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DETAILED SITE PLAN

DSP-02007/01

Application	General Data
Project Name Mary Catherine Estates Location 200 feet southwest of the intersection of Piscataway Road and Mary Catherine Drive between Clavier Place and Laver Court Applicant/Address Ryan Homes 4780 Corridor Place, Suite B Beltsville, MD 20705	Date Accepted 08/19/2002
	Planning Board Action Limit 11/09/2002
	Plan Acreage 8.69
	Zone R-R
	Dwelling Units 15
	Square Footage NA
	Planning Area 81B
	Council District 09
	Municipality NA
	200-Scale Base Map 215SE03

Purpose of Application	Notice Dates
REVISE DETAILED SITE PLAN CONDITION 2 REGARDING HIPPED ROOFS	Adjoining Property Owners 08/13/2002 (CB-15-1998)
	Previous Parties of Record 09/10/2002 (CB-13-1997)
	Sign(s) Posted on Site 08/30/2002
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: ZHANG
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

September 10, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

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

SUBJECT: Detailed Site Plan, DSP-02007/01
Mary Catherine Estates

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following findings leading to a recommendation of APPROVAL as described in the recommendation section of this report.

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 a revision to Condition 2 attached to the approval of Detailed Site Plan, DSP-02007, Mary Catherine Estates, regarding roof design.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Single-family Detached Dwellings	Single-family Detached Dwellings
Acreage	8.69	8.69
Number of Lots	15	15

3. Location: The site is located in Planning Area 81B, Council District 9. It is situated specifically on the west side of Piscataway Road, south of Clavier Place and Zareh Drive.
4. Surroundings and Use: The subject site is bounded on the southeast by Piscataway Road. To the northeast and northwest of the property is the existing Mary Catherine Estates Subdivision in the R-R Zone. To the southwest of the property are single-family residential uses in the R-E Zone.

An R-E-zoned rectangular lot wedges into the subject property in a perpendicular way along the frontage of Piscataway Road.

5. Revision to Condition 2: Condition 2 attached to the approval of Detailed Site Plan, DSP-02007 (PGCPB No. 02-73), governs elevation design of the architectural models in the subdivision. It reads as follows:

“All units shall have brick front elevation. No two units located next to or across the street from each other may have identical front elevations. No hipped roof is allowed in the development.”

The applicant requests to revise the above-noted condition to remove the last sentence regarding hipped roofs in the development, citing hardship as a major reason. (See attached letter, Lobel to Zhang, dated July 25, 2002.) The applicant agrees not to erect any houses with hipped roofs on lots 1, 10 and 15, which are located either immediately adjacent to the existing Mary Catherine Estates or directly fronting Piscataway Road.

Condition 2 of the previous approval was proposed based on a strict interpretation of the second condition of Zoning Map Amendment, A-9932, which rezoned the subject property from the R-E Zone to the R-R Zone in the 1993 Subregion V SMA. Zoning Map Amendment Condition 2 states:

“2. The style, quality and building materials (brick) of the houses shall be consistent with that of the houses in the adjacent area of Mary Catherine Estates.”

This condition requires that the houses proposed in DSP-02007 be reviewed for consistency with the houses in the adjacent area of the existing Mary Catherine Estates. The existing Mary Catherine Estates is a well-established, single-family detached subdivision. Houses in the subdivision are mainly two-story brick buildings with various architectural treatments, such as gabled and cross-gabled roofs, shuttered windows, pedimented entrance doors, decorative windows on gable wall, etc. No hipped roofs are found in the community. The above-discussed condition regarding roof design was proposed and approved by the Planning Board because roof pattern is one of the major visual elements in elevation design.

Mary Catherine Estates was recorded in 1968 and constructed during the 1970s. There have been many changes in the housing industry and changes and upgrades in residential architectural elements since then. The hipped roof is currently considered a value-added feature and provides variety that helps to enhance a community’s streetscape appeal. The staff believes that by limiting hipped roofs to the interior lots that do not directly abut the existing houses or front on Piscataway Road, the intent of the second zoning condition will be fulfilled.

6. Referral Comments: The subject application was referred to concerned agencies and divisions. Major referral comments are summarized as the following:
- a. The application was referred to the Permit Review Section. In a memorandum dated August 23, 2002, the staff cited applicable regulations of the *Zoning Ordinance*. No specific comments regarding roof design were made.
 - b. In a memorandum dated August 30, 2002, the Community Planning Division found no master plan issues with this application.

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 analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02007/01 to revise Condition 2 attached to the approval of Detailed Site Plan DSP-02007, Mary Catherine Estates. The new Condition 2 will read as follows:

- “2. All units shall have brick front elevation. No two units located next to or across the street from each other may have identical front elevations. ~~No hipped roof is allowed in the development.~~ No hipped roof is allowed on Lots 1, 10 or 15 in the development.”**

Underlining indicates new language

Italics and strikethrough indicate deleted language