



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

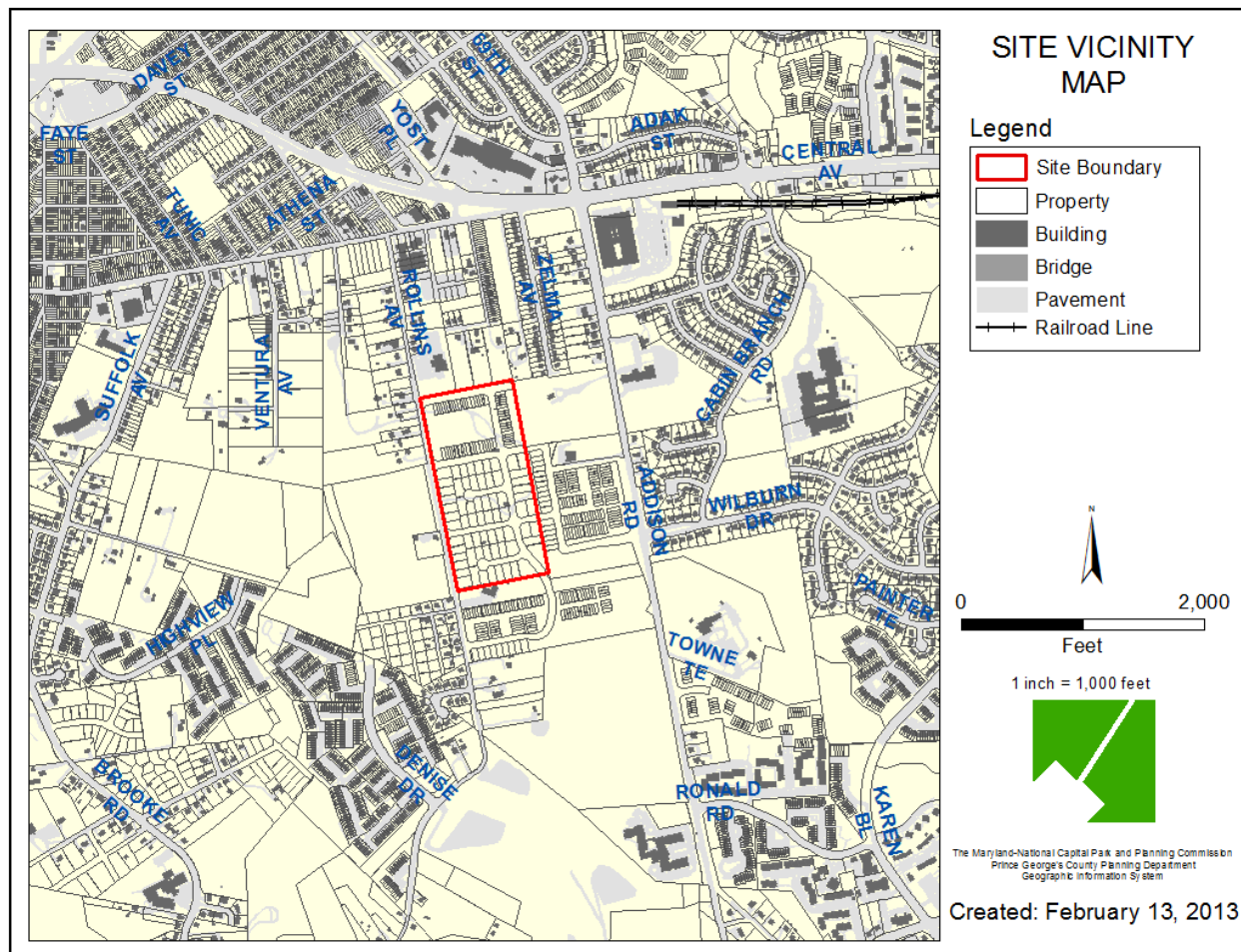
Detailed Site Plan

DSP-04082-04

| Application | General Data | |
|--|------------------------------|--------------------|
| Project Name: Brighton Place Location: East side of Rollins Avenue, approximately 1,500 feet south of its intersection with Old Central Avenue (MD 332). Applicant/Address: Beazer Homes 8965 Guilford Road Columbia, MD 21046 | Planning Board Hearing Date: | 09/12/13 |
| | Staff Report Date: | 09/04/13 |
| | Date Accepted: | 06/19/13 |
| | Planning Board Action Limit: | 10/28/13 |
| | Plan Acreage: | 29 |
| | Zone: | R-55 & R-T (D-D-O) |
| | Dwelling Units: | 126 |
| | Gross Floor Area: | N/A |
| | Planning Area: | 75A |
| | Tier: | Developed |
| | Council District: | 07 |
| | Election District | 18 |
| | Municipality: | N/A |
| | 200-Scale Base Map: | 210SE06 |

| Purpose of Application | Notice Dates | |
|---|------------------------|----------|
| Adding elevations TRI, TRJ, TRK, and TRP of the Chandler townhouse model. | Informational Mailing: | 06/19/13 |
| | Acceptance Mailing: | 07/22/13 |
| | Sign Posting Deadline: | 08/13/13 |

| | | | |
|-----------------------------|---------------------------------|---|-------------------|
| Staff Recommendation | | Staff Reviewer: Sherri Conner Phone Number: 301-952-3168 E-mail: Sherri.Moseley@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-04082-04
Brighton Place

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, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. Conformance to the development district standards of the 2010 *Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment*.
- b. Conformance to the development district standards of the 2000 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity*.
- c. Preliminary Plan of Subdivision 4-04011.
- d. Detailed Site Plan DSP-04082.
- e. Conformance to the Prince George's County Zoning Ordinance.
- f. Conformance to the *Prince George's County Landscape Manual*.
- g. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- h. Conformance to the Tree Canopy Coverage Ordinance.

FINDINGS

- 1. **Request:** The subject application is for the addition of elevations TRI, TRJ, TRK, and TRP of the Chandler townhouse model.

This application was originally accepted for Planning Director review for the purpose of increasing the standard deck size on the approved townhouse units. However, during the review, it was discovered that the applicant submitted architectural elevations, with the proposed deck,

that were not previously approved. Upon further investigation, staff became aware that the same elevations had been submitted to the Permit Review Section bearing an inauthentic certificate of approval, that permits based on those unapproved elevations had been obtained, and that 19 townhouse units had been built using these unapproved elevations. As a result, The Maryland-National Capital Park and Planning Commission (M-NCPPC) legal staff requested that all townhouse permits be placed on hold until the applicant was able to obtain approval of the elevations which have been built and are proposed in this application. The events summarized above are described in greater detail in the attached letter (April 17, 2013) from the Office of the General Counsel (M-NCPPC) to Mr. Adam Ortiz of the Department of Environmental Resources.

2. **Development Data Summary**

| | EXISTING | PROPOSED |
|---------|---------------------------------------|---------------------------------------|
| Zone | R-55 & R-T (D-D-O) | R-55 & R-T (D-D-O) |
| Use(s) | Single-family detached and townhouses | Single-family detached and townhouses |
| Acreage | R-55 (19.00) R-T (10.00) | R-55 (19.00) R-T (10.00) |
| Parcels | 2 | 2 |
| Lots | R-55 (68) R-T (58) | R-55 (68) R-T (58) |

3. **Location:** The property is located on the east side of Rollins Avenue, approximately 1,500 feet south of its intersection with Old Central Avenue (MD 332). The project is located within the Addison Road Metro Town Center Development District Overlay Zone, which consists of a number of properties to the north, east, south, and west of the Addison Road Metro Station. The town center is planned to serve as the focal point of the surrounding community. A compact, pedestrian-oriented street environment is envisioned for the town center through the *2000 Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity* (ARM Town Center Sector Plan), which recommends specific land uses for the town center to take advantage of the Metro station. It promotes a mixed-use neighborhood with retail, office, residential, public, and recreational spaces within convenient walking distance to Metro. The plan recommends an urban boulevard treatment along Central Avenue (MD 214, an arterial) and Addison Road (a collector) incorporating new trees, plantings, sidewalks, crosswalks, a coordinated sign system, street furniture, and lighting.

The subject property is located in the subarea known as Addison South. Addison South is envisioned in the plan to be a single-family neighborhood close to the Metro station with pedestrian access that is convenient and safe.

4. **Surrounding Uses:** To the north of the subject property is a church and single-family detached units. To the east is a church-owned property zoned R-T (Townhouse) and a single-family development known as Addison Road South. To the south is another church. To the west, across Rollins Avenue, are existing single-family detached properties and an undeveloped park site owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC).
5. **Previous Approvals:** The subject site was approved by the Planning Board on July 29, 2004 as Preliminary Plan of Subdivision 4-04011. The resolution of approval, PGCPB No. 04-185, was adopted on September 23, 2004.

Detailed Site Plan DSP-04082 was approved by the District Council on June 11, 2007 for development of 68 single-family detached lots, 58 single-family attached lots, and two parcels on the subject property. Three revisions to the DSP application were approved at the Planning Director level for the purpose of adding architecture, revising the monument signs and columns, and removing a portion of wrought iron fencing on the east side of the site.

On December 20, 2007, the Planning Board approved final plats recorded on April 28, 2008 in Plat Book PM 226 Plats 10–14 for the subject site. Subsequently, corrected final plats were recorded in Plat Book MMB 234 Plats 27–31 on June 8, 2011.

Of the 58 single-family attached lots, 19 lots are currently constructed. The subject application has been filed for the purpose of obtaining approval of four architectural elevations which have been used on the 19 lots that are currently constructed and are planned for construction on the remainder of the townhouse lots.

6. **Design Features:** The site is zoned both R-T and R-55 (One-Family Detached Residential) with a Development District Overlay (D-D-O) Zone overlay. The northernmost area of the property is zoned R-T and is designed as a townhouse community with 58 townhouse lots. The townhouses are proposed to front on public roads and be accessed by private alleys with two-car garages at the rear of the unit. A central green space provides preservation of existing woodland, a stormwater management pond, a trail, and several benches.

Two townhouse models have been previously approved for the subject site. The Benton model (Elevations 1–4) was approved in DSP-04082 and featured 1,640 square feet of finished living area, full or partial brick, paneled shutters, decorative trim above windows and doors, recessed entries, and optional bay windows and reverse gables on the front façade. The rear façades featured standard 10-foot by 18-foot decks and paneled garage doors. The Chandler model (Elevations TRL, TRM, TRN, TRO, ACL, ACM, ACN, ACO, TRQ, TRT, and TRS) was approved in DSP-04082-01 and featured 1,804 square feet of finished living area, full or partial brick front façades, projections and/or decorative trim along the roofline, two-story front porches, standard rear decks, and paneled garage doors.

The subject application proposes to add the TRI, TRJ, TRK, and TRP elevations of the Chandler townhouse model. These elevations feature full or partial brick front façades with a brick soldier course above the first floor, paneled shutters, and decorative headers above the windows and doors. Elevations TRK and TRJ feature a standard gable or dormers which provide variation in the roofline. Elevation TRK also features a second-story bay window on the front façade. The TRI front elevation, which shows partial siding, is proposed as an interior unit only. The side elevations feature full brick with brick soldier course above the first floor, several standard windows, and an optional bay window. The rear elevations feature paneled garage doors and standard 10-foot by 18-foot, white, vinyl decks.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Development District Standards of the 2010 Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment:** The subject site was not rezoned through the 2010 *Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment* and, according to the first exemption outlined on page 488 of the publication, this legally-existing development is exempt from the development district standards. The site was previously reviewed and approved in accordance with the 2000 *Approved Sector Plan and Sectional Map Amendment for the*

Addison Road Metro Town Center and Vicinity and should continue to conform to the previous applicable development district standards as outline in Finding 8 below.

8. **Development District Standards for the 2000 Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity:** Findings of conformance with the purposes, recommendations, and goals for the development district as stated in the 2000 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity* (ARM Town Center Sector Plan) were made with the approval of DSP-04082. As allowed by Section 27-548.25(c) of the Zoning Ordinance, Alternative Development District Standards S3.D, S3.E, S3.F, P1.C, P2.E, B3.I, P5.D, and P6.B were also approved with that application. The following development district standards and alternative development district standards specifically apply to the proposed townhouse architecture:

- **B3.I.— Exterior façade materials shall be extended down to 12 inches from the finished grade, avoiding exposed unfinished concrete or concrete masonry unit (CMU) basement walls.**

Alternate: Units with in-ground basements will meet this standard, however, in cases where the units have walk-out basements, the concrete should not be required to meet this standard.

Comment: The proposed townhouse architectural elevations are consistent with the above standard, showing the façade materials extended down to the finished grade.

- **S3.O.—The maximum building coverage for single-family attached dwelling units shall be 50 percent of the overall net tract area.**

Comment: This requirement is noted on the plans; however, at the time of building permit issuance, the lot coverage for the single-family detached development should be provided for each individual lot.

- **B1.K.—The minimum size for single-family detached dwelling units shall be 2,200 square feet, not to include garages and unfinished basements. The minimum size for attached dwelling units shall be 1,600 square feet, not to include garage and unfinished basements.**

Comment: The size of the single-family attached unit proposed in this application is 1,804 square feet.

- **B2.C.—Single-family attached residential units shall vary the roof line of each unit in a row to reduce the massing and bulk of the overall building and for architectural interest.**

Comment: Two of the proposed elevations feature a standard gable or dormers and the applicant has provided a typical stick elevation using a mix of the proposed elevations which demonstrate a varied roofline.

- **B3.B.—Single-family residential building types shall have masonry front façades (brick, stone or approved equal) on at least 60 percent of the dwellings within a development project. Use of some masonry (such as brick) is encouraged on all sides of detached dwellings with brick fronts.**

Comment: A previous condition required that 60 percent of all interior townhouse units feature brick front façades. Staff recommends that all front and side façades be full brick or stone to enhance the overall quality of the townhouse development.

- **B3.L.—The selection of exterior colors should allow the building to blend in harmoniously with the overall fabric of adjacent buildings.**
- **B3.M.—The color palette for buildings should be kept simple and restrained. Wall color should be neutral with trim colors providing an appropriate accent.**
- **B3.N.—Brick or stone should be used in their natural or traditional colors and finish when selected as the predominant wall material of a building. Brick or stone generally should not be painted.**

Comment: Pursuant to color elevations submitted by the applicant, staff finds compliance to the three requirements above and that the proposed units provide a unified appearance to the development.

- **B4.J.—Single-family attached residential dwellings shall incorporate two or more windows or other architectural features on the ends of units. Blank walls are not permitted.**

Comment: A condition of approval has been carried forward in the Recommendation section of this report requiring the use of three or more features on the end walls of townhouses, and the proposed side elevations show compliance with this condition.

9. **Preliminary Plan of Subdivision 4-04011:** On September 23, 2004, the Planning Board approved Preliminary Plan of Subdivision 4-04011 subject to 25 conditions, none of which are applicable to the review of architecture.
10. **Detailed Site Plan DSP-04082:** On June 11, 2007, the District Council approved Detailed Site Plan DSP-04082 subject to 11 conditions. All of the conditions remain valid and those which are applicable to single-family attached architecture have been carried forward in the Recommendation section of this report with the exception of conditions which were duplicative or inconsistent in accordance with District Council Condition 11 of the Final Order for DSP-04082. Staff is recommending that the previous conditions concerning brick front and side façades be modified to require full brick or stone on all units to enhance the overall quality of the townhouse development. The condition has been carried forward in modified form in the Recommendation section of this report.

Detailed Site Plan DSP-04082 has been revised three times subsequent to the original approval. The three revisions were approved by the Urban Design Section as designee of the Planning Director without any conditions.

11. **Zoning Ordinance:** The subject site was previously found to be in conformance with the requirements and site plan design guidelines in the R-55, R-T, and overlying D-D-O Zones under Detailed Site Plan DSP-04082. Compliance with the development district standards specific to townhouse architecture is further outlined in Finding 7 above. The addition of architectural elevations proposed in this application does not include any revisions to the previously approved site plan which remains valid.

12. **Prince George's County Landscape Manual:** The subject application does not propose or necessitate a revision to the previously approved landscape plan and the proposed architectural elevations are not subject to the *Prince George's County Landscape Manual* (Landscape Manual). Vacant lots requiring new grading or building permits will be subject to the provisions of Section 4.1 of the Landscape Manual at the time of permit application.
13. **Woodland Conservation and Tree Preservation Ordinance:** The proposed architectural elevations have no impact on the previous findings of compliance with the requirements of the Woodland Conservation and Tree Preservation Ordinance.
14. **Tree Canopy Coverage Ordinance:** The proposed architectural elevations are not subject to the Tree Canopy Coverage Ordinance; however, vacant lots requiring new permits will be subject to tree canopy coverage requirements at the time of permit application.
15. Based on the foregoing and as required by Section 27-285(b)(1) 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.
16. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. The proposed addition of architectural elevations will have no impact on the previous findings regarding the preservation or restoration of regulated environmental features.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04082-04 for Brighton Place, subject to the following conditions:

1. Prior to certification, all single-family attached architecture shall be revised to fulfill the following:
 - a. The architectural elevations for the proposed building sticks shall be prepared for review and approval by the Urban Design Section.
 - b. The applicant shall submit the proposed exterior color palette for proposed siding, trim, roof shingles, brick foundation, and front doors for the units, and the colors shall be approved by the Urban Design Section.
 - c. A minimum of two end wall features shall be provided on the single-family detached units and three or more features on the end walls of the townhouse units.
 - d. All townhouses shall have full brick or stone sides and front façades. The side of front façade offsets shall also be brick or stone to match the front façades.