



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

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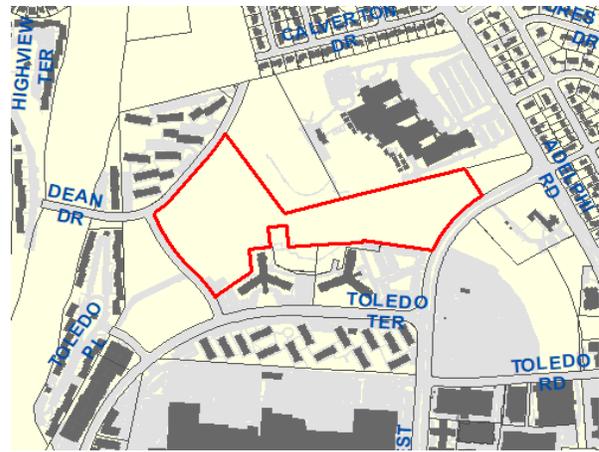
Detailed Site Plan

DSP-19020

Landy Property Umbrella Architecture

REQUEST	STAFF RECOMMENDATION
Umbrella architecture for three single-family attached (townhouse) models by Stanley Martin Homes.	APPROVAL with conditions

Location: In the northwest quadrant of the intersection of Belcrest Road and Toledo Terrace.	
Gross Acreage:	24.60
Zone:	R-20/T-D-O
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	68
Council District:	02
Election District:	17
Municipality:	Hyattsville
200-Scale Base Map:	208NE03
Applicant/Address: Stanley Martin Companies LLC 9475 Lottsford Road, Suite 280 Largo, MD 20774	
Staff Reviewer: Henry Zhang, AICP, LEED AP Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org	



Planning Board Date:	04/30/2020
Planning Board Action Limit:	04/30/2020
Staff Report Date:	04/14/2020
Date Accepted:	02/20/2020
Informational Mailing:	08/01/2019
Acceptance Mailing:	02/18/2020
Sign Posting Deadline:	03/31/2020

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.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19020
Landy Property Umbrella Architecture

The Urban Design staff has reviewed the detailed site plan for umbrella architecture for the subject development 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

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Transit District Overlay (T-D-O) Zone standards of the 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance for the One-Family Triple-Attached Residential (R-20) and Transit District Overlay (T-D-O) Zones;
- c. The requirements of Preliminary Plan of Subdivision 4-17007;
- d. The requirements of Infrastructure Detailed Site Plan DSP-18003;
- e. Other site plan-related regulations; and
- f. Referral Comments.

FINDINGS

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

- 1. **Request:** This application requests approval of an umbrella architecture detailed site plan (DSP) for three single-family attached (townhouse) models by Stanley Martin Homes for the Landy Property. No site improvements of any kind are included in this DSP.

2. Development Data Summary:

	EXISTING	PREVIOUSLY PROPOSED
Zones	R-20/T-D-O	R-20/T-D-O
Use	Vacant	Single-family Attached (Townhouses)
Acreage	24.60	24.60

3. Location: The subject property is located in the northwest quadrant of the intersection of Belcrest Road and Toledo Terrace, on the northeast side of Northwest Drive, between Dean Drive and Belcrest Road, in Planning Area 68, Council District 2.

4. Surrounding Uses: The subject property is bounded by Belcrest Road to the east, Toledo Terrace to the south, Northwest Drive to the southwest, and Dean Drive to the west. Properties beyond those streets to the east, south, and southwest are zoned Mixed Use-Infill in the Transit District Overlay (T-D-O) Zone and are developed with surface parking beyond Belcrest Road, with multifamily dwellings beyond Toledo Terrace, and vacant property beyond Northwest Drive. The neighboring property to the north is in the One-Family Detached Residential and Development District Overlay Zones of the Gateway Arts District and is the campus of Northwestern High School. The property to the west, beyond Dean Drive, is zoned One-Family Triple-Attached Residential (R-20) in the T-D-O Zone and is developed with multifamily dwellings.

5. Previous Approvals: The 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (Prince George's Plaza TDDP/TDOZMA) retained the subject property in the R-20 Zone and superimposed a T-D-O Zone on top of the subject property. The site has a previously approved final plat of subdivision for Plaza Towers, Parcel A, recorded in Plat Book 44-63, not subject to any conditions. The Plaza Towers Land Condominium Plat was recorded on April 18, 2006 in the Land Records of Prince George's County at Liber 211, folio 80. The Plaza Towers Land Condominium Plat created four land units. The undeveloped portion of the Land Property is comprised of Land Units 1, 2, and parts of 3. Land Unit 4 contains the existing Plaza Towers East multifamily building, which was constructed in the 1960s and is to remain, to the south of the property.

The subject property has an approved Detailed Site Plan (DSP-99048) for construction of 1,283 multifamily dwelling units that was approved by the Prince George's County Planning Board on July 26, 2001, with 14 conditions, in accordance with PGCPB Resolution No. 01-164. On September 24, 2001, the Prince George's County District Council elected to review DSP-99048 and, on November 5, 2001, the District Council ordered DSP-99048 remanded to the Planning Board. On December 20, 2001, the Planning Board conducted an evidentiary hearing regarding DSP-99048, in accordance with the Order of Remand issued by the District Council, and reapproved the application with 33 conditions.

A DSP amendment (DSP-99048-01) for Land Property, for construction of 406 multifamily dwelling units, was approved by the District Council on October 26, 2010. A corrected order affirming the Planning Board's decision was issued on February 28, 2011. An additional amendment, DSP-99048-02, was approved on August 22, 2013 by the Planning Director for minor amendments to architecture, landscaping, parking, and engineering. The site was

cleared and rough graded under these approvals, but the proposed development was never constructed.

In 2008, the Planning Board approved Preliminary Plan of Subdivision 4-17007 (PGCPB Resolution No. 18-25) for a larger property, including the subject 24.60-acre site, for 331 lots and 38 parcels, with 24 conditions.

On October 8, 2018, the Planning Board approved DSP-18003 (PGCPB Resolution No. 18-102) for infrastructure for the townhouse portion of Landy Property, with two conditions. The District Council affirmed the Planning Board approval on March 11, 2019.

The site also has an approved Stormwater Management Concept Plan, 31834-2017-00, which was approved on March 9, 2018 and is valid through March 9, 2021.

6. **Design Features:** The subject DSP application proposes three townhouse models to be built by Stanley Martin Homes. The following models, including the specified elevations and gross floor areas, are proposed with this application.

Model	Elevations	Base Square Footage	Number of Garage
Jenkins	C,N,O	1,949	2
Hugo	C, K, L	1,421/1,643	1*
Louisa	E,F,G	2,201	2

Note: *Optional 2-car tandem garage available

Each of the three townhouse models are three stories in height (38–39 feet) and are designed with an impressive front façade, which is finished with 100 percent brick of various color tones, and is articulated with aluminum box windows, dormer windows, cross-gables, limestone lintels, and sills. Side elevations are finished with a combination of brick and cementitious siding. Highly visible side elevations are finished with 100 percent brick of various color tones to match the front façades. The other side elevations are finished with brick on the first floor and cementitious siding above. The rear elevations of all models are finished with cementitious siding and a standard deck on pillars. All models have a third-story loft and metal canopy above the entrance.

Green Building Techniques

By combining a variety of energy-saving (and ENERGY STAR®-qualified) features, Stanley Martin promotes green living for these models. Specifically, the green building techniques to be employed in the models include two elements, as follows:

ENERGY EFFICIENCY FEATURES

- Electrolux® and Frigidaire® ENERGY STAR®-qualified refrigerators and dishwashers.
- Low flow Kohler® or Moen® toilets, faucets and showers.

- The Air Seal package acts as both insulation and as an air barrier, closing the areas where air can escape.
- Energy efficient air conditioning units with R-410A refrigerant, which is more environmentally-friendly, reliable and efficient than traditional refrigerant.

COMFORT & HEALTHY LIVING FEATURES

- Thermal barriers behind tubs, electrical outlets and conditioned spaces (for example, tray ceilings and overhangs).
- Each home is certified by an independent third party Residential Energy Services Network (RESNET®) rater, who determines the efficiency of the home’s heating and cooling system.
- Low expansion foam around windows and doors to help prevent air leakage.

In addition, Stanley Martin’s Green Living program also includes a commitment to the environment through sustainable techniques such as better water usage, the use of sustainable materials, recycling, and downstream stormwater run-off.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2016 Approved Prince George’s Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment:** The TDDP envisions two distinct, but interconnected neighborhoods that capitalize on the area’s transit network, recreational amenities, and retail draw, and enhances its environmental settings and historic resources. The subject site is located within the Neighborhood Edge character area, which is a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential neighborhoods. The approved larger development, including the subject portion, is consistent with the land use recommendations of the TDDP.

The T-D-O Zone standards of the TDDP are divided into five general categories covering Streets and Frontage, Bulk and Height, Site Elements, Architectural Elements, and Parking and Loading, and two character-area specific standards for the Downtown Core and Neighborhood Edge areas. The applicant provides an analysis of the subject DSP’s conformance with the applicable T-D-O Zone standards. There are limited T-D-O Zone standards for the design of single-family attached residential buildings. No improvements are included in this DSP and the scope is limited to three single-family attached architectural models that will be used in this development. The proposed umbrella architecture site plan meets all applicable T-D-O Zone standards, such as the location of the primary entrance to each unit on the front façades, as documented in the applicant’s statement of justification, adopted herein by reference. Future DSPs will be analyzed for conformance with applicable standards.

8. **Prince George’s County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-20 Zone and the requirements of the T-D-O Zone of the Zoning Ordinance.

- a. In accordance with Table 50. Table of Permitted Uses: Open Space and Single-family Residential Zones of the TDDP, the proposed townhouses are permitted in the R-20 Zone. This umbrella architecture DSP does not change the prior findings regarding the use of the property.
- b. In accordance with Section 27-548.04 of the Zoning Ordinance, T-D-O Zone standards modify specific requirements of underlying zones. In this case, the use and standards for the townhouse buildings are governed by the T-D-O Zone requirements of the TDDP
- c. As stated in Section 27-548.08(c)(2) of the Zoning Ordinance, the findings required by Section 27-285(b) are not applicable to this DSP in the T-D-O Zone. The application's conformance with the required findings for approval of this DSP is discussed, as follows:

(A) The Transit District Site Plan is in strict conformance with any mandatory requirements of the Transit District Development Plan;

The subject DSP for umbrella architecture is consistent with the land use vision for the Neighborhood Edge area of the TDDP. The DSP conforms to all mandatory requirements of the TDDP, as recorded in the applicant's statement of justification regarding conformance with the applicable standards.

(B) The Transit District Site Plan is consistent with, and reflects the guidelines and criteria for development contained in, the Transit District Development Plan;

The subject site is within the Neighborhood Edge area of the TDDP, and is consistent with the limited development standards and guidelines of the TDDP regarding single-family attached buildings.

(C) The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone, and applicable regulations of the underlying zones, unless an amendment to the applicable requirement or regulation has been approved;

The subject DSP has been reviewed for conformance with all the requirements and applicable regulations of the underlying R-20 Zone, unless modified by the T-D-O Zone standards. Given the limited scope of this application for three single-family attached architectural models only, the DSP meets the applicable requirements of the T-D-O and R-20 Zones.

(D) The location, size, and design of buildings, signs, other structures, open spaces, landscaping, pedestrian and vehicular circulation systems, and parking and loading areas maximize safety and efficiency, and are adequate to meet the purposes of the Transit District Overlay Zone;

The subject DSP is for architecture only and no improvements are proposed. This requirement will be reviewed for conformance at the time of a full-scale DSP.

(E) Each structure and use, in the manner proposed, is compatible with other structures and uses in the Transit District, and with existing and proposed adjacent development; and

The townhouse development is part of a larger subdivision, including one existing mid-rise multifamily building. The architectural models included in this DSP demonstrate sophisticated design articulation and high-quality materials that will improve the physical appearance of the immediate surroundings. The proposed townhouses are the first substantial new development in this edge area that will significantly improve the appearance of the area.

(F) Requests for reductions from the total minimum required parking spaces for Transit District Overlay Zones pursuant to Section 27-548.09.02 meet the stated location criteria and are accompanied by a signed Memorandum of Understanding between a car sharing corporation or company and the applicant.

This DSP for architecture is limited to approval of three townhouse models. Parking information was approved in the prior DSP for infrastructure for the entire Landy property. This DSP will have no impact on the prior parking analysis.

In conclusion, the proposed umbrella architecture DSP meets all required findings for approval.

9. **Preliminary Plan of Subdivision 4-17007:** The Planning Board approved Preliminary Plan of Subdivision 4-17007 with 24 conditions (PGCPB Resolution No. 18-25), none of which are applicable to this architecture-only DSP. All relative conditions were addressed at the time of DSP-18003 for infrastructure development of the property.
10. **Infrastructure Detailed Site Plan DSP-18003:** The Planning Board approved DSP-18003 with two conditions (PGCPB Resolution No. 18-102). The District Council approved this DSP on March 11, 2019 with the same two conditions, neither of which are relevant to the review of this DSP for umbrella architecture.
11. **Other site plan related regulations:**
 - a. **2010 Prince George's County Landscape Manual:** The T-D-O Zone standards provide Table 41 Landscape (page 194), that specifically discusses the applicability of each section of the Landscape Manual within the TDDP area. This DSP is not subject to the requirements, since it is for umbrella architecture only and proposes no development.

- b. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property has previously approved tree conservation plans. A Type 2 Tree Conservation Plan (TCP2-097-00-02) was submitted and approved with infrastructure DSP-18003. Since this DSP is for umbrella architecture only, the previously approved TCP2 still governs this development and does not need to be revised.

12. Referral Comments: Given the limited scope of this DSP, the subject application was referred only to the City of Hyattsville and the Historic Preservation Section, whose comments are incorporated herein by reference.

- a. **City of Hyattsville—**In a letter dated March 17, 2020 (Mayor Hollingsworth to Honorable Chairman Hewlett), Mayor Hollingsworth stated that the Hyattsville City Council voted on October 7, 2019, in support of the DSP with eight conditions, as follows:

1. Doorway awnings shall be incorporated in no less than 50% of townhouse units.
2. Brick facades shall be extended to the sides of high-visibility end-units, with brick extending throughout the entire side façade on select end-units.
3. Fourth-floor additions or roof decks shall be incorporated in no less than 25% of townhouse units.
4. End-unit townhouses shall incorporate additional windows to those present in the current designs and renderings.
5. The (3) proposed *Acer rubrum* (“Red Sunset Red Maple”) shall be replaced with a more appropriate canopy tree species.
6. The (66) proposed *Rhododendron catawbiense* (“White Catawba Rhododendron”) shall be replaced with a more appropriate species, such as Oak Leaf Hydrangeas.
7. The (8) proposed *Cercis canadensis* (“Eastern Redbud”) shall be replaced with a more appropriate ornamental tree species.
8. The proposed (11) *Lagerstroemia indica* (“Natchez Crape Myrtle”) will be replaced with a more appropriate ornamental tree species.

Conditions 1–4 are related to architecture and have been incorporated into the conditions of this report. Conditions 5–8 are related to the landscaping materials of the development. Since this DSP is limited to architecture only, Conditions 5–8 will be addressed by other DSPs.

- b. **Historic Preservation—**In a memorandum dated March 18, 2020 (Stabler to Zhang), the Historic Preservation Section concluded the following:

No further work was recommended on Site 18PR81, as it was not determined that additional excavation would add new data to the interpretation of the site as a workshop. Historic Preservation staff concurs that significant information on the prehistoric period was obtained from Site 18PR81, but that additional investigations would not add new information. No further work is recommended on Site 18PR81 on Landy Property.

Conditions 9 and 10 of PGCPB Resolution No. 18-25 have not been satisfied and are still outstanding. The subject application will not affect any Prince George's County historic sites or resources.

Since the aforementioned conditions attached to the previously approved preliminary plan are still not triggered, the Historic Preservation Section recommends approval of this DSP, without any additional conditions.

13. As required by Section 27-285(b)(4), 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 requirement of Subtitle 24-130(b)(5).

This DSP is for residential architecture only, with no site improvements proposed. This finding is not applicable to this DSP.

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-19020 for Landy Property Umbrella Architecture, subject to the following condition:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information be provided on the plans:
 - a. Provide single-family attached model unit tracking sheets on the DSP set to track front façade materials, front doorway awnings/canopies, and fourth-floor additions or roof decks.
 - b. Provide the following notes on the site plans (Template Sheet):

“A minimum of 50 percent of the dwelling units shall have front doorway awnings/canopies.”

“A minimum of 25 percent of the dwelling units shall have fourth-floor additions or roof decks.”

“All highly visible, single-family attached (townhouse) end walls shall have, at a minimum, the first floor finished with brick, or other masonry, with three architectural features in a balanced and harmonious composition. Where a brick or masonry end wall is required, the front façade shall also be brick or other masonry.”

“No two end units that are adjacent to, and across the street directly facing each other, shall use the same model.”

- c. Provide full brick (up to the peak) on the sides of Units 3, 4, and 14; and one level of brick on the sides of Units 1, 15, 22, 23, 29, 53, 58, 94, 101, 124, and 131.