



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

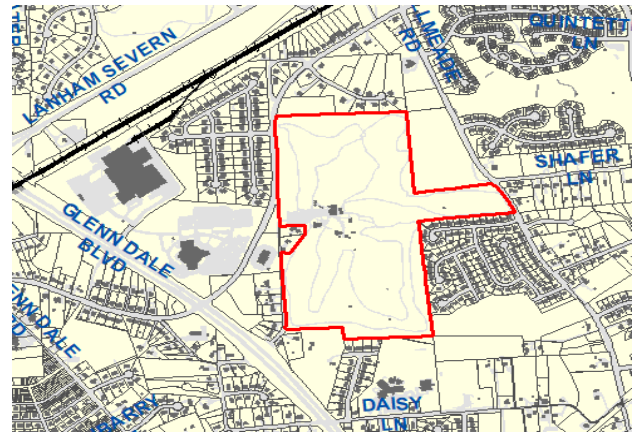
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan The Fairways

DSP-19007-01

REQUEST	STAFF RECOMMENDATION
Architecture only for 8 single-family detached models by Dan Ryan Builders and 10 single-family detached models by K Hovnanian Homes.	APPROVAL with conditions

Location: On the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard.	
Gross Acreage:	125.16
Zone:	O-S and R-18C
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	70
Council District:	04
Election District:	14
Municipality:	N/A
200-Scale Base Map:	209NE10
Applicant/Address: SLDM, Inc. 448 Viking Drive, Suite 220 Virginia Beach, Virginia 23452	
Staff Reviewer: Burke, Thomas Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	12/03/2020
Planning Board Action Limit:	12/09/2020
Staff Report Date:	11/19/2020
Date Accepted:	09/30/2020
Informational Mailing:	09/15/2020
Acceptance Mailing:	09/22/2020
Sign Posting Deadline:	11/03/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION.....	3
FINDINGS	3
1. Request	3
2. Development Data Summary:.....	4
3. Location	4
4. Surrounding Uses	4
5. Previous Approvals.....	4
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA	6
7. Prince George’s County Zoning Ordinance.....	6
8. Preliminary Plan of Subdivision 4-19005	7
10. 2010 Prince George’s County Landscape Manual	8
11. Prince George’s Country Tree Canopy Coverage Ordinance.....	8
12. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO).....	9
13. Referral Comments	9
RECOMMENDATION	9

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19007-01
The Fairways

The Urban Design Staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this staff report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Open Space (O-S) Zone, and the Multifamily Medium Density Residential-Condominium (R-18C) and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-19005;
- c. The requirements of Detailed Site Plan DSP-19007;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a Detailed Site Plan, DSP-19007-01, for architecture only for 8 single-family detached models by Dan Ryan Builders and 10 single-family detached models by K Hovnanian Homes.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	O-S/R-18C	O-S/R-18C
Use	Golf Course/Country Club	Single-family Detached and Attached
Dwelling Units		
Single-family detached	0	210
Single-family attached	0	62
Total Dwelling Units	0	272
Total Gross Acreage	125.16	125.16
Floodplain	1.82	1.82
Total Net Acreage	123.34	123.34

3. **Location:** The site is in Planning Area 70 and Council District 4. More specifically, it is located on the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard, in Glenn Dale, Maryland.
4. **Surrounding Uses:** The site is bounded to the north by developed residential properties in the Residential-Agricultural (R-A) Zone, the Residential-Estate Zone, and the Rural Residential (R-R) Zone; to the east by vacant land in the Open Space (O-S) and Multifamily Medium Density Residential-Condominium (R-18C) Zones, Hillmeade Road, and developed residential properties in the R-R Zone; to the south by institutional uses in the R-18C and O-S Zones, and residential development in the R-R Zone; and to the west by Prospect Hill Road, and residential development in the R-A and R-R Zones.
5. **Previous Approvals:** Special Exception SE-235 was approved by the Prince George's County District Council in June 1955, for a special exception to the zoning regulations of the Maryland-Washington Regional District of Prince George's County, to allow for a golf and country club in the R-R Zone.

In January 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03088 (PGCPB Resolution No. 04-18), for a cluster residential subdivision. Subsequently, DSP-04023 (PGCPB Resolution No. 04-271) was approved by the Planning Board in December 2004, for the cluster development. However, the DSP was remanded by the District Council and eventually fell dormant.

The 2006 *Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* reclassified the subject properties from the R-R Zone to the O-S Zone, and the R-R Zone to the R-18C Zone. PPS 4-07025 (PGCPB Resolution No. 08-67) was approved by the Planning Board in April 2008, for the subdivision of three parcels and one lot for an active adult community on the subject property. However, the applicant did not proceed to receive signature approval of the PPS, in accordance with the conditions of approval, and submitted information concerning the withdrawal of the PPS.

On March 26, 2020, PPS 4-19005 and a Type 1 Tree Conservation Plan, TCP1-016-2019, were approved by the Planning Board (PGCPB Resolution No. 2020-36) for 272 lots and 15 parcels, subject to 23 conditions.

On June 18, 2020, DSP-19007 and a Type 2 Tree Conservation Plan, TCP2-010-2020, were approved by the Planning Board (PGCPB Resolution No. 2020-98) for 272 lots and 15 parcels, subject to 3 conditions.

6. **Design Features:** This application requests approval of 19 single-family detached architectural models, 8 by Dan Ryan Builders, and 10 by K Hovnanian Homes. The following models and gross floor areas are proposed with this application.

Dan Ryan Builders Single-Family Detached Models

Model	Elevations	Base Finished Square Feet
Biltmore II	1-11	3,521
Castlerock II	1-9	2,643
Creighton II	1-3	3,964
Emory II	1-12	3,472
Montgomery II	1-9	2,795
Oakdale II	1-11	2,484
Richmond II	1-3	3,387
Rosecliff II	1-7	3,169

K Hovnanian Single-Family Detached Models

Model	Elevations	Base Finished Square Feet
Alaska II	Form A-F	3,026
Baltimore	Form A, B, C, E, E2, H, H2	2,699
Callahan I	A-F	2,686
Delaware II	Form A, B, C, D, J	2,740
Eastwood Loft	Form A, D, E2, F	2,441
Haddenfield II	Form B, C, E	2,393
Hanover II	Form B, C, D, E, F	2,348
Lancaster*	A-F	2,800
Potomac	Form A, C, D, E, F, G	3,359
Rockford Loft	A, B, C, E, F, H, J	2,378
Tomasen	Form A, B, C, D, D2, E, E2, F, F2	2,628

Note: *The Lancaster model is no longer being proposed with this application. A condition is included in the Recommendation section, to remove the Lancaster template from the DSP.

The proposed models range in size from 2,348 to 3,964 square feet. Each of the models offer varied gable roof lines and a variety of styles and high-quality detailing options with features such as eave brackets and corbels, brick jack arches, dormer windows, cornices, front entries defined with columns, and transom and sidelight windows. The proposed front façades offer optional finishes including brick, stone, vinyl, shake siding, shutters, specialty windows, stone or brick water tables, and front porches.

Identification of highly visible lots was not provided with this application because it only includes architectural elevations. In addition, it is noted that the elevations submitted with this application do not clearly indicate the treatment of highly visible side elevations for all models and should be revised to clearly label which elevations are highly visible for clarification. Therefore, a condition has been included herein, to revise the elevations to clearly show which elevations include highly visible treatments. Various conditions regarding percentage of brick and endwall features have been conditioned herein, to ensure quality architectural design.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the O-S and R-18C Zones and the site plan design guidelines. The relevant requirements of the Zoning Ordinance are as follows:

- a. This DSP is in general conformance with the requirements of the R-18C Zone, as the single-family detached dwellings are a permitted use.
- b. This DSP is in general conformance with the requirements of the O-S Zone, as single-family detached dwellings are permitted uses, subject to specific criteria in Footnote 129. Conformance to this footnote was established with DSP-19007, with the exception of the following:

(C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle;

This site is in conformance with the requirements of the R-R Zone for the residential development within the O-S Zone area and establishes detailed regulations that will govern development of the site. This DSP provides the architectural standards for the single-family detached dwellings. An architectural review for the single-family attached dwellings will be required with a subsequent DSP application.

- c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance. For instance, a variety of building forms with a unified, harmonious use of materials and styles is provided, and the guidelines are in keeping with the character and purposes of the O-S and R-18C Zones.

8. Preliminary Plan of Subdivision 4-19005: PPS 4-19005 was approved by the Planning Board on March 26, 2020 (PGCPB Resolution No. 2020-36), with 23 conditions. The following conditions apply to this DSP:

- 10. Prior to approval of any grading permit, the applicant shall provide measured drawings and detailed photographs of the spring house located on the subject property, located south of the Prospect Hill Historic Site (70-025).**

The applicant submitted detailed photographs and measured drawings of the spring house to Historic Preservation staff on June 1, 2020. This condition has been satisfied.

- 11. Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure that the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).**

Proposed Lots 1 and 2, Block C may be partially visible from the historic site during fall and winter months and the rears of those proposed houses will be facing it. Dwellings on Lots 4, 5, 6, Block C and Lot 11, Block B may also be visible from the historic site and the rears of these houses also face towards the historic site. To mitigate the adverse effects on the viewshed of the historic site, the applicant has proposed landscaping within the 50-foot landscape buffer that was approved with DSP-19007 that should substantially screen the new development from the historic site. However, particular attention should be given to the details of the rear elevations of the houses on these lots.

- 12. Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).**

According to the applicant's statement of justification, the design of the architectural models draws from the Prospect Hill Historic Site through the incorporation of optional columnar front porches and covered entries, dormers, and compatible fenestration patterns. Units range in size from 2,348 to 3,964 square feet, which will allow for marketing to a broad spectrum of potential residents. Two single-story with loft models are also proposed to ensure the community can cater to those who wish to age in place. No lighting is proposed in the sections closest to the Prospect Hill Historic Site, as these are all single-family detached houses.

Some of the models proposed by the applicant provide an option for a stone water table or veneer. A stone water table or veneer are not compatible with the character of the Prospect Hill Historic Site. The multi-colored brick option is also not compatible. Therefore, a condition is provided in the Recommendation section, to provide a note prohibiting a stone water table, stone veneer, or the use of multi-colored brick for the houses on Lots 1, 2, 4, 5, and 6, Block C and Lot 11, Block B.

9. **Detailed Site Plan DSP-19007:** DSP-19007 was approved by the Planning Board on June 18, 2020 (PGCPB Resolution No. 2020-98), with 3 conditions. The following condition applies to this DSP:

2. **Prior to the approval of a detailed site plan for architecture, the applicant shall provide a plan for interpretive signage to be erected and public outreach measures for the Prospect Hill Historic Site (70-025). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.**

The applicant submitted the details of an interpretive sign that will be placed within the development. The interpretive sign provides a brief history and description of the Prospect Hill Historic Site and its former outbuildings; however, there is no discussion of the enslaved African Americans who lived and worked on the property. A condition is included in the Recommendation section to revise the interpretive sign to include information on the enslaved African Americans who lived and worked on the property and show the proposed location of the sign, on the DSP, to be placed along the fitness trail in a location near the Prospect Hill Historic Site.

10. **2010 Prince George's County Landscape Manual:** In accordance with Section 27-282(e)(16) of the Zoning Ordinance, a DSP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). However, this application is limited to the review of architecture only and does not alter the findings of conformance with the requirements of the Landscape Manual made in previous applications for this site.
11. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area, or disturbance and require a grading permit. Properties zoned R-18C are required to provide a minimum 15 percent of gross tract area to be covered by tree canopy. The subject site includes 10.05 acres in the R-18C Zone, and therefore, requires 1.50 acres of tree canopy coverage. Properties zoned O-S are exempt from the requirements of the Tree Canopy Coverage Ordinance. This DSP is limited to the review of architecture and does not alter the findings of conformance with the requirements of the Tree Canopy Coverage Ordinance made in previous applications.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** The site is subject to the provisions of the WCO because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. Since this application is for architecture only, a revision to the previously approved TCP2 is not required. Conformance to the WCO was found with the previous DSP-19007 and will not be altered with this application.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation Commission (HPC)**—In a memorandum dated November 18, 2020 (HPC to Burke), incorporated herein by reference, it was noted that HPC reviewed the application at their November 17, 2020 meeting and voted to forward an evaluation of the impacts of this DSP on the Prospect Hill Historic Site, findings relative to previous conditions, and recommended conditions of approval, which have been included in the Recommendation section of this report.
 - b. **Permit Review**—In a memorandum dated October 13, 2020 (Chaney to Burke), incorporated herein by reference, the Permit Review Section offered comments that have been addressed by revisions to the plans.
14. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
15. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).**

The regulated environmental features on the subject property have been preserved to the fullest extent possible based on the limits of disturbance shown on DSP-19007 and TCP2-010-2020.

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-19007-01 for The Fairways, subject to the following condition:

1. Prior to certification of the detailed site plan (DSP), the applicant shall make the following revisions to the plans:

- a. Provide notes on the DSP stating the following:
 - (1) All single-family detached architecture shall incorporate a minimum of three standard architectural features, such as windows, doors, or fireplace chimneys, arranged in a reasonably balanced design, on all side elevations, and a minimum of four such features and a water table of brick or masonry material on all highly visible side elevations, which shall include all corner lots and lots where the side wall is visible from a public street.
 - (2) Sixty percent of the single-family detached homes shall feature a full brick or other masonry front façade, excluding gables, bay windows, trim, and door.
 - (3) No two units directly adjacent to or across the street from each other may have identical front elevations.
- b. Revise the plan and architecture to indicate highly visible lots and note which elevations are to be used for those.
- c. Revise the architecture as necessary to provide necessary elevations that meet the above notes.
- d. Revise the DSP to remove the template for the Lancaster model.
- e. Provide a note on the plan stating that houses on Lots 1, 2, 4, 5, and 6, Block C and Lot 11, Block B, shall not have the option of a stone water table, stone veneer, or multi-colored brick.
- f. Revise the plan to indicate the location of the interpretive sign along the fitness trail near the Prospect Hill Historic Site and provide language for the sign that includes a discussion of the African American occupants of the property.