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DETAILED SITE PLAN

DSP-05040

Application	General Data
Project Name: MARLBORO RIDGE Location: Southwest of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road. Applicant/Address: Toll Brothers. Inc. 4101 Ritchie Marlboro Road Upper Marlboro, MD 20772	Date Accepted: 11/8/05
	Planning Board Action Limit: 2/1/06
	Plan Acreage: 588.63
	Zone: R-R
	Dwelling Units: N/A
	Square Footage: N/A
	Planning Area: 78
	Tier: Developing
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 206SE10

Purpose of Application	Notice Dates
Umbrella Architecture Detailed Site Plan for Single-family Detached Houses	Adjoining Property Owners Previous Parties of Record Registered Associations: 8/19/05 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 12/26/05

Staff Recommendation		Staff Reviewer: H. Zhang	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 3, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-05040, Marlboro Ridge
(formerly Clagett Property and the Village of Clagett Farms)
Umbrella Architecture for Single-family Detached Houses

The Urban Design staff has reviewed the detailed site plan for the proposed architectural elevations and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-R Zone, the additional requirements for a recreational community development in the R-R Zone, and the site design guidelines.
- b. The requirements of Conceptual Site Plan CSP-03005
- c. The requirements of Preliminary Plan of Subdivision 4-04080
- e. The requirements of Detailed Site Plan DSP-04088

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is an "umbrella" architecture proposal intended to encompass all single-family detached houses in all sections of Marlboro Ridge, formerly known as Clagett Property, which is a recreational community development with an equestrian component in the R-R Zone.

2. **Development Data Summary:** (for entire Clagett Property)

	Existing	Proposed
Zone	R-R	R-R (Recreation Community Development-Equestrian)
Use	Agriculture	Residential (Single-family detached and attached with an equestrian center)
Gross tract area	588.63 Acres	588.63 Acres
Of which area within 100 year floodplain	95.20 Acres	95.20 Acres
Net tract area	493.43 Acres	493.43 Acres
Area of equestrian related	N/A	150 Acres
Area of stream park dedication	N/A	63 Acres

SINGLE-FAMILY DETACHED ARCHITECTURAL MODELS

Model	Base Finished Square Footage
Assateague	3,102 (2-car garage)
Bromley	3,542 (3-car garage)
Brookline	2,613 (2-car garage)
Carlton	4,030 (3-car garage)
Chelsea	3,889 (3-car garage)
Chesterfield	4,208 (3-car garage)
Chincoteague	3,131 (2-car garage)
Columbia	3,151 (2-car-garage)
Davidson	3,135 (2-car garage)
Duke	3,588 (3-car garage)
Elkins	3,408 (2-car garage)
Elkton	3,408 (3-car garage)
Essex	3,119 (2-car-garage)
Hampton	4,793 (3-car garage)
Harvard	3,411 (2-car garage)
Hopewell	3,447 (3-car garage)
Langley	3,821 (3-car garage)
Malvern	4,955 (4-car garage)
Mansfield	2,602 (2-car garage)
Monroe	3,687 (3-car garage)
Montclair	2,400 (2-car garage)
Mt. Vernon	2,953 (2-car garage)
Norfolk	2,602 (2-car garage)
Preston	3,211 (3-car garage)
Richmond	2,852 (2-car garage)
Rydal	3,576 (2-car garage)
Waterford	2,947 (3-car garage)
York	2,888 (2-car garage)

3. **Location:** The Clagett project site as a whole is located southwest of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road, in Planning Area 78, Council District 6.
4. **Surroundings and Use:** The Clagett property site is bounded to the northeast by the right-of-way of Ritchie Marlboro Road. To the south of the property is an existing single-family detached residential subdivision in the R-R Zone; to the north and west are vacant and wooded properties in the R-A Zones; and to the east is a property zoned R-A.
5. **Previous Approvals:** The Clagett property is designed as a residential/recreational community with an equestrian center in the R-R Zone under the recreational community development code of Section 27-444. The entire Clagett property has an approved conceptual site plan (CSP-03005) including a Type I tree conservation plan (TCPI/81/03), which was approved by the Planning Board (PGCPB No. 04-161) on July 8, 2004. Subsequently, Preliminary Plan of Subdivision 4-04080 was approved by the Planning Board (PGCPB No. 04-255) on October 28, 2004; a detailed site plan for Part A, Phase I, for 32 single-family dwelling units and 32 townhouse units, including Type II Tree Conservation Plan TCPII/83/05, was approved by the Planning Board (PGCPB No. 05-136) on July 7, 2005. The site also has an approved Stormwater Management Concept Plan 21383-2003-00.
6. **Design Features:** The subject DSP is an umbrella architecture approval for single-family detached houses for the Clagett Property. The DSP proposes 28 models to be constructed by the applicant, Toll Brothers, Inc. Of the proposed 28 models, 25 models have been approved with the detailed site plan for Phase I Part 1A, DSP-04088, which is located in the middle of the eastern property of the Clagett project, right after the equestrian center around the main entrance area.

The 28 single-family detached models are standard Toll Brothers products in three production lines—Estates, Executive and Points—and are shown in various styles. The 28 single-family detached houses have numerous elevations in different styles such as Brougham, Carolina, Charleston, Chateau, Classic, Colonial, Country Manor, Eastern Shore, Federal, Georgian, Gettysburg, Heritage, Lexington, Manchester, Manor, New England, Options 672, 673 & 674, Provincial, Savannah, Tara, Traditional, Versailles, Victorian, Virginian, Williamsburg elevations; specifically each model has the following elevations:

Model Name	Proposed Elevations
Assateague	Colonial, Federal, Provincial
Bromley	Colonial, Federal, Provincial
Brookline	Federal, Manor, New England, Provincial
Carlton	Chateau, Classic, Colonial, Federal, Provincial, Williamsburg
Chelsea	Colonial, Federal, Georgian, Provincial, Savannah, Williamsburg
Chesterfield	2 Chateau, 2 Federal, 2 Heritage, 2 Provincial, 2 Williamsburg
Chincoteague	Charleston, Manor, Eastern Shore, Victorian
Columbia	Chateau, Colonial, Federal, Georgian, Gettysburg, Heritage, Manor, Provincial, Savannah, Traditional, Versailles, Virginian, Williamsburg
Davidson	Federal, Heritage, Savannah, Williamsburg
Duke	Classic, Colonial, Federal, Lexington, Provincial
Elkins	Chateau, Colonial, Federal, Georgian, Heritage, Manor, Provincial, Savannah, Versailles, Williamsburg

Elkton	BDX., Brougham, Colonial, Federal, Georgian, Heritage, Lexington, Manchester, Savannah, Traditional, Versailles, Virginian, Williamsburg
Essex	Chateau, Federal, Heritage, Manor, Provincial, Versailles, Williamsburg
Hampton	Chateau, Colonial, Federal, Georgian, Heritage, Lexington, Provincial, Savannah, Traditional, Versailles, Williamsburg
Harvard	Brougham, Chateau, Classic, Colonial, Federal, Heritage, Lexington, Provincial, Williamsburg
Hopewell	Brougham, Chateau, Colonial, Federal, Lexington, Provincial, Williamsburg
Langley	Colonial, Federal, Provincial, Williamsburg
Malvern	Carolina, Chateau, Classic, Provincial, Versailles, Williamsburg
Mansfield	Colonial, Federal, Heritage, New England, Provincial, Savannah, Traditional, Williamsburg
Monroe	Brougham, Classic, Colonial, Federal, Georgian, Heritage, Provincial, Savannah, Traditional, Tara, Versailles, Williamsburg
Montclair	Colonial, Federal, New England, Provincial
Mt. Vernon	Colonial, Federal, New England, Provincial
Norfolk	Classic, Colonial, Federal, New England, Provincial, Williamsburg
Preston	Classic, Country Manor, Federal, Manor, Traditional, Versailles
Richmond	Carolina, Chateau, Classic, Colonial, Federal, Gettysburg, New England, Provincial, Traditional, Williamsburg
Rydal	Chateau, Classic Chateau, Colonial, Country Manor, Federal, Georgian, Heritage, Manchester,
Waterford	Options 672, 673 & 674, Provincial, Savannah, Traditional, Versailles, Williamsburg
York	Classic, Colonial, Federal, New England, Provincial, Traditional

The front elevations of the single-family detached houses are finished with either brick veneer or textured stucco. The rear and side elevations are finished with standard siding. Each front elevation features a rich roofline and shows various architectural details, such as brick quoined corners, brick arched window with keystone, frieze board with dentil molding, etc. Fifteen single-family detached models have two-car garages, 12 models have two-car garages, and one model has a four-car-garage as a standard feature. The base finished square footage of the single-family detached models varies from 2,400 to 4,955 square feet. Since no specific architectural requirements for both the front and side elevations are prescribed in the Zoning Ordinance, the Urban Design Section recommends two conditions of approval, which were attached to similar projects by the District Council in the past, to ensure a high-quality development for Marlboro Ridge.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements in the R-R Zone, the additional requirements for recreational community development, and the site design guidelines of the Zoning Ordinance:

- a. The subject application is in accordance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs development in the residential zones. The single-

family detached dwellings are a permitted use in the R-R Zone under the recreational community development provisions (Section 27-444).

- b. The subject application is an umbrella approval for single-family detached houses without changing any of the approved plans for this site. Therefore, the application is in general accordance with the requirements of Section 27-442, Regulations, those as modified in Section 27-444, and is also in conformance with requirements of Section 27-444, Recreation Community Development.
8. **Conceptual Site Plan CSP-03005:** Conceptual Site Plan CSP-03005 was approved by the Planning Board on July 8, 2004, subject to 13 conditions. The District Council affirmed the Planning Board's decision on November 22, 2004, with two additional conditions attached to the order of approval. None of the conditions of approval is applicable to the review of this umbrella architecture approval for single-family detached houses.
9. **Preliminary Plan of Subdivision 4-04080:** Preliminary Plan of Subdivision 4-04080 was approved by the Planning Board on October 28, 2004, subject to 32 conditions, of which no condition is applicable to the review of this DSP.
10. **Detailed Site Plan DSP-04088:** DSP-04088 is a detailed site plan for Phase I, Part A for the Village of Clagett Farm (formerly Clagett Property), which was approved by the Planning Board on July 7, 2005, subject to eight conditions. This approval includes 25 (out of the 28) single-family detached models that are contained in the subject application. None of the eight conditions of approval is specifically related to the review of this umbrella architecture detailed site plan for single-family detached houses.
11. 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-05040, Umbrella Residential Architecture for single-family detached houses for Marlboro Ridge (formerly the Clagett Property and the Village of Clagett Farms), subject to the following condition.

1. A minimum of 75 percent of single-family detached models in Marlboro Ridge shall have a full front façade (excluding gables, bay windows, trim, and door) of brick or equivalent masonry treatment.
2. Every side elevation on a corner lot that is visible from the public street shall display significant architectural features as provided in one of the following options:
 - a. Full brick, stone, stucco, or other masonry treatment combined with at least three windows, doors, or other substantial architectural features; or
 - b. Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side-entry door.