95098/06 for Rolling Hills Estates, Lot 14, the Planning Board finds:

1. The subject site known as Rolling Hills Estates (consisting of 14 lots in all, of which only Lot 14 is the subject of SP-95098/06) is located on Bryan Point Road adjacent to Christ Church, Accokeek (600 Farmington Road West). Lot 14 is a corner lot at the intersection of Bryan Point Road and Helen Drive. The applicant is proposing the Sienna architectural model for this lot.
2. In accordance with CR-113-1992, Bryan Point Road is designated a scenic road. Bryan Point Road is the principal road through the Moyaone Reserve and Piscataway National Park. It is also designated an historic road which led to the Potomac River and several historic sites, among them Christ Church (Historic Site 83-8), which abuts the site to the west and is contained within the Piscataway National Park. The subject site falls within the point at which Bryan Point Road is designated a scenic road.
3. A Detailed Site Plan (SP-90020) was approved by the Planning Board for this site on April 12, 1990. The validity time for the Detailed Site Plan expired and the applicant submitted an application for renewal of the Detailed Site Plan SP-95098 in accordance with the requirements of the Zoning Ordinance which was approved by the Planning Board on April 4, 1996 (PGCPB 96-105).
4. A Revision to the Detailed Site Plan SP-95098/01 was approved by staff on April 10, 1997 for the Bermeo unit on Lot 1 and minor changes to the Tree Conservation Plan to accurately locate existing trees on the site.
5. A Revision to the Detailed Site Plan SP-95098/02 was approved by staff on September 12, 1997 for the addition of the Andora and Sienna models.
6. A Revision to the Detailed Site Plan SP-95098/03 was approved by staff on May 12, 1998 for the addition of the Montpelier and Astor house types.
7. A Revision to the Detailed Site Plan SP-95098/04 was approved by the Planning Board on September 3, 1998 (PGCPB No.98-253) for minimum architectural standards for the proposed houses in this subdivision.

The following minimum architectural standards were approved by the Planning Board for the houses in this subdivision:

- Two car garages
 - Brick front
 - Minimum 3,000 square feet (excluding garage and basement)
 - Minimum of three features for the endwalls (door, window, bay window, fireplace etc.)
8. The Historic Preservation Section, the Environmental Planning Section, the Community Planning Division and the Accokeek Development Review District Commission expressed some site planning- related concerns regarding the impact of the proposed houses, especially the houses on Lots 13 and 14 that will be visible from Bryan Point Road and abut the historic Church site on the west. Therefore a condition of approval (#6) was added to SP-95098/04 to address these concerns:

Condition #6 states that:

A Revision to the Detailed Site Plan approvable by the Planning Board or designee shall be required for the proposed houses on Lots 13 and 14 and any exterior modifications to the house on Lot 1. The Detailed Site Plan review shall ensure compliance with scenic road issues, buffering requirements from the adjacent historic site, views from Bryan Point Road, preservation/protection of specimen trees on the site and siting/ architectural compatibility with the adjacent historic site. The application for these revisions shall include detailed information regarding accurate locations of existing trees to be preserved and the location/types of trees planted in the conservation easements and the landscape strip along Bryan Point Road.

This subject Detailed Site Plan application has been submitted to comply with the requirements of Condition #6 of SP-95098/04.

9. A Revision to the Detailed Site Plan SP-95098/05 was approved by the Planning Board on July 8, 1999 (PGCPB No.99-110) for the Astor model on Lot 13. Finding #18 of this Planning Board Resolution stated that the then proposed Bermeo model on Lot 14 would have significant visual impacts on Bryan Point Road, the adjacent historic site and the adjacent properties. Specifically, the location of the house would encroach into the conservation easements/tree preservation areas, the setbacks for the building from the conservation areas would be insufficient, the landscaping in the 50-foot-wide landscape bufferyard would be inadequate, and the landscaping along Bryan Point Road would be inadequate. The architectural elements of the proposed house did not include any vernacular/traditional architectural elements common to Prince George's County. The mix of siding and brick for the main facades did not create a uniform appearance when viewed from Bryan Point Road and the adjacent properties. The diagonal location proposed for the house accentuated the size of the structure, making it a dominating feature along Bryan Point

Road. Finally, it would have the same detrimental visual impacts on Bryan Point Road as the existing house on Lot 1 and would not respect the existing site constraints and scenic/historic road and site concerns. Therefore, it was recommended that the proposed Berneo model not be approved for use on Lot 14.

A condition of approval was added to specify design criteria for the house on Lot 14. Condition #2 states that:

A Revision to the Detailed Site Plan approvable by the Planning Board or designee shall be required for the proposed house on Lot 14. The Detailed Site Plan review shall ensure compliance with scenic road issues, buffering requirements from the adjacent historic site, views from Bryan Point Road, preservation/protection of specimen trees on the site and siting/ architectural compatibility with the adjacent historic site. The application for these revisions shall include detailed information regarding accurate locations of existing trees to be preserved and the location/ types of trees planted in the conservation easements and the landscape strip along Bryan Point Road.

This subject Detailed Site Plan application has also been submitted to comply with the requirements of Condition #2 of SP-95098/05.

10. The subject application includes schematic elevation drawings for the proposed Sienna model for Lot 14. The Sienna model is a large two-story house with rectilinear (expanded L-shaped) plan and clipped-gable roof profile. It is proposed that the house be oriented at an angle, fronting on neither Bryan Point Road nor on Helen Drive, the primary road within the Rolling Hills Estates subdivision, but facing southwest toward the entry corner of the subdivision. The main facades of the house, visible from both Helen Drive or Bryan Point Road, are to be brick. The rear elevation (toward the Historic Site) is to be sheathed with synthetic siding.

The main facades of the house will be clearly visible from the historic and scenic Bryan Point Road. Portions of the upper story and roof will be visible from the Christ Church Historic Site at least seasonally and possibly throughout the year.

11. The two major issues that are to be addressed in this site plan regarding the proposed development are:

- The impact on a designated scenic road - Bryan Point Road
- The impact on the adjoining historic site - Christ Church,

Accokeek

The Environmental Planning Section, the Historic Preservation Section, the Community Planning Division and the Accokeek Development Review District Commission have reviewed the subject proposal to study its impacts on Bryan Point Road and Christ Church.

12. The Environmental Planning Section (Finch to Srinivas, December 22, 2000) has recommended several minor revisions to the Type II Tree Conservation Plan, additional landscaping in the 50-foot conservation easement, additional planting along Bryan Point Road, tree protection devices for the mature trees on Lots 13 and 14 and some on-site modifications prior to the issuance of permits. Conditions of approval have been added to require these changes.
13. The Historic Preservation Section (Pearl to Srinivas, August 25, 2000) has stated that the proposed house will be visible from both Bryan Point Road and Helen Drive. Portions of the house will be visible from the adjacent historic church property to the rear. Therefore, additional plant materials should be provided in the 50-foot conservation easement to the rear to protect the views from the historic site. The design and materials of the rear elevation of the house on Lot 14 should be compatible with the traditional domestic architecture of Prince George's County. The Section has recommended various design criteria like the use of traditional red brick, windows with multiple panes, roofing materials with a design, color and texture that appear traditional, etc. A condition of approval has been added to require these design elements to be incorporated into the overall design of the proposed house.
14. The Community Planning Division (Rovelstad to Srinivas, September 25, 2000) stated that the existing house on Lot 1 in the Rolling Hills subdivision has undergone intense community criticism because it is substantially out of character with the immediate neighborhood and Bryan Point Road. The house has become a dominating feature along Bryan Point Road and does not complement its scenic road qualities. The negative impacts to Bryan Point Road caused by the house on Lot 1 should be avoided in the case of Lot 14. There are a number of historic site compatibility and buffering concerns regarding the proposed house. The Division has suggested requiring sufficient buffering and house siting that retain or restore as much of the wooded character as possible on Lot 14. Additional landscaping should also be proposed along the Bryan Point Road frontage on Lot 1. Conditions of approval addressing these recommendations have been added.
15. The Accokeek Development Review District Commission (Thompson to Srinivas, September 24, 2000) has stated that three sides of the house will be visible from the streets and the historic site. They have recommended using brick for the proposed house, planting non-deciduous trees in the 50-foot bufferyard to the rear and saving the mature oak on Lot 14. Conditions of approval addressing these recommendations have been added.
16. The Transportation Planning Section (Masog to Srinivas, August 13, 2000) does not have any comments on SP-95098/06.

17. The Department of Public Works and Transportation (Senjalia to Srinivas, August 18, 2000) has stated that the improvements along Bryan Point Road must be in accordance with the DPW&T standards.
18. The Permits Section (Shields to Srinivas, August 16, 2000) has stated that the proposal must comply with the previous conditions of approval.
19. The Department of Environmental Resources (De Guzman to Srinivas, August 24, 2000) has stated that the proposal is consistent with the approved stormwater management concept #968000730.
20. The Subdivision Section (Chellis to Srinivas, August 9, 2000) has stated that the proposed plan is in conformance with the preliminary and record plats.
21. The above referral comments have identified that the overall location, siting and design of the proposed Sienna model on Lot 14 will have significant visual impacts on Bryan Point Road, the adjacent historic site and the adjacent properties. Specifically, the location of the house will not minimize the negative impacts on Bryan Point Road and the landscaping in the 50-foot-wide landscape bufferyard and along Bryan Point Road will be inadequate. The architectural elements of the proposed house do not include any vernacular/traditional architectural elements common to Prince George's County. The mix of siding and brick for the main facades will not create a uniform appearance when viewed from Bryan Point Road and the adjacent Historic Site. The diagonal location proposed for the house will accentuate the size of the structure, making it a dominating feature along Bryan Point Road.

Representatives from the Accokeek Development Review District Commission, the Environmental Planning Section, the Community Planning Division, the Historic Preservation Section and the Urban Design Review Section met on October 25, 2000 to discuss the various design issues regarding the proposed house and also discuss alternatives to make the house more compatible with its setting.

The following design criteria were recommended at the meeting to make the house more compatible with its surroundings:

1. The building should be oriented parallel to the street to reduce the impact of the mass and bulk of the house on the streetscape.
2. The house should have 100% brick facing for all the elevations. Traditional red colored bricks (approved by the Historic Preservation Section) should be used for compatibility with the adjacent historic site and the scenic road.
3. Additional evergreens should be planted in the fifty-foot-wide tree conservation easement along the rear of the property to

provide additional screening during the winter months.

The above design criteria have been added as conditions of approval.

22. With the proposed conditions, Detailed Site Plan SP-95098/06 will not significantly alter the previously approved site plans for the subject site and is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

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 Detailed Site Plan for the above-described land, subject to the following conditions:

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-95098/06 and TCPII/148/95 subject to the following conditions:

1. Prior to certificate approval,
 - a. The Site/Landscape plans shall be revised as follows:
 - 1) A building restriction line shall be delineated 10 feet to the south of the established Tree Conservation Easement.
 - 2) The 20 foot-wide area labeled as a tree conservation easement that is shown to run parallel to Bryan Point Road, shall be revised to a 30-foot-wide scenic easement and labeled as such.
 - 3) The area that has been cleared and graded in the existing Tree Conservation Easement shall be shown to be planted with the following replacement trees: five (5) oak trees, 2 to 2 1/2 inches in caliper at time of planting, and three (3) red buds or dogwoods, 1 to 1 1/2 inches in caliper at time of planting.
 - 4) The plan shall show three (3) oak trees, 2 to 2 1/2 inches in caliper at time of planting, to be planted in the northeast corner of the disturbed area where the 40 inch white oak has been removed that was required on the approved TCP II to be preserved.

- 5) The plan shall show three (3) oak trees, 2 to 2 1/2 inches in caliper at time of planting, to be planted near the southwest corner of the lot where the 40 inch white oak is standing dead that was required on the approved TCP II to be preserved.
 - 6) The plan shall be revised to relocate the position of the split rail fence to the eastern edge of the 30 foot-wide scenic easement parallel to Bryan Point Road. A detail shall be provided that illustrates the proposed height, building materials, and configuration of the split rail fence.
- b. The architectural drawings for the house on Lot 14, the Sienna Model, shall be revised to incorporate the following features:
- 1) Traditional-colored brick facing (to be approved by the Historic Preservation Section) shall be provided for all the elevations of the house facing Bryan Point Road as shown on applicant's plan dated January 8, 2001. Matching siding or brick (at the buyer's option) shall be provided for the remaining elevations of the house (to be approved by the Historic Preservation Section).
 - 2) Windows with multiple panes shall be provided and distributed across the elevation in a balanced arrangement.
 - 3) If chimneys are proposed, they shall be constructed of brick to match the brick used on the main block of the house.
 - 4) Projecting porches and decks shall be simply detailed and if constructed of pressure-treated materials, the materials to be painted or opaque-stained to match the house's window trim.
 - 5) Traditional roofing materials, textured architectural shingles or roofing materials that imitate traditional roofing materials and traditional shingles in design, color and texture shall be used.
 - 6) Foundation elements visible from the Historic Site shall be constructed with brick facing and a watertable to distinguish the foundation from the story above.
 - 7) A minimum of three architectural features shall be provided for the endwalls (door, window, bay window, fireplace etc.)
- c. The Detailed Site Plan shall be revised to include all previously approved plan sheets and the complete TCP II, including all previously approved notes and details.

- d. the Type II Tree Conservation Plan TCPII/148/95 shall be revised to show wire tree protection fence as the tree protection devices (Figure C-6, State Forest Conservation Technical Manual) to be placed along all of the limits of disturbance and along the Bryan Point Road frontage outside of the scenic easement. The fencing shall be placed at the edge of the Tree Conservation Easement along the rear of the property.
2. Prior to the issuance of permits for Lot 14:
 - a. The two storage trailers located on Lot 14 shall be removed.
 - b. The temporary sales trailer and concrete sidewalk placed within the critical root zone of the large white oak shall be removed and certification from a licensed arborist shall be provided to the Environmental Planning Section of M-NCPPC that the Significant/Specimen Tree Preservation and Management Plan, as contained on Sheet 3 of 3 of the TCP II/148/98-04, has been implemented.
3. The 30 foot-wide scenic easement adjacent to Bryan Point Road shall be recorded and a copy of the recorded easement shall be provided to the Environmental Planning Section.
4. A representative of the Environmental Planning Section shall inspect the location and construction of the tree protection devices. The tree protection devices shall remain in place until the release of the site grading bond.
5. The standing dead 40 inch white oak in the southwest corner of the lot shall be removed by hand, with a chain saw. The stump shall remain in place. The removal of this tree shall not result in damage to the surrounding vegetation or the 40 inch white oak to be preserved.
3. Prior to the release of grading bonds:
 - a. All plant material shown on the revised Detailed Site Plan which is dead, dying, or in poor condition, shall be removed and replaced in accordance with the approved plan.

- b. Existing trees to remain shall be trimmed, aerated and fertilized in accordance with the Significant/Specimen Tree Preservation and Management Plan, as contained on Sheet 3 of 3 of TCP II/148/98-04.
 - c. A representative of the Environmental Planning Section shall inspect the tree protection devices to determine that they have remained in place throughout the sequence of construction. At that time, additional tree work and replacement trees may be necessary, in accordance with the Significant/Specimen Tree Management Plan.
 - d. A representative of the Environmental Planning Section shall inspect the site to confirm that the split rail fence has been properly installed, and that required woodland conservation signage has been installed.
4. All applicable conditions of the previous approvals (Preliminary Plat 4-88185, SP-95098, SP-95098/01, SP-95098/02, SP-95098/03, SP-95098/04 and SP-95098/05) remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board or designee prior to issuance of any permits.

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 Brown, seconded by Commissioner Eley, with Commissioners Brown, Eley, and Hewlett voting in favor of the motion and Commissioner Lowe opposing the motion, at its regular meeting held on Thursday, January 11, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15th day of February, 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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