

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-02029/02, Westin

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

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is a request to exempt Lots 1 and 32 of the Westin Subdivision from Condition 1 (m) of Planning Board Resolution PGCPB No. 02-202 because the houses on the two lots in question have been constructed without conforming to the requirements of Condition 1 (m).
2. **Location:** The Westin Subdivision site is located on the west side of Largo Road (MD 202), approximately 2,500 feet south of its intersection with MD 193. The ingress/egress for the subject site is located directly across from Waterfowl Way on the east side of MD 202, an entrance into the Perrywood development. Specifically, Lot 1 is located at 14101 Waterfowl Way and Lot 32 is located at 14104 Waterfowl Way, Upper Marlboro.
3. **Background:** The Westin Subdivision is a 26.54-acre residential development of 50 single-family detached houses in the R-R (Rural Residential) Zone. The Planning Board approved Preliminary Plan of Subdivision 4-01103 for this site on March 28, 2002 and Detailed Site Plan DSP-02029 on October 3, 2002. Condition 1 (m) in the Planning Board Resolution PGCPB No.

02-202 for approval of DSP-02029 has the following specific requirements for the end walls of the houses to be built on four lots:

- m. Lots 1, 31, 32, and 50 shall be identified as specialty lots with a large asterisk. The endwalls on these units most visible from the street shall be brick with at least three endwall features.**

The applicant, Patriot Homes, in a letter dated July 28, 2006 (Allen to Adams) explained that the three-end-wall feature note was missed at time of construction and that both lots had received final inspections by the County. The house constructed on Lot 1 has the required brick end wall but with only two windows, which is one feature less than the required three end wall features. The house constructed on Lot 32 has a stone veneer and only one window, which is two features less than the required three end wall features. The stone veneer is usually considered as equivalent to and a satisfactory substitute for the brick requirement. Pursuant to this condition, Lots 1 and 32 fail to meet the three-end-wall feature requirement. Lots 31 and 50 have been constructed in accordance with this requirement.

- 4. **Conformance with PGCPB No. 02-202:** The houses on Lots 1 and 32 have been constructed without the required end wall features and occupied by the respective owners. The applicant has prepared a supplemental landscaping plan in front of the two end walls to screen them from the adjacent streets. The supplemental tree plantings proposed for Lot 1 includes one Foster American Holly and one Pink Flowering Dogwood and shrub plantings include six Sargent Junipers, four Compact Japanese Hollies, six Little Princess Spireas and 10 Black Eyed Susan perennials. The supplemental tree plantings proposed for Lot 32 includes one Dark American Arborvitae and shrub plantings include six Compact Pfitzer Junipers, six Spirea Janonicas “Little Princess”, three Doublefile Viburnums and 15 Daylilies.

The Urban Design Section believes that the requirement for a certain number of features on the end walls that are visible from the street is intended to achieve a high quality design and development. The provision of additional landscape planting to screen the end walls in question from the public street is a constructive suggestion but does not address the fundamental intent of the Planning Board resolution.

- 5. The detailed site plan request to modify the applicability of Condition 1 (m), does not represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of

the Prince George's County Code, as required by Section 27-285. The Planning Board's previously approved Condition 1(m) requiring upgraded architectural treatment of the end walls facing public streets can be achieved without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use, and will contribute to the unified, harmonious use of materials and styles called for by site design guideline 27-274 (a)(10)(A).

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and DISAPPROVE the application.



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

DETAILED SITE PLAN

DSP-02029/02

<u>Application</u>	<u>General Data</u>
Project Name: Westin Location: Intersection of MD 202 and Waterfowl Way Applicant/Address: Lennar Company C/o Bob Allen 10211 Wincopin Circle, Suite 300 Columbia, MD 21044	Date Accepted: 12/22/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 7.53
	Zone: R-R
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 79
	Tier: Developing
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 203SE11

Purpose of Application	<u>Notice Dates</u>
Exempt Lots 1 and 32 of the Westin Subdivision from Condition 1 (m) of Planning Board Resolution PGCPB No. 02-202	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 10/12/2006
	Sign(s) Posted on Site and Notice of Hearing Mailed: 02/27/2007

Staff Recommendation		<u>Staff Reviewer: H. Zhang, AICP</u>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

