

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 the alternative development district standard for S3.D, S3.F, S3.G, P1.E, P2.E; DENY the alternative development district standard for S3.E; APPROVE the request for a variance to Sections 27-442(b),(d),and (e- rear yard setback only), and Section 27-443(d)(2); and APPROVE DSP-05022 and TCPII//19/06, with the following conditions.

1. Prior to the issuance of any permits that impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit to the M-NCPPC Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
2. In conformance with the approved Addison Road Metro Town Center and vicinity sector plan and approved Preliminary Plan 4-05016, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:
 - a. An eight-foot-wide sidewalk along the subject site's entire frontage of Addison Road, unless modified by DPW&T.
3. Prior to signature approval of the plans, the following changes shall be made:
 - a. A six-foot-high privacy fence shall be incorporated at the rear of Lots 1 through 18 in order to screen the alley from the future rear yards of the adjacent single-family detached dwellings. The details and specifications of the fence shall be reviewed and approved by the Urban Design Section.
 - b. The plans shall be revised to demonstrate conformance to development district standard S4E in relationship to buffering and screening requirements.
 - c. Primary crosswalks shall be added to the plans in the following locations:
 - i. At the entrance to the development along Addison Road and across Addison Road, unless modified by DPW&T.
 - ii. At the crossing from Harrington Street to the sidewalks within the subject site.The details and specifications of the primary crosswalks shall be constructed of interlocking concrete pavers and shall be reviewed and approved by the Urban Design Section.
 - d. The location of light fixtures, height of pole, details and specifications, and fixture type shall be reviewed and approved by the Urban Design Section and shall be shown on the plans.
 - e. The appropriate details for the bench shall be added to the plans and shall reflect the same or similar details as was approved on DSP-04082.
 - f. The applicant shall submit the 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.

- g. 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.
- hi. The architectural elevations for the single-family attached units shall, at a minimum, depict brick or stone wrapping the first floor of the front and side elevations.
- i. All porches shall be shown at least six feet in depth.
- j. Fencing for the single-family attached units with detached garages, where the front of the unit does not have frontage on the street (specifically lots 19-33 and lots 87-98), shall be revised to provide six-foot-high privacy fencing on the property line where the garages are attached. Four-foot-high fencing along the opposite property line shall be provided. A four-foot-wide sidewalk shall be provided between garages to facilitate emergency personnel in order to access the rear of the dwelling units. A gate for access to the walkway shall be provided at the front of the alley. All details and specifications of the above items shall be added to the plans for review and approval by the Urban Design Section.
- k. The proposed development table should be revised as follows:
 - (1) For all single-family detached units, a minimum side yard setback of five feet.
 - (2) For single-family detached units with a front integral garage, rear yard setbacks should be reduced to 20 feet in order to allow for decks. For single-family rear-load garages, no rear yard setback should be provided.
 - (3) For single-family detached units, except those located on lots 1,12,13 and 18, no allowances for the extensions or projections of ground level bay windows shall be allowed for side elevations.
 - (4) For single-family attached units, rear-load garages shall be set back a minimum of three feet from the edge of the alley and the side yard setback shall be no less than two feet, unless it is attached to the garage on the adjacent lot.
 - (5) A note shall be added to the plans to allow that minor variations to the development standards (not more than 10 percent) may be approved at the staff level.
- l. The plans shall include signage details for the building-mounted signs for the mixed-use portion of the development and shall be compatible in design with the buildings in regard to design, materials and colors.
- m. The private roadway proposed within Parcel AA, in front of Lots 74-78, shall be revised to create more green area by incorporating five perpendicular spaces. Additional landscaping shall be added into this area.
- n. Special paving shall be provided for the central green space and the details and specifications shall be added to the plans.

- o. The plans shall demonstrate that the build-to line for the single-family attached units of 10-15 feet is met on all lots except those that front on Addison Road and the main entrance road.
 - p. The plans shall provide details and specifications for the pavement design of the alley surfaces including a concrete edging designed to collect water runoff and/or to provide a visual edge to the right-of-way.
 - q. The plans shall be revised to incorporate the details and specification for decks as standard features on the single-family attached units that have an integral rear-load garage. The deck size shall be no less than 10 feet deep and 20 feet wide.
 - r. The plans shall be revised to indicate the Diamond Pro Stone Cut Series—Armistead Point as the material for the retaining walls or an equal to be approved by Urban Design.
- 5. Prior to the issuance of any building permits, the plans shall be revised to demonstrate the following:
 - a. Sixty percent of the single-family detached units within the development shall have front porches.
 - b. All of the units fronting on Addison Road and the entrance road shall have brick fronts and the overall development shall have 60 percent of the units with either brick or stone fronts.
 - c. Prior to building permit issuance, the architectural elevations for the complete building sticks shall be prepared for review and shall demonstrate that not less than 50 percent of the units shall have cross gables or other variations in rooflines.
- 6. Prior to the issuance of building permits for the townhouse units, the permit drawings shall include the proposed front elevations for each building stick for review and approval by the Urban Design section.
- 7. Separate use and occupancy permits for each of the mixed-use structures located on Lots 99 through 106 are required for the residential use and the commercial use. The commercial area of the mixed-use units shall be limited to commercial retail and office use only.
- 8. Prior to the approval of the final plat, the applicant shall provide evidence of a contribution to the M-NCPPC Department of Parks and Recreation in the amount of \$112,000 for the development of the Rollins Avenue neighborhood park.
- 9. Prior to the issuance of building permits for proposed residential and mixed-use structures, the applicant shall submit certification by a professional engineer with competency in acoustical analysis to the Environmental Planning Section demonstrating that the design and construction of building shells within the noise corridor of Rollins Avenue and Addison Road South will attenuate noise to interior noise levels of 45 dBA (Ldn) or less.
- 10. The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/15/05), or as modified by the Type II tree conservation plan, and precludes

any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

11. No two dwelling units located next to each other may have identical front elevations.
12. The applicant, 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 and the landscape plan.