



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

Detailed Site Plan

DSP-03030-05

Application	General Data	
Project Name: Summerwood Location: East side of the intersection of Indian Head Highway (MD 210) and Pine Lane, approximately 1,500 feet south of Berry Road (MD 228). Applicant/Address: Lennar Corporation 10211 Wincopin Circle, Suite 300 Columbia, MD 21044	Planning Board Hearing Date:	06/17/10
	Staff Report Date:	06/02/10
	Date Accepted:	03/01/10
	Planning Board Action Limit:	Waived
	Plan Acreage:	116.60
	Zone:	R-R
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	84
	Tier:	Developing
	Council District:	09
	Election District	05
	Municipality:	N/A
	200-Scale Base Map:	222SW01

Purpose of Application	Notice Dates	
This case was heard by the Planning Board on June 10, 2010 and continued to the agenda date of June 17, 2010. Add six models to approved architecture.	Informational Mailing:	01/27/10
	Acceptance Mailing:	03/04/10
	Sign Posting Deadline:	05/04/10

Staff Recommendation		Staff Reviewer: Catherine Jones Phone Number: 301-780-2458 E-mail: Catherine.Jones@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-03030-05
Summerwood

Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the Rural Residential (R-R) Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-99038.
- c. The requirements of Detailed Site Plan DSP-03030, and revisions -01 through -04.
- d. The requirements of the *Prince George's County Landscape Manual*.
- e. Referral comments.

FINDINGS

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

- 1. **Request:** The request is exclusively an architectural revision to add six new house types to be built by the Lennar Corporation: the Windsor, the Connor Patrick, the Tyler Cameron, the Wentworth, the Princeton, and the Briarwood.

2. **Development Data Summary*:**

	EXISTING	APPROVED
Zone(s)	R-R	R-R
Use(s)	Residential	Residential
Acreage	116.6	116.6
Cluster net tract area	97.37	97.37
Area within existing 100-year floodplain	13.33	13.33
Area of slopes greater than 25%	5.90	5.90
Number of lots	160	160 (194 permitted)
Minimum lot area (square feet)	10,000	10,000 (10,000 permitted)
Number of flag lots	1	1

Other Development Data*

	REQUIRED	APPROVED
Cluster open space (acres)	60.28	60.28
Open space required to be outside of 100-year floodplain	40.02	40.02
Open space to be conveyed to HOA	60.28	60.28
Mandatory dedication	Fee-in-lieu	Fee-in-lieu

Cluster modifications*

	STANDARD	ALLOWED	APPROVED
Net lot coverage	25%	30%	30%
Lot width at building line (ft.)	100	75	75
Frontage along street (ft.)	70	50	50
Frontage along cul-de-sac (ft.)	60	50	50

*Development Data Summary, Other Development Data, and Cluster Modifications have been provided for informational purposes only. This data was previously approved under DSP-03030.

Proposed Architectural Model Data**

Model	Base Finished Area (sq. ft.)
Windsor	3,244
Connor Patrick	2,272
Tyler Cameron	2,166
Wentworth	2,515
Princeton	2,691
Briarwood	2,930

**The smallest unit previously approved is the George Mason, at 2,021 square feet.

3. **Location:** The site is located in Planning Area 84, Council District 9. More specifically, the property is located on the southeast side of Indian Head Highway (MD 210), approximately one mile south of its intersection with Berry Road (MD 228) in Accokeek.
4. **Surrounding Uses:** The subject property is surrounded by a mix of undeveloped land and single-family homes on large acreage parcels in the R-R and R-A (Residential-Agricultural) Zones. Adjoining the subject property to the southwest, along the Indian Head Highway service road, is a partially-developed area of commercial land use. The commercial property adjoining to the southwest is in the C-M (Miscellaneous Commercial) Zone. The areas beyond the subject property, southeast of the Southern Maryland Electric Cooperative (SMECO) power line right-of-way, are in the R-A Zone.
5. **Previous Approvals:** The subject site has a Preliminary Plan of Subdivision 4-99038 (including a Type I Tree Conservation Plan, TCPI/27/99) known as Summerfield Cluster, which consists of a 116.6-acre parcel of land for 160 lots and 8 parcels, and was approved by the Planning Board on November 18, 1999 (PGCPB Resolution No. 99-212), subject to 13 conditions. The site also has an approved Stormwater Management Concept Plan, 8005200-1999-01.

Detailed Site Plan DSP-03030 was approved by the Planning Board on October 30, 2003 for 159 single-family detached houses in the R-R Zone. On March 22, 2004, the District Council elected to review this case. On May 18, 2004, the District Council voted to remand the case to the Planning Board in accordance with Section 27-290 of the Zoning Ordinance in order to allow all interested persons to become parties of record, to examine lot sizes, lot and community design buffering and screening of the site, and other matters.

Since the initial approval of DSP-03030, four revisions have been approved at Planning Director level. Detailed Site Plan DSP-03030/01 added architecture: Chesapeake, Derbyshire, Exeter, Fairfax II, Georgetown, Langford, and Potomac, to be constructed by Lennar (aka US Homes) and models: Annapolis, Easton, Huntington, Laurel, Lexington, Manchester (Kensington), Montgomery, and Wellington, to be constructed by Chesapeake Custom Homes. Detailed Site Plan DSP-03030/02 added the Abraham Clarke, Molly Pitcher, Lafayette, and Francis Scott Key house models to the approved architecture. Detailed Site Plan DSP-03030/03 added four entrance signs on homeowners association (HOA) land along Caskadilla Lane, Castle Creek Lane, and Summerwood Lane. Detailed Site Plan DSP-03030/04 added the Alexander, Ashbury, Bainbridge, Baldwin, Cambridge, Canterbury, Preston, and Westfield house models to the approved architecture for the project.

6. **Design Features:** The previously approved site plan proposes construction of 160 single-family detached houses on a strip of land between Indian Head Highway (MD 210) and Clinton/Manning Road. On-site environmental features such as steep slopes and 100-year floodplain divide the site into three distinct pods. Two smaller pods with a total of 46 lots will be accessed through the Indian Head Highway's service road; while the larger pod, with a total of 114 lots, will be accessed by Clinton/Manning Road to the east. A 110-foot-wide SMECO easement bisects the southern part of the largest pod. Culs-de-sac and loops dominate the internal street pattern. The proposed 160 single-family detached houses are arranged along both sides of the internal streets.

Three tot lots are proposed. Tot Lot C is enhanced with sitting and a picnic area. An internal trail system of approximately 3,840 linear feet is also proposed within the HOA land that will link all three residential pods. Preliminary Plan of Subdivision 4-99038 requires one pre-teen lot and two

tot lots. Approximately 66 of the 160 approved lots have been built upon to date. Two tot lots have also been built. Construction of the pre-teen lot, the picnic area, the sitting area and the internal trail system will be complete prior to the issuance of the 160th building permit.

The applicant is requesting the addition of six, two-story, single-family detached house types to the previously approved architecture. The new architecture includes a diversity of standard and optional features that should enhance the appearance of the neighborhood. The models are mainly of traditional architectural style with varied roof patterns and decorative elements. Each unit features optional stoops and porches. Each model has a two-car, front-load garage as a standard feature, with options for side-loaded garages, and is finished with either standard vinyl siding or brick veneer. The garage doors have been upgraded and include inset patterns, glass, single and double doors, and a variety of headers. The range of base finished floor area on the units approved by the original DSP was 2,021 to 3,640 square feet. The applicant is currently proposing units that range from 2,166 to 3,244 square feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed single-family detached dwellings are a permitted use in the R-R Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
8. **Preliminary Plan of Subdivision 4-99038:** Preliminary Plan of Subdivision 4-99038 was approved by the Planning Board on November 18, 1999, subject to 13 conditions. None of these conditions is applicable to this revision as it is strictly to add new house types and will not affect the layout of the subject property. All other permit-related conditions will be enforced at the time of permit issuance.
9. **Detailed Site Plan DSP-03030 and Revisions 1 through 4:** The subject application has been reviewed for compliance with the architecture-related conditions of DSP-03030. Detailed Site Plan DSP-03030 was approved by the Planning Board on October 30, 2003 for 159 single-family detached houses in the R-R Zone. On May 18, 2004, the District Council voted to remand the case to the Planning Board. The final amended resolution for DSP-03030 carried several architectural conditions that are applicable to this revision. (Four revisions to DSP-03030 were approved at Planning Director Level, primarily for the addition of new architectural types and builders, and did not include any conditions. Detailed Site Plan DSP-03030/03 was approved for signage. There have been no changes to the site plan approved in DSP-03030 through these revisions.) The conditions relating to architecture approved with DSP-03030 are discussed below.
 1. h. **Add a note on the house template sheet and a detailed site plan note indicating that no more than 10 percent of the homes in Summerwood shall have a floor area of less than 2,400 square feet.**

Comment: The smallest house model approved by DSP-03030 was 2,021 square feet. No architecture is proposed with this revision that is smaller than 2,021 square feet. Research indicates that, as of the writing of this report, the applicant has built-out 66 units, or 41.25 percent of the total units approved (160) under DSP-03030. This condition has been met, but will be carried forward to ensure that the new architecture will conform to this condition.

1. j. Show side-loading garages on the following nine lots: Lots 51, 76, 77, 89, 90, 97, and 106, Block A; and Lots 24 and 25, Block C.

Comment: No revision to the layout of the development has been submitted with the subject application. Side-loading garages are provided for these lots in conformance with previous approvals. This condition will be carried forward to the subject application.

The following breakdown of the sizes of the units already constructed are as follows:

Built Unit Size Range	Number of Built Units in Size Range	Percent of Built Units in Size Range (66)
< 2400* SF	1	1.5%
2000-2500 SF	3	4.5%
2500-3000 SF	12	18.2%
3000-3500 SF	18	27.3%
3500-4000 SF	18	27.3%
4000-4500 SF	15	22.7%

- 3. The Recreational Facilities Agreement shall include the following phasing of the construction of the proposed recreational facilities:**
- a. Prior to the issuance of the 46th building permit, the construction of Tot Lot A shall be completed.**
 - b. Prior to the issuance of the 112th building permit, the construction of Tot Lot B shall be completed.**
 - c. Prior to the issuance of the 160th building permit, the construction of Pre-Teen Lot, the picnic area, the sitting area and the internal trail system shall be completed.**

Comment: The applicant has built 66 units to date. Research indicates that Tot Lots A and B have been built. The applicant has not reached the threshold for Tot Lot C, the pre-teen lot.

4. Prior to issuance of any building permits for the affected lots, the acoustic measures to be used to further abate noise intrusion to achieve an indoor noise level below 45 dBA for Lots 1,12, Block B, and Lots 14, 15, 16, 24, 25, 36, Block C, shall be shown on the architectural plans and be certified by an qualified acoustic professional.

Comment: The units on Lots 14, 15, 16, 24, 25, and 26, Block C, have been built. Lot 12, Block B, has also been constructed in accordance with this standard. The only remaining unbuilt lot to which this condition will apply is Lot 1, Block B. This condition has been carried forward in this detailed site plan to ensure that the new architecture will conform to this condition.

5. **No two units located next to or directly across the street from each other may have identical front elevations.**

Comment: The addition of six new house types, each with varied elevations, should create more diversity among the façades available. This condition has been carried forward as a condition of approval of this detailed site plan.

6. **The side elevations of houses on Lots 1, 42, 43, 59, 60, 114, Block A; Lots 1, 12, Block B; and Lots 1, 6, 7, 34, Block C, which are facing either a heavily traveled public right-of-way or an outdoor play area, shall have a minimum three architectural features in a balanced composition.**

Comment: The architecture submitted conforms to the standard above and would be suitable for placement on such lots. Block B, Lot 1 has not been built. Lot 12 conforms to this standard. In Block C, the units on Lots 1, 6, 7, and 34 have been built and conform to this standard. In Block A, the units on Lots 1, 42, 43, 59, 60, and 114 have not been built. This condition has been carried forward as a condition of approval of this detailed site plan.

8. **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.**

Comment: The applicant has stated that this condition has been met previously and will continue to be met. This condition will be carried forward in the recommendation section of this report.

9. **The developer, his heirs, successors and/or assignees shall make full disclosure to the prospective homeowners of the lots that are adjacent to the SMECO easement of the existence of a Section 4.7 bufferyard on their lots. A note to that effect shall be placed on all approved plans.**

Comment: This note could not be located on submitted plans. A condition of approval has been added to require this note on all plans. This condition will be carried forward in the recommendation section of this report.

13. **Prior to issuance of the 100th building permit, the applicant shall satisfy one of the following alternatives.**

- a. **Contribute \$50,000 ("Contribution") to a local community organization to be used to facilitate the use of an existing community meeting facility or a community meeting facility then under construction ("Facility") by local community groups, including the Summerwood HOA and the ADRDC. The Contribution is intended to facilitate completion and use of the Facility by paying for such items as furniture, furnishings, equipment and maintenance of the Facility and to subsidize the use of the Facility by the Summerwood HOA and the ADRDC. (In the event that the Contribution is made, Lot 85 of the Summerwood Subdivision shall be developed with a single family dwelling as shown on Exhibit 1.)**
- b. **The applicant shall apply for a building permit for a 1,200-square-foot Summerwood community meeting building ("Community Meeting**

Building”) on Lot 85 in the Summerwood Subdivision, as shown on Exhibits 2a and 2b. Construction of the Community Meeting Building shall be completed prior to the issuance of the 140th building permit for the Summerwood Subdivision.

Comment: The donor has elected to satisfy the first alternative of the condition by payment of the contribution of \$50,000 to the Prince George’s County Memorial Library System (PGCMLS). This condition has been met.

14. All houses shall have a front façade predominantly of brick, stone, or stucco, and those 22 houses on the corner lots of two roadways shall have predominantly brick, stone, or stucco on the front and two side elevations.

Comment: The architectural elevations submitted have the appropriate options to allow them to be built on these lots. This condition has been carried forward as a condition of approval of this detailed site plan.

10. **Prince George’s County Landscape Manual:** The proposed development is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Residential Development from Streets; and Section 4.7, Buffer Incompatible Uses, of the *Prince George’s County Landscape Manual*. The subject detailed site plan is a revision to architecture only. There are no proposed changes to the layout or landscaping of the subject property.
11. **Woodland Conservation and Tree Preservation Ordinance:** The property is subject to the provisions of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance because the entire site is more than 40,000 square feet in area and contains more than 10,000 square feet of woodland. A Type II Tree Conservation Plan, TCPII/126/03, was approved with DSP-03030. There are no proposed changes to the TCPII or layout of the site as this is strictly an architectural revision.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Accokeek Development Review District Commission (ADRDC):** The subject site plan has been referred to the Accokeek Development Review District Commission (ADRDC) for comments because the subject site is located within the Accokeek Development Review District. In a memorandum dated July 15, 2009, the ADRDC indicated that they had met with the applicant and reviewed three new house types, the Briarwood, the Princeton, and the Windsor models, and had no objections.

A second referral was sent on March 22, 2010 to review three additional house types: the Wentworth, the Tyler Cameron, and the Connor Patrick. The ADRDC has indicated that they have no objections to the additional models.
13. As required by Section 27-285(b), 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-03030-05, Summerwood, subject to the conditions below. Several of the proposed conditions below appear to have been met in this revision, but will be carried forward as conditions of approval to ensure that the new architecture will conform to these standards.

1. Prior to signature approval, the following revisions shall be made or information provided:
 - a. Add a note on the house template sheet and a detailed site plan note indicating that no more than 10 percent of the homes in Summerwood shall have a floor area of less than 2,400 square feet.
 - b. Show side-loading garages on the following nine lots: Lots 51, 76, 77, 89, 90, 97, and 106, Block A; and Lots 24 and 25, Block C.
 - c. No two units located next to or directly across the street from each other may have identical front elevations.
 - d. The side elevations of houses on Lots 1, 42, 43, 59, 60, and 114, Block A; Lots 1 and 12, Block B; and Lots 1, 6, 7, and 34, Block C, which are facing either a heavily traveled public right-of-way or an outdoor play area, shall have a minimum three architectural features in a balanced composition.
 - e. All houses shall have a front façade predominantly of brick, stone, or stucco, and those 22 houses on the corner lots of two roadways shall have predominantly brick, stone, or stucco on the front and two side elevations.
2. Prior to the issuance of any building permits for the affected lots, the acoustic measures to be used to further abate noise intrusion to achieve an indoor noise level below 45 dBA for Lots 1 and 12, Block B, and Lots 14, 15, 16, 24, 25, and 36, Block C, shall be shown on the architectural plans and be certified by a qualified acoustic professional.
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.
4. The developer, his heirs, successors, and/or assignees shall make full disclosure to the prospective homeowners of the lots that are adjacent to the Southern Maryland Electric Cooperative (SMECO) easement of the existence of a Section 4.7 bufferyard on their lots. A note to that effect shall be placed on all approved plans.