



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-01022/01

Application	General Data
Project Name: WILSHIRE ESTATES (Formerly Frye Property) Location: NORTHWEST CORNER OF INTERSECTION OF VAN DUSEN AND CONTEE ROADS Applicant/Address: KONTERRA LIMITED PARTNERSHIP 6985 MUIRKIRK MEADOWS DR. BELTSVILLE, MD 20705	Date Accepted: 3/29/04
	Planning Board Action Limit: 6/7/04
	Plan Acreage: 34.60
	Zone: R-R
	Dwelling Units: 61
	Square Footage: NA
	Planning Area: 60
	Tier: DEVELOPING
	Council District: 01
	Municipality: NONE
	200-Scale Base Map: 218NE06

Purpose of Application	Notice Dates
ADDITION OF NINE ARCHITECTURAL MODELS AND ENTRANCE SIGNAGE	Adjoining Property Owners Previous Parties of Record Registered Associations: 2/13/04 (CB-12-2003)
	Sign(s) Posted on Site: 5/14/04

Staff Recommendation		Staff Reviewer: H. ZHANG, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

May 19, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-01022/01 for Wilshire Estates (formerly Frye Property)

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance
- b. The requirements of Detailed Site Plan DSP-01022
- c. The requirements of the *Landscape Manual*
- d. The requirements of the Woodland Conservation and Tree Preservation Ordinance
- e. Referral comment

FINDINGS

Based upon the evaluation and analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a revision to the previously approved detailed site plan to add nine architectural models and details of the entrance signage.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Single-family residential	Single-family residential
Acreage	34.5	34.5
Lots	61	61

ARCHITECTURAL MODEL DATA

Model	Base Finished Area (Sq.Ft.)	Number of Elevations
Emory II	2,720	4
Harvard	2,928	6
Kingsport	3,442	2
Monticello	4,540	2
Oxford II	2,706	4
Princeton	2,998	4
Radcliffe	2,900	4
Rembrandt	3,102	4
Westminster	3,380	2

3. **Location:** The site is in Planning Area 60, Council District 01. More specifically, it is located at the northwest corner of the intersection of Van Dusen Road and Contee Road.
4. **Surroundings and Use:** The site is bounded to the south by the right-of-way of Van Dusen Road and to the east by the right-of-way of Contee Road. To the west of the site is property of the Prince George's County Board of Education zoned R-O-S. To the north of the site are townhouse lots in the R-M Zone. Across Van Dusen Road and Contee Road are properties in the R-R Zone.
5. **Previous Approvals:** The subject site has a previously approved preliminary plan of subdivision and conceptual site plan, 4-98020; Type I tree conservation plan (TCPI/14/98); a stormwater management concept plan, approval #8004290-1998-02; and a detailed site plan, DSP-01022, including a Type II Tree Conservation Plan TCPII/67/01.
6. **Design Features:**
Architecture Models. The proposed nine models are two-story buildings with two-car garages. With only one elevation featuring a hip roof, all other elevations feature pitched roofs with or without cross-gable. The exteriors of the buildings are finished with either vinyl or brick veneer. The nine architectural models in general are inspired by the colonial style. The designs of the elevations employ some common features of the colonial style, such as a symmetrical front with an accentuated front entrance, five-bay main building, windows aligned horizontally and vertically in symmetrical rows, usually five-ranked at the upper level, and a central door and two windows at either side at the lower level on the front façade. Based on this general formality, each model varies in treatment of architectural details by employing vocabularies not only from different colonial housing variations but also from other American housing styles such as Greek Revival and Colonial Revival. The façade design of each model is a stylistic mixture that makes use of architectural details of different inspirations. In order to help ensure a high-quality development, a minimum of 60 percent of the buildings should have brick front façades.

Entrance Signage. A conceptual entrance layout has been submitted. Two types of entrance features have been proposed to be located along both sides of the two entrance points to the subdivision along Contee Road. The primary entrance feature is designed in the form of a stone tower on a capped stone wall with three sections in different heights. The secondary entrance feature is a continuous short, natural stone wall with one higher central section flanked by two lower sections capped with concrete slabs. Section 27-624, Gateway Signs, prescribe a maximum height of six feet for the gateway sign element. The entrance monument shows a 17-foot stone tower with a sign element of “WE” higher than 6 feet. This entrance monument should be revised to be in conformance with the requirement. If the structure is to remain at its currently proposed height, it should meet the setback of a main building in the R-R Zone. Meanwhile, the site plans do not correctly show the two monument signs. A condition of approval has been proposed in the Recommendation section to ensure the proposed signs be shown correctly on the site plans.

COMPLIANCE WITH EVALUATION CRITERIA

7. The subject revision to detailed site plan DSP-01022 is in general compliance with the requirements of the **Zoning Ordinance, Landscape Manual** and **Prince George’s Woodland Conservation Ordinance** because the revision proposes only to add nine architectural models to the approved plan without altering any attached conditions.
8. **Detailed Site Plan DSP-01022:** On June 21, 2001, the Planning Board approved detailed site plan DSP-01022 with nine conditions, of which Condition 7 is applicable to this review as follows:
 7. **The applicant shall submit the detailed entrance signage design at the time of the architectural elevation review.**

Comment: The subject application is submitted in order to fulfill the condition. An entrance signage design has been submitted with the nine proposed architectural models.
9. **Referral Comment:** The application has been referred to the Permit Review Section. In a memorandum dated April 9, 2004, the reviewer identified certain information that should be presented at the time of permit application. The reviewer also provides the specifications for the entrance sign design.
10. The Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE detailed site plan DSP-01022/01 for Wilshire Estates (formerly Frye Property), subject to the following conditions:

1. Prior to certificate approval of this Detailed Site Plan, the applicant shall:
 - a. Add a building template sheet showing the square footage and height of the approved architectural models.
 - b. Delete the two old housing types from the coversheet.

- c. Provide sign face area calculation on the site plan.
 - d. Revise the site plan to show the locations of both entrance monument and secondary monument entrance features.
 - e. Revise the monument sign to locate the sign element below six feet and either relocate the higher feature per the setback of the R-R Zone or reduce its overall height to six feet.
 - f. Add a site plan note that a minimum of 60 percent of the houses shall have a brick front façade.
2. No two units located next to or directly across the street from each other may have identical front elevations.
3. The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.