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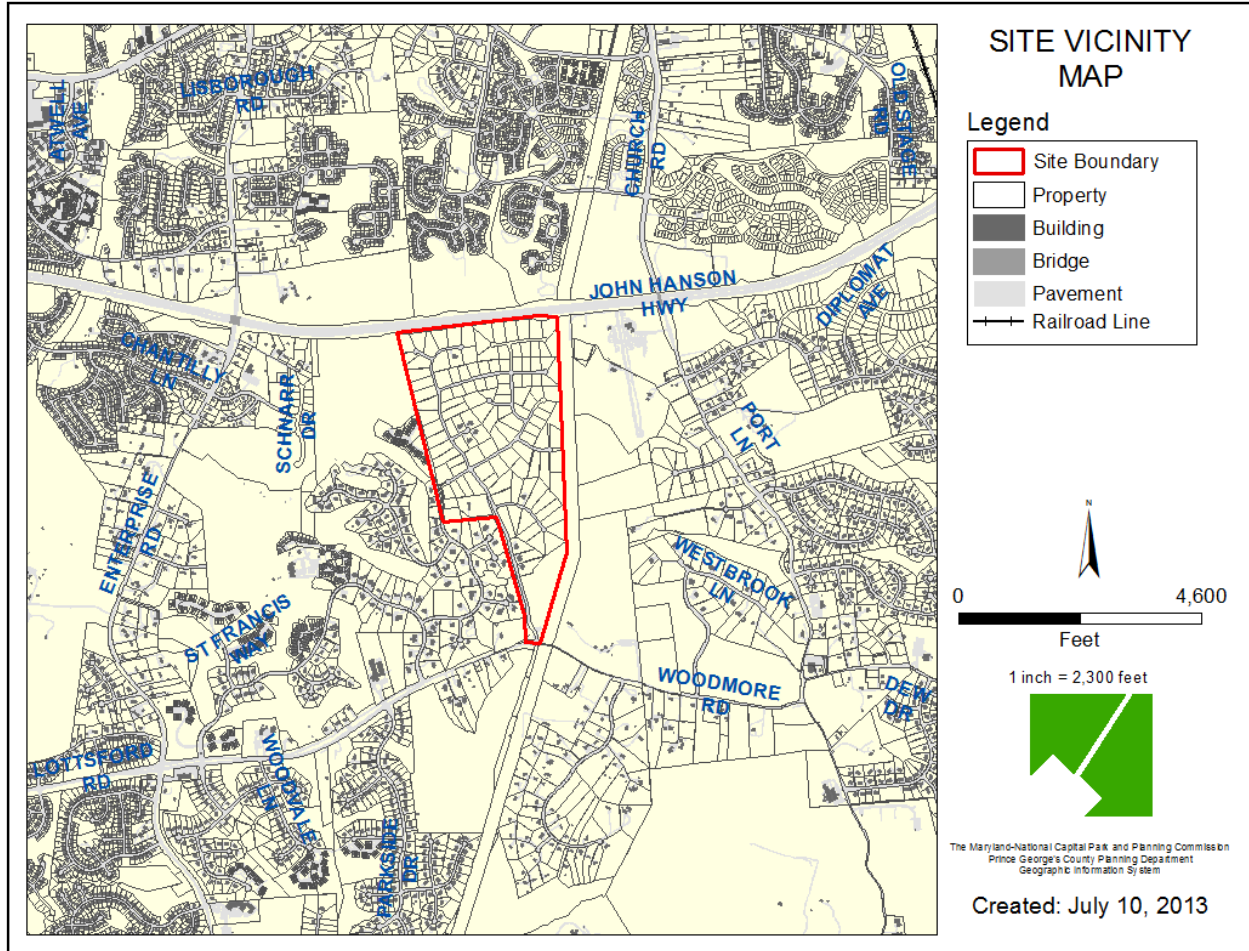
Detailed Site Plan

DSP-04040-06

Application	General Data	
Project Name: Waterford Location: North side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road. Applicant/Address: Stanley Martin Homes 11111 Sunset Hills Road, Suite 200 Reston, VA 20190	Planning Board Hearing Date:	01/09/14
	Staff Report Date:	12/23/13
	Date Accepted:	10/17/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	261.19
	Zone:	R-A
	Dwelling Units:	126
	Gross Floor Area:	N/A
	Planning Area:	74A
	Tier:	Developing
	Council District:	06
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	205NE11

Purpose of Application	Notice Dates	
Review of building architecture for Lot 99, Block A, in accordance with Condition 20 of the District Council Order for DSP-04040.	Informational Mailing:	07/18/13
	Acceptance Mailing:	10/08/13
	Sign Posting Deadline:	12/10/13

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@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-04040-06
Waterford

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 in the Residential-Agricultural (R-A) Zone.
- b. The requirements of Detailed Site Plan DSP-04040.
- c. The requirements of Preliminary Plan of Subdivision 4-03111.
- d. The requirements of the 2010 *Prince George's County Landscape Manual*.
- e. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- g. Referrals.

FINDINGS

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

1. **Request:** The subject application is for approval of building architecture for Lot 99, Block A, in accordance with Condition 20 of the District Council Order for Detailed Site Plan DSP-04040.

2. **Development Data Summary:**

Previously approved for Waterford

Zone(s)	R-A
Use(s)	Residential
Acreage	261.19
Net tract area	232.56
Area within 100-year floodplain	28.63
Lots	126 lots and 4 parcels
Dwelling Units:	
Detached	126
Minimum Lot Area	43,560 sq. ft.*

*Due to the use of varying lot size provisions.

3. **Location:** The site is in Planning Area 74A, Council District 6. Waterford is located on the south side of John Hanson Highway (US 50) and on the north side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road. Lot 99, Block A, is located within Waterford, west of Pleasant Prospect (Historic Site 74A-6).
4. **Surrounding Uses:** A Potomac Electric Power Company (PEPCO) right-of-way, undeveloped farmland, and large single-family lots within the Woodmore Subdivision surround the Waterford development. Pleasant Prospect, a two and one-half-story brick plantation house and historic site listed in the National Register of Historic Places, is located within the Waterford development.
5. **Previous Approvals:** Waterford has a number of previous site plan approvals. Waterford was previously the subject of Pre-Preliminary Plan of Subdivision P-03011; Preliminary Plan of Subdivision 4-03111 and Type I Tree Conservation Plan TCPI/72/03; and Detailed Site Plan DSP-04040 and Type II Tree Conservation Plan TCPII/152-04. The Planning Board's action of approval for Preliminary Plan 4-03111 is found in PGCPB Resolution No. 04-24, adopted on March 24, 2004; and for Detailed Site Plan DSP-04040 in PGCPB Resolution No. 05-61, adopted on March 3, 2005. The District Council took action on DSP-04040 on September 12, 2005 and affirmed the Planning Board's decision, with additional conditions.
- An -01 revision to DSP-04040 was reviewed at staff level for architecture on Lot 100, although that application remains dormant. Detailed Site Plan DSP-04040-02 and TCPII/152-04-05 were approved for the addition of vegetative berms within the larger property. An entrance monument and security cameras were added under an -03 revision to the previously approved detailed site plan (DSP). An -04 revision was approved for architecture for Lot 17, Block A. An -05 revision was approved for architecture for Lots 4 and 19, Block A. Various revisions to the Type II tree conservation plan (TCPII) were also reviewed at staff level.
6. **Design Features:** Lot 99 is a 56,513-square-foot (1.29 acre) lot located west of Pleasant Prospect, Historic Site 74A-006. The building front is oriented toward the Woodmore development, which borders the western property line of the Waterford development. Access to the site is proposed from a 10-foot-wide 170-foot-long driveway that extends from a cul-de-sac at the terminus of Contee Manor Road. For discussion regarding the architecture proposed for Lot 99, see Finding 8.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application complies with the requirements in the R-A Zone. The lots within Waterford were created pursuant to varying lot size provisions, which is discussed in the resolution of approval for Preliminary Plan 4-03111 (PGCPB No. 04-24). Pursuant to Footnote 12 of Section 27-442(c): Table II- Lot Coverage, a lot coverage of 15 percent is permitted for Lot 99 because the lot is between one and two acres in size and was developed pursuant to the varying lot size provisions. Lot 99 is 1.29 acres and has a total lot coverage of 14.4 percent, which conforms to the requirements of Section 27-442(c). The site plan and the Site Tabulations chart should be revised to indicate that lots between one and two acres in size may have maximum lot coverage of 15 percent. The provided yards also exceed the minimums defined in Section 27-442(e) of the Zoning Ordinance.
8. **Detailed Site Plan DSP-04040:** Detailed Site Plan DSP-04040 was approved by the District Council on September 12, 2005 with 24 conditions. The following conditions are relevant to the subject detailed site plan:

14. **Prior to release of building permits for Lots 95 through 100, the applicant shall provide evidence that the 40-foot-deep bufferyard along the Historic Site on each of these has been planted.**

Comment: The required landscape bufferyard was partially planted; however, it was brought to staff's attention that some of the required plant material has died and the bufferyard has gone unmaintained. Currently much of the required landscape buffer is in a fenced area, and is located within a conservation easement. Staff suggests that the applicant consider removing the split rail fencing around the bufferyards to encourage future homeowners to maintain this area of their property. Split rail fencing is required around afforestation areas to discourage mowing of developing woodland. The historic bufferyard is not an afforestation area and should be maintained by future homeowners. For this reason, staff recommends that the split rail fencing and the conservation easement be considered for removal.

Prior to the release of building permits for Lot 99, Block A, the applicant should submit a Certificate of Landscape Maintenance in accordance with Section 1.7 of the 2010 *Prince George's County Landscape Manual*, which indicates that the required plant materials in the Section 4.7 buffer adjacent to the historic site have been provided or replaced. Additionally, any accumulated debris in this area should be removed.

20. **Prior to the issuance of building permits for Lots 94, 98, 99, and 100, a detailed site plan for review of the architectural elevations shall be approved by the Planning Board, or its designee, to address the materials, elevations, and architecture of proposed houses on these lots, and to demonstrate compatibility with the Woodmore Development. The plans must show a minimum of 4,000 square feet of finished living area above ground, four-sided brick or stone, and cedar shake, slate, or slate-like roofing.**

Comment: The subject DSP has been submitted in fulfillment of the above condition. The applicant proposes the Crosby architectural model on Lot 99. This is a two-story building with a front-facing gable centered above the front entrance and portico. The architectural elevations indicate that the building will have a mix of attractive architectural features and detailing. The proposed detailing includes flat brick lintels with keystones above the windows, window sills

defined with rowlock brick, and shutters along the front elevation. The windows on the sides and rear of the building will have brick surrounds. A watertable treatment with rowlock and soldier course brick work extends along the front and side elevations. A side-loaded two-car garage is proposed on the north elevation. Attractive garage doors are proposed. These doors are further defined with brick surrounds and brick headers with keystones.

As required by the above condition, the building will have four sides of brick. The provided material sample indicates that a tan brick, "Colony Stone," is proposed. The Historic Preservation Section raises concerns regarding the proposed brick color, which is not compatible with the traditional red brick of the 18th century historic site. The applicant should revise the proposed brick in favor of a traditional red brick. Prior to certification of the DSP, the final brick and roofing selections should be provided. These samples should be compatible with the Woodmore development, and the color choices of the materials should be consistent with those on the historic site, so as not to detract from the environmental setting of the historic site.

A minimum building square footage of 4,000 square feet is also required. This standard was established so that the homes on Lots 94, 98, 99, and 100 would be consistent in size with the larger homes constructed within the Woodmore development. Lot 99 faces constructed homes in Woodmore that front Spriggs Request Way. Two homes located across from the site on Spriggs Request Way in Woodmore have an above-grade enclosed area of 6,193 square feet and 3,673 square feet, according to tax records. The proposed Crosby model with a sunroom and guest suite has a total gross floor area of 4,691 square feet. The base above-grade finished area for this model is 4,056. The Crosby model conforms to the above minimum floor area requirement, and will be reasonably compatible in size to constructed homes in Woodmore and planned homes in Waterford.

Overall, the submission for Lot 99, Block A, meets the intent of Condition 20 and demonstrates compatibility with the historic site and Woodmore.

21. Prior to signature approval, the plans shall be revised as follows:

- a. Additional landscaping shall be added to lots 25, 28, 31, 34, and 98, to provide privacy for the rear yards.**

Comment: The landscape plan does not provide the required plant material between Lots 99 and 98, Block A. Additional plant material including evergreen trees should be provided between Lots 99 and 98 to provide privacy for the rear yard of Lot 98. The other above-mentioned lots should also be in conformance to the above District Council condition.

9. **Preliminary Plan of Subdivision 4-03111:** The DSP is in conformance with approved Preliminary Plan 4-03111. The following condition is relevant to the subject review:

17. Prior to the issuance of building permits for Lots 7 through 13, a limited detailed site plan shall be approved by the Planning Board to address the materials, elevations and architecture of proposed houses on these lots.

Comment: Lot 99 was previously identified as Lot 9. At the time of preliminary plan, it was determined that the houses on Lots 7 through 13 would be visible from the Woodmore development. A limited DSP is required to address the materials, elevations, and architecture of the proposed houses prior to issuance of building permits. The subject application was submitted in fulfillment of the above requirement for Lot 99, Block A.

10. **2010 Prince George's County Landscape Manual:** Future residential construction in Waterford is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Conformance to the Landscape Manual requirements will be evaluated at the time of building permit.

The landscape plan shows the location of a minimum 60-foot-wide building setback and 50-foot-wide landscape yard along the rear property line between the proposed single-family home on Lot 99, Block A, and the Pleasant Prospect historic site. Section 1.7, Certificate of Landscape Maintenance, of the Landscape Manual requires that all required landscaping, buffering, and screening be maintained in a healthy condition and in accordance with the approved landscape plan. All dead, diseased, or otherwise absent plant materials required within the Section 4.7 buffer around Pleasant Prospect should be provided. Prior to approval of building permits for Lot 99, Block A, the applicant should submit a Certificate of Landscape Maintenance in accordance with Section 1.7, which indicates that the required plant material have been provided or replaced. Additionally, any accumulated debris in this area should be removed.

11. **Prince George's County Woodland Conservation Ordinance:** The property is subject to the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance because the site has a previously approved tree conservation plan (TCP). The approved TCP is a combined TCP and landscape plan. The current application is limited to architectural review and minor revisions to the landscape plan.

No areas of woodland conservation are proposed to be revised with the current application.

12. **The Tree Canopy Coverage Ordinance:** The subject application is not subject to the requirements of the Tree Canopy Coverage Ordinance because it is located within the R-A Zone, where tree canopy provisions do not apply.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation Section**—In a memorandum dated December 20, 2013, the Historic Preservation Section provided comment on the subject detailed site plan revision. The DSP provides for a single-family residence that could be considered to be generally compatible with the adjacent historic house with the exception of the chosen exterior material. Although the rear elevation of the house includes masonry trim around windows and other openings, the proposed brick color is not compatible with the traditional red brick of the 18th century historic site. In order to enhance the compatibility of the proposed new house, the applicant should revise the currently proposed masonry in favor of a traditional red brick palette rather than the chosen brick which includes a change of colors in a pattern of beige and blackened bricks.

In summary, to ensure the compatibility of the proposed house on Lot 99A when viewed from the adjacent Pleasant Prospect Historic Site (NR/74A-006), the applicant should revise the proposed masonry selection in favor of a traditional red brick palette. Any revision to proposed exterior materials for the dwelling on Lot 99A should be referred to Historic Preservation Section staff before final approval.

- b. **Permit Review Section**—In a memorandum dated November 19, 2013, the Permit Review Section provided referral comments on the subject application. Most of the comments have been addressed through revision to the plans. Unaddressed comments are included in the Recommendation section of this report.
 - c. **City of Bowie**—The City of Bowie did not provide a referral response for the subject revision.
14. Based on the foregoing and 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.

The subject application is not subject to the requirement of Section 27-285(b)(4) that came into effect on September 1, 2010 because the project has a previously approved preliminary plan of subdivision and Type II tree conservation plan.

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-04040-06 for Waterford, subject to the following conditions:

- 1. Prior to signature approval of the detailed site plan (DSP), the following information shall be provided or revisions made:
 - a. Revise the site plan and the Site Tabulations chart to indicate that lots between one and two acres in size may have maximum lot coverage of 15 percent.
 - b. Provide the height and number of stories of the building proposed on Lot 99A on the detailed site plan in or near the building footprint on the site plan.
 - c. Provide the proposed gross floor area of the building on Lot 99A on the detailed site plan.
 - d. Provide samples of the final brick and roofing selections for review by the Historic Preservation and Urban Design staff, as designees of the Planning Board. The final brick selection shall be a traditional red brick compatible with Pleasant Prospect, Historic Site 74A-006.
 - e. Label the architectural elevations with building materials and colors, including roofing materials.
 - f. Provide dimensions of all of the houses, including their bump-outs and bay projections, on the building template sheet.
 - g. Indicate the retention, or removal, of the existing conservation easement at the rear of Lot 99A.

- h. Indicate the location and disposition of the existing split rail fencing within the buffer at the rear of the historic site.
 - i. The landscape plan shall be revised to show additional plant material including evergreen trees between Lots 99 and 98. The tree conservation plan shall be certified if deemed necessary by the Environmental Planning Section.
- 2. Prior to approval of building permits for Lot 99, Block A, the applicant shall submit a certificate of landscape maintenance in accordance with Section 1.7 of the Landscape Manual, indicating that all dead, diseased, or otherwise absent plant materials that are required within the Section 4.7 buffer around the Pleasant Prospect, Historic Site 74A-006, have been provided or have been replaced. Additionally, the certificate shall indicate that any accumulated debris in this area has been removed.