The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530
Note: Staff reports can be accessed at http://mncppc.iqm2.com/Citizens/Default.aspx

Comprehensive Design Plan CDP-9306-H1
Glassford Village, Lot 6, Block F (Key Project)

REQUEST	STAFF RECOMMENDATION
Proposed 20-foot by 20-foot deck at the rear of an existing single-family detached dwelling.	APPROVAL with conditions

Location: On the west side of Lightfoot Street, approximately 80 feet south of Pollin Street.

Gross Acreage:	0.15
Zone:	R-L
Gross Floor Area:	N/A
Planning Area:	84
Council District:	09
Election District:	05
Municipality:	N/A
200-Scale Base Map:	218SE02

Applicant/Address:
Eric Key
14303 Lightfoot Street
Accokeek, MD 20607

Staff Reviewer: Adam Bossi
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Planning Board Date:	04/09/2020
Planning Board Action Limit:	05/13/2020
Staff Report Date:	03/25/2020
Date Accepted:	03/04/2020
Informational Mailing:	02/18/2020
Acceptance Mailing:	02/18/2020
Sign Posting Deadline:	03/10/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Homeowner's Minor Amendment to a Comprehensive Design Plan CDP-9306-H1
Glassford Village, Lot 6, Block F (Key Project)

EVALUATION CRITERIA

a. The requirements of the following sections of the Prince George's County Zoning Ordinance:

(1) Section 27-514.09, regarding uses permitted in the Residential Low Development (R-L) Zone;

(2) Section 27-514.10, regarding regulations in the Residential Low Development (R-L) Zone;

(3) Section 27-521, regarding required findings for approval of comprehensive design plan applications; and

(4) Section 27-524, regarding amendments to approved comprehensive design plan applications.

b. The requirements of Zoning Map Amendment (Basic Plan) A-9869;

c. The requirements of Comprehensive Design Plan CDP-9306;

d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design Section recommends that the Planning Board make the following findings:

1. **Request:** The subject homeowner's minor amendment to a comprehensive design plan (CDP) is a request to construct a 20-foot by 20-foot open deck to the rear of an existing single-family detached dwelling, within the rear yard setback.

2. Development Data Summary:

	EXISTING
Zone	R-L
Use	Residential
Lot size	6,500 square feet
Lot	1
Number of Dwelling Units	1

3. Location: The subject property is located at 14303 Lightfoot Street, on the west side of Lightfoot Street, approximately 80 feet south of Pollin Street. The property is located in Planning Area 84 and Council District 9.

4. Surrounding Uses: The subject property is bounded by Lightfoot Street to the east and by similar single-family detached homes to the north, south, and west. All are within the Residential Low Development (R-L) Zone.

5. Previous Approvals: The subject site was developed as part of the Glassford Village neighborhood, within the larger Villages of Piscataway subdivision. The site and surrounding area were rezoned under Zoning Map Amendment (Basic Plan) A-9869, which was approved on September 14, 1993 by the Prince George's County District Council. A-9869 and companion A-9870 rezoned approximately 858.7 acres in total from the Residential-Agricultural (R-A) Zone to the R-L Zone, and approximately 20 acres from the R-A Zone to the Local Activity Center – Village Center Zone. CDP-9306 (PGCPB Resolution No. 94-98) was originally approved by the Prince George's County Planning Board on March 24, 1994 with 36 conditions, and later corrected and amended on October 28, 2004 (PGCPB Resolution No. 94-98(C)(A)). The CDP approved 202 single-family detached units and 64 single-family attached units in Glassford Village, inclusive of the subject site. Preliminary Plan of Subdivision 4-96047 was approved with 15 conditions on October 17, 1996 (PGCPB Resolution No. 96-301). Multiple specific design plans (SDPs) were approved by the Planning Board for specific phases of the development. SDP-9804-01 was approved by the Planning Board on October 28, 2004, with 37 conditions, for development of 176 single-family homes, inclusive of the subject property.

6. Design Features: The subject application includes a proposal for a 20-foot by 20-foot open deck attached to the rear of the existing single-family detached home, within the rear yard setback. The deck is proposed to be attached to the northwest side (rear) of the house and extend into the 25-foot rear yard setback by approximately 5 feet, or 20 feet from the rear property line.

COMPLIANCE WITH EVALUATION CRITERIA

7. Prince George's County Zoning Ordinance: The project conforms with Section 27-514.09 of the Zoning Ordinance, regarding uses permitted in the R-L Zone. A single-family detached dwelling is a permitted use in the R-L Zone. The project is also in compliance with the requirements of Section 27-514.10, which includes regulations applicable to the R-L Zone. The project also conforms to the requirements of Section 27-521 of the Zoning Ordinance, regarding required findings for CDP applications, and Section 27-524 of the Zoning

Ordinance, regarding amendments to approved CDP applications. See Findings 11 and 12 below for a more detailed discussion of this conformance.

8. **Zoning Map Amendment (Basic Plan) A-9869:** The project is in compliance with the requirements of Basic Plan A-9869, as the proposed deck in the rear yard setback does not alter findings of conformance with the basic plan that were made at the time of approval of the CDP.

9. **Comprehensive Design Plan CDP-9306:** The project complies with the requirements of CDP-9306, except regarding the required rear yard setback. Whereas the CDP stipulates a 25-foot minimum rear yard setback, the proposed deck would sit approximately 20 feet from the rear property line. Condition 1c includes five design standards regarding the construction of decks, as follows:

   1c. 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 open deck conforms to the first four requirements by being located at the rear of the existing single-family dwelling and in a location that will not be visible from the street or any other public space. A condition requiring undercroft screening has been included in the Recommendation section of this report to ensure conformance with the final requirement.

10. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The subject lot does not contain any woodland conservation; the addition of the proposed deck would not alter the previous findings of conformance with the Woodland Conservation and Tree Preservation Ordinance that were made at the time of approval of the CDP.

11. Prior to approving a CDP, the Planning Board must make the required findings found in Section 27-521(a):

   (1) The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with

the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

The CDP was previously found to be in conformance with Basic Plan A-9869, as provided for in PGCPB Resolution No. 94-98(C)(A). The proposed deck does not affect that finding.

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;

(4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space;
(B) Building setbacks from streets and abutting land uses; and
(C) Circulation access points

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;

(7) The staging of development will not be an unreasonable burden on available public facilities;

Conformance with these requirements (2–7) was found at the time of approval of the original CDP and the proposed deck does not change those findings.

(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

(A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;

(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;

The proposed revision does not propose an adaptive reuse of a historic site. This finding is not applicable.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);

Conformance with this requirement was found at the time of approval of the original CDP and the proposed deck does not change that finding.

(10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;

Conformance with this requirement was found at the time of approval of the original CDP and the proposed deck does not change that finding.

(11) The Plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

There are no regulated environmental features on the subject lot.

(12) Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and

Conformance with this requirement was found at the time of approval of the original CDP and the proposed deck does not change that finding.

(13) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.

The subject lot is not part of a regional urban community.

12. Section 27-524(b)(3) sets forth the criteria for granting minor amendments to approved CDPs for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee), in accordance with specified procedures, as follows:

(A) The Planning Board shall conduct a public hearing on the requested amendments.

(B) Findings. The Planning Board may grant the minor amendment if it finds that the requested modifications will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.

(C) The Planning Board shall approve, approve with modification, or disapprove the requested amendments, and shall state its reasons for the action. The

Planning Board's decision (resolution) on the minor amendment shall be sent to all persons of record in the hearing before the Planning Board and to the District Council.

The subject CDP application is being reviewed by the Planning Board, in conformance with criterion (A) above. The Planning Board is required to make a decision on the CDP application, in conformance with criterion (C) above. In regard to criterion (B), staff believes that the proposed deck will not substantially impair the intent, purpose, or integrity of the approved CDP. The modification of the rear yard setback from 25 feet to 20 feet for the proposed deck will not be detrimental to the community. The proposed deck will not negatively impact the visual characteristics of the neighborhood because it will be located to the rear of an existing single-family dwelling and not visible from the street or public space.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Homeowner's Minor Amendment to a Comprehensive Design Plan CDP-9306-H1 Glassford Village, Lot 6, Block F (Key Project), subject to the following condition:

1. Prior to certification, note on the plan that if the deck is built 4 feet or less in height above ground level, the undercroft (open underside of the deck) shall be screened from view by decorative lattice or other screening of similar durability and visual interest.