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Detailed Site Plan

DSP-04010-02

Application	General Data	
Project Name: Hunter's Ridge Location: Northwest quadrant of the intersection of Landover Road (MD 202) and 75th Avenue. Applicant/Address: K. Hovnanian Homes 1802 Brightseat Road Hyattsville, MD 20785	Planning Board Hearing Date:	06/03/10
	Staff Report Date:	05/25/10
	Date Accepted:	04/27/10
	Planning Board Action Limit:	07/06/10
	Plan Acreage:	24.53
	Zone:	R-18
	Dwelling Units:	323
	Gross Floor Area:	N/A
	Planning Area:	72
	Tier:	Developed
	Council District:	05
	Election District	20
	Municipality:	N/A
	200-Scale Base Map:	204NE06

Purpose of Application	Notice Dates	
Revision to add two new architecture types for 323 units.	Informational Mailing:	03/18/10
	Acceptance Mailing:	04/26/10
	Sign Posting Deadline:	05/04/10

Staff Recommendation		Staff Reviewer: Catherine Jones	
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-04010-02
Hunter's Ridge

The 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.

EVALUATION

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

- a. The requirements of County Council Bill CB-58-2001, Residential Revitalization Legislation.
- b. The requirements of previous approvals, Detailed Site Plans DSP-04010 (PGCPB Resolution No. 05-58) and its first revision, DSP-04010/01 (PGCPB Resolution No. 08-91).
- c. The requirements of the R-18 Zone (Multifamily Medium Density Residential) and the Prince George's County Zoning Ordinance.
- d. The requirements of the *Prince George's County Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- f. Referrals.

FINDINGS

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

- 1. **Request:** The subject application requests approval of two single-family attached house types to be added to the previously approved architectural types for 323 lots within the Hunter's Ridge development.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-18	R-18
Use(s)	Vacant	Single Family Attached Residential
Acreage	24.53	24.53
Total number of units	0	323
20-foot-wide models	-	143
16-foot-wide models	-	180

Other Development Data

Architectural Data	Base Finished Area (Sq. Ft.)	Number of Elevations
Adams	1,696	3
Fitzgerald	1,302	3

PARKING	REQUIRED	PROPOSED
16-foot Townhouse	(2.04 x 180) (368 – 30%) 257 spaces	(1 driveway + 1 garage per unit) 360 spaces
20-foot Townhouse	(2.04 x 143) (292 – 30%) 204 spaces	(1 driveway + 1 garage per unit) 286 spaces
On-Site Surface	-	-
Parallel	-	99 spaces
Standard Parking	-	4 spaces
Handicap Spaces*	2 spaces	14 spaces
Total Spaces	461 spaces	763 spaces

*All handicap spaces are van accessible.

COMPARISON OF R-18 ZONE REQUIREMENTS AND POST-REHABILITATION CONDITIONS

Zoning Regulation	R-18 Zone Requirements	Conditions after
Minimum Lot Size (Sq. Ft.)	16,000	1,068,367 (24.53 acres)
Maximum Lot Coverage (%)	30	58
Green Space (%)	70	42
Lot Width/Frontage (Ft.)	125	N/A
Front Yard (Ft.)	33 (max.)	15 (min.)
Side Yard (Ft.)	33/13 (max.)	N/A
Rear Yard (Ft.)	33 (max.)	N/A
Building Height (Ft.)	40	45 (max.)
Distance Between Buildings (Ft.)	50 Plus 2 above 36 ft. or 58 (max.)	18 (min.)
Density (Du/Ac)	12 (24 existing)	13.16

3. **Location:** The subject property is located in the northwest quadrant of the intersection of Landover Road (MD 202) and 75th Avenue, inside the Capital Beltway (I-95/495), in Planning Area 72, and Council District 5.
4. **Surrounding Uses:** The subject property is surrounded by a mix of developed land in the I-1 (Light Industrial), R-18 (Multifamily Medium Density Residential), C-S-C (Commercial Shopping Center), and C-O (Commercial Office) Zones. Adjoining the subject property to the west is property in the I-1 Zone and to the north is Beall's Pleasure, Historic Site 72-2, which is also individually listed in the National Register of Historic Places (1979). The site is bounded on the south side by the right-of-way of Landover Road (MD 202) and on the east side partially by the right-of-way of 75th Avenue and partially by properties in the C-O and C-S-C Zones. Further east across 75th Avenue is a larger property in the R-18 Zone, which has been redeveloped with multifamily dwelling units.
5. **Previous Approvals:** Per documents provided by the applicant, the subject property was improved with 594 multifamily apartment units in the 1960's. The 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity (Planning Area 72)* retained the property in the R-18 Zone. On February 25, 2005, the Planning Board (through PGCPB Resolution No. 05-58) approved a residential revitalization detailed site plan for this site for 308 residential condominium units. On June 5, 2008, the Planning Board approved the first revision to the detailed site plan (DSP-04010/01) which was subsequently approved by the District Council on October 27, 2008. The site also has an approved Stormwater Management Concept Plan, 16527 2004 01, which will be valid through March 21, 2011.
6. **Design Features:** Detailed Site Plan DSP-04010 was previously approved to permit the removal of 27 existing multifamily apartment buildings, with a total of 594 units and one swimming pool, and replace them with 52 new buildings in the form of normal townhouse buildings. The site is consistent with the layout that was approved in DSP-04010 and the changes approved in DSP-04010/01.

The site layout remains the same as in the previous approval. It is organized in a grid street pattern around a centrally-located, cross-shaped linear green with the long axis running north to south and the short axis running east and west. In the middle of the cross is a proposed fountain flanked on the east and west sides by trellises. Within the linear green areas, various active recreational features, such as exercise stations and sculpture areas for children, and passive recreational areas, such as sitting areas, have been proposed. Additional trellises are also shown on both ends of the long axis of the central green. A geometrically shaped green open space terminates the north/south green axis. A loop street further extends from the green open space to the secondary entrance area that is accessed from 75th Avenue. The other access to the site is from Landover Road (MD 202), which is the main entrance.

Two townhouse models with a frontage width of 16 and 20 feet, respectively, have been proposed in addition to previously approved architecture for the development. Each townhouse model has a one or two-car garage as a standard feature. The models are a traditional-architectural style with varied roof patterns and decorative elements. The proposed buildings will be finished with a combination of standard vinyl siding and brick veneer. The base finished living area of each model, as indicated in the architectural model data table, varies from 1,302 to 1,696 square feet. The previously approved conditions for architecture have been met by the two proposed townhouse types.

There is no revision to previously approved signage with this application.

7. **County Council Bill CB-58-2001, Residential Revitalization Legislation and Zoning**

Ordinance: The subject application has been reviewed for compliance with the requirements in CB-58-2001 and the site plan design guidelines of the Zoning Ordinance. The proposed addition of two new architectural units will have no effect on previous findings of conformance with these requirements.

- a. The subject application is in conformance with the requirements of Section 27-441, Uses Permitted, of the Zoning Ordinance which governs permitted uses in residential zones. The proposed revitalization project, as shown on the detailed site plan, is a permitted use in the R-18 Zone.
- b. Per Section 27-445.09, Residential Revitalization, (c) Findings, in approving a residential revitalization project, the Planning Board shall find that the project:

(1) Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;

Comment: The proposed addition of two new architectural units will have no effect on previous findings. The development will replace an obsolete, vacant, multifamily residential district (which has now been razed) with new buildings. The existing parking spaces and other site features have been razed and will be replaced with new improvements, including landscaping and many on-site amenities. The proposed 323 townhouses consist of 180, 16-foot frontage units and 143, 20-foot frontage units. The interior of the units will be furnished in accordance with current interior decoration standards and equipped with current household appliances. One existing access point along Landover Road (MD 202) will be closed and the other access will be improved as the main entrance to the site. An additional access point off 75th Avenue has been proposed on the plan. The proposed revitalization will also reduce the density on the site by approximately 50 percent, from the existing 24 units per acre to approximately 13 units per acre. The physical quality of the site will be greatly improved upon the completion of the revitalization project.

(2) Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;

Comment: The proposed addition of two new architectural units will have no effect on previous findings. The proposed buildings, in the form of normal townhouse units, show a strong urban-residential architectural character. The proposed building mass, in general, is scaled down dramatically from the previous apartment buildings and is more compatible with the only residential building in the vicinity (to the north of the site). The open frontage of the proposed development along both Landover Road (MD 202) and 75th Avenue improves the contextual relationship between the subject property and the surrounding neighborhood through visually-attractive, quality residential design and the augmentation of existing landscaping. Many new architectural details, such as an optional entrance porch, railed balcony, and brick veneer base for each building, will improve the buildings' scale and curb appeal. Additional landscaping, such as the centrally located linear green open space, and site improvements, such as pole-mounted street lighting, on-site recreational facilities, and ornamental perimeter iron fencing, are improvements to the current site conditions.

Architectural elevations have been submitted for each unit included in the subject proposal. Staff is recommending that, prior to signature approval, the applicant provide exemplar sticks of model townhouse buildings to be evaluated by staff as a designee of the Planning Board.

(3) Serves a need for housing in the neighborhood or community;

Comment: The proposed renovation will provide 323 townhouses with two types of units of various frontage widths. At the time of DSP-04010 approval in 2005, the Prince George's County Department of Housing and Community Development provided comments indicating that the subject application is in conformance with the county's Housing and Community Development Consolidated Plan. The quality and safety features of this project will be highly beneficial to the neighborhood, thus the project will continue to serve the housing needs of the community, but in a much better way.

(4) Benefits project residents and property owners in the neighborhood;

Comment: The previously existing apartments were vacant and had been a nuisance for the neighborhood. The revitalization will remove the nuisance from the neighborhood and introduce high-quality housing. The proposed project will greatly benefit property owners in the neighborhood and provide new housing opportunities to residents in the county.

(5) Conforms with the housing goals and priorities as described in the current Housing and Community Development Consolidated Plan for Prince George's County; and

Comment: Community building and revitalization are key to housing and community development activities in Prince George's County. At the time of DSP-04010 approval, the Planning Board found that the proposed revitalization project conforms to the housing goals and priorities of the current Housing and Community Development Consolidated Plan according to a memorandum from the Department of Housing and Community Development. Among six goals and priorities of the consolidated plan, the proposed project specifically meets four of them that are applicable to this detailed site plan. The revitalization will be a special housing reinvestment in an Inner-Beltway community. It will develop a range of housing for residents including, but not limited to, families and persons with disabilities. It will build and restore a vibrant community by creating safe neighborhoods where people want to live and improve the quality of life for all residents by reducing concentration of inferior, low-value housing units in the community.

(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable master plan.

Comment: The 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity* retained the property in the R-18 Zone. According to a review by the Community Planning Division, the subject application is also consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier and conforms to the land use recommendations of the master plan for urban land use. The master plan also recommends placing a high priority on continual rehabilitation of existing old living areas through both public and private actions.

8. **Conformance with the requirements of previously approved Detailed Site Plans DSP-04010 and DSP-04010-01:** The Planning Board approved DSP-04010 on February 24, 2005 with six conditions. The District Council affirmed the Planning Board's approval on July 11, 2005 with three additional conditions. A discussion of the conditions prescribed in the Council Order of approval for the subject site follows.

1. f. Add a brick elevation tracking table to the site plan

Comment: This condition was met at the time of the approval of DSP-04010. The current proposal includes a brick-tracking table on the site plan in conformance with this condition.

1. h. Provide details for an entrance feature that notes the historic status of Beall's Pleasure. The design shall be reviewed and approved by the Historic Preservation and Public Facilities Planning Section.

Comment: Research into the previously approved case file, DSP-04010, indicates that this condition was met at the time of signature approval of DSP-04010. The current proposal is to add architecture only. The appropriate, previously approved signage has been included in this proposal in conformance with this condition.

1. i. Revise the rear architectural elevation of the building in the southeast corner of the subject site, partially visible from Landover Road (MD 202), to include additional window and trim treatment, similar to the treatments of the front and highly-visible side elevations.

Comment: A note reflecting this condition was added to the general notes on the previously approved plan prior to certification. This note has been included, on the site plan, in the current proposal in conformance with this condition.

1. k. Insert a site plan note, as follows: At least 60% of townhouse units shall have a full front façade of brick (excluding gables, bay windows, trim, and doors). At least 60% of the stacked townhouse units shall have brick finish on the front elevations.

Comment: The appropriate note was placed on the site plans prior to signature approval of DSP-04010. This note has been maintained in the current revision in conformance with this condition.

5. All condominium and townhouse units directly visible (by unbroken line of sight) from MD 202 shall have brick or stone on visible front (or rear) façades and on all sides which face or stand at an angle less than 90 degrees from the MD 202 right-of-way. The 10 condominium units and the 14 townhouse units that are oriented toward Landover Road (MD 202), as well as the 12 townhouses that are oriented toward 75th Avenue, as shown on Staff Exhibit A, shall have full front brick façades.

Comment: A note reflecting this condition was added to the general notes on the previously approved plan prior to certification. This note has been included, on the site plan, in the current proposal in conformance with this condition.

6. **The condominium units and the townhouse units shown on Staff Exhibit A are designated as high-visibility units. The side elevations of the high visibility units shall consist of one story of brick and a minimum of two architectural features, in a balanced composition, as shown on the submitted architectural elevations.**

Comment: This note was added to the general notes of DSP-04010, prior to signature approval of the site plan, and has been maintained in the current proposal for architecture.

7. **Before certification of the Detailed Site Plan, and before recording of the final plat, both site plan and final plat shall have the following note added, in a place where it is clearly legible:**

“This Detailed Site Plan [or “This Final Plat”] has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval.”

Comment: The subject application has a final plat on record. Both the final plat and current site plan contain this note. This condition has been met previously.

8. **The applicant shall provide regular shuttle bus service for residents to Metrorail.**

Comment: The subject proposal conforms to the previously approved plan. A note reflecting this condition is included on the current site plan. This condition has been met.

9. **No buildings shall stand more than five stories high.**

Comment: The proposed townhouses are three stories in height. No buildings are higher than five stories. This condition has been met.

The first revision to DSP-04010 was heard by the Planning Board on June 5, 2008 and affirmed by the District Council on October 27, 2008 with three conditions.

1. c. **At least 60 percent of the townhouses shall have brick front elevations, where the structure permits.**

Buildings 1, 2, 3, 35, 36, 39, 40, 44, and 45 shall have brick front elevations and the side elevations of the end units in those building shall have at least one story of brick finish and three, balanced architectural features.

The side elevations of Unit A, Building 43; Unit A, Building 41; Unit F, Building 5; Unit F, Building 6; Unit A, Building 7; Unit A, Building 8, and Unit A, Building 9 shall have at least one story of brick finish and three balanced architectural features.

Comment: A general note reflecting this condition was added to the site plan prior to signature approval of DSP-04010/01. This note has been maintained in the current revision in conformance with this condition.

1. f. **Provide two shuttle bus stops on the site plan. Both bus stops shall have a shelter, constructed in accordance with the standards of the Department of Public Works and Transportation.**

Comment: A note was added to the site plan to reflect this condition prior to signature approval of DSP-04010/01. This note has been included in the current site plan in conformance with this condition.

1. h. **Provide upgraded treatment for garage doors for all units located in Buildings 1, 2, 3, and 9 (fronting Route 202), and Unit F in Building 5; Units F in Building 6; Unit A in Building 7; and Unit A in Building 8, to be reviewed and approved by the Urban Design Section. Such upgraded treatment may include decorative windows, a decorative panel pattern, or other treatments that provide visual details and interest.**

Comment: This condition was added to the site plan as a general note prior to signature approval of DSP-04010/01. This note has been maintained on the current site plan in conformance with this condition. The applicant has provided an additional note at staff's request that reads:

“Upgraded garage doors were approved in DSP-04010/01. If the KHovnanian units are built, they will include this feature.”

This condition has been met.

9. **Conformance with the requirements of the *Prince George's County Landscape Manual*:** The proposed residential revitalization is not exempt from the requirements of the applicable sections of the Landscape Manual because the proposed development is to demolish all existing buildings and parking and replace them with new buildings, parking, landscaping, and other site amenities. However, per Section 27-445.09(b)(6) (CB 58-2001), the renovation project shall comply with the requirements of the Landscape Manual to the extent that is practical.

The subject application conforms to the previously approved landscape and lighting plan. No changes to the landscape have been proposed. The subject request is strictly architectural.

10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows.
 - a. **Historic Preservation Section**—The Historic Preservation Section did not respond to the referral request at the time of this writing.
 - b. **Community Planning Division**—In a memorandum dated October 30, 2009, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and conforms to the land use recommendations of the 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity (Planning Area 72)* for urban land use.
 - c. **Subdivision Review Section**—In a memorandum dated March 10, 2010, the Subdivision Review Section indicated that the property is the subject of Record Plat REP 214 @ 33, recorded in land records on August 1, 2006. As the subject proposal is to add new architecture only, there are no subdivision issues at this time.
 - d. **Permit Review Section**—In a memorandum dated November 16, 2009, the Permit Review Section stated that the site is in conformance with previously approved plans and the Zoning Ordinance.

11. As required by Section 27-285(b) of the Zoning Ordinance, 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-04010-01 for Hunter's Ridge, subject to the following conditions. Condition 2 below includes provisions from previous approvals that have been carried forward to ensure that the architecture approved with this revision will continue to meet the same standards that were previously approved for other architecture in this development.

1. Prior to signature approval of this detailed site plan, the builder shall provide elevations for proposed model townhouse sticks to be evaluated by the staff of the Urban Design Section as designee of the Planning Board.
2. Prior to signature approval, the following revisions shall be made or information provided:
 - a. Add a brick-elevation tracking table to the site plan.
 - b. Provide details for an entrance feature that notes the historic status of Beall's Pleasure. The design shall be reviewed and approved by the Historic Preservation and Public Facilities Planning Section.
 - c. Revise the rear architectural elevation of the building in the southeast corner of the subject site, partially visible from Landover Road (MD 202), to include additional window and trim treatment, similar to the treatments of the front and highly-visible side elevations.
 - d. Insert a site plan note, as follows: "At least 60% of townhouse units shall have a full front façade of brick (excluding gables, bay windows, trim, and doors)."
 - e. All townhouse units directly visible (by unbroken line of sight) from MD 202 shall have brick or stone on visible front (or rear) façades and on all sides which face or stand at an angle less than 90 degrees from the MD 202 right-of-way. The townhouse units that are oriented toward Landover Road (MD 202), as well as the 12 townhouses that are oriented toward 75th Avenue, as shown on Staff Exhibit A, shall have full front brick façades.
 - f. The townhouse units shown on Staff Exhibit A are designated as high-visibility units. The side elevations of the high visibility units shall consist of one story of brick and a minimum of two architectural features, in a balanced composition, as shown on the submitted architectural elevations.

- g. Before certification of the detailed site plan, and before recording of the final plat, both the site plan and final plat shall have the following note added, in a place where it is clearly legible:

“This Detailed Site Plan [or “This Final Plat”] has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval.”
 - h. The applicant shall provide regular shuttle bus service for residents to Metrorail.
 - i. No buildings shall stand more than five stories high.
 - j. At least 60 percent of the townhouses shall have brick front elevations, where the structure permits.
 - k. Buildings 1, 2, 3, 35, 36, 39, 40, 44, and 45 shall have brick front elevations and the side elevations of the end units in those building shall have at least one story of brick finish and three balanced architectural features.
 - l. The side elevations of Unit A, Building 43; Unit A, Building 41; Unit F, Building 5; Unit F, Building 6; Unit A, Building 7; Unit A, Building 8; and Unit A, Building 9 shall have at least one story of brick finish and three balanced architectural features.
 - m. Provide two shuttle bus stops on the site plan. Both bus stops shall have a shelter, constructed in accordance with the standards of the Department of Public Works and Transportation.
 - n. Provide upgraded treatment for garage doors for all units located in Buildings 1, 2, 3, and 9 (fronting MD 202), and Unit F, Building 5; Unit F, Building 6; Unit A, Building 7; and Unit A, Building 8, to be reviewed and approved by the Urban Design Section. Such upgraded treatment may include decorative windows, a decorative panel pattern, or other treatments that provide visual details and interest.
3. Prior to signature approval, add a note to all plans approved with this revision that states that all previous conditions of approval related to architecture for previously approved unit types by other builders, and site conditions as related to architecture shall apply to the K. Hovnanian units approved with this revision.