



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan

## DSP-90101-08

Application	General Data	
<b>Project Name:</b> Cheltenham Park Cluster, Phase 2  <b>Location:</b> The terminus of Wendy Street, southeast of the intersection of Dangerfield Drive and Cheltenham Avenue.  <b>Applicant/Address:</b> Richmond American Homes of Maryland 6200 Old Dobbin Lane, Suite 190 Columbia, MD. 21045	Planning Board Hearing Date:	07/28/11
	Staff Report Date:	07/13/11
	Date Accepted:	05/23/11
	Planning Board Action Limit:	08/01/11
	Plan Acreage:	8.04
	Zone:	R-R
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	81A
	Tier:	Developing
	Council District:	09
	Election District	09
	Municipality:	N/A
	200-Scale Base Map:	212SE08

Purpose of Application	Notice Dates	
Addition of three new single-family detached Richmond American model house types.	Informational Mailing:	04/12/11
	Acceptance Mailing:	05/16/11
	Sign Posting Deadline:	06/28/11

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Sherri Moseley <b>Phone Number:</b> 301-952-3168 <b>E-mail:</b> sherrimoseley@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-90101-08  
Cheltenham Park Cluster, Phase 2

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

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

- a. Preliminary Plan of Subdivision 4-88223.
- b. Detailed Site Plan DSP-90101
- c. Conformance to the Prince George's County Zoning Ordinance.
- d. Conformance to the 2010 *Prince George's County Landscape Manual*.
- e. Conformance to the Woodland and Wildlife Habitat Conservation Ordinance.

FINDINGS

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

1. **Request:** The subject application is a request for approval of three additional single-family detached architectural models.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zones	R-R (Cluster)	R-R (Cluster)
Uses	Residential	Residential
Acreage	70.38 acres	70.38 acres
Lots	129	129

3. **Location:** The site is in Planning Area 81A, Council District 9, of the Developing Tier. More specifically, the site is located at the terminus of Wendy Street, southeast of the intersection of Dangerfield Drive and Cheltenham Avenue.
4. **Surrounding Uses:** The subject site is bounded to the north and west by existing single-family detached houses in the R-R Zone. To the south and east of the property are vacant lands in the R-O-S Zone.
5. **Previous Approvals:** Preliminary Plan of Subdivision 4-88223 was approved for the subject site by the Planning Board on February 6, 1989, (PGCPB Resolution No. 89-39), for 129 lots and one parcel, subject to five conditions.

Detailed Site Plan DSP-90101 was approved for the subject site by the Planning Board on February 28, 1991, (PGCPB Resolution No. 91-46), for 129 lots and two parcels subject to three conditions.

Detailed Site Plan DSP-90101-01 was approved by the District Council on July 21, 2003 for the re-approval of Detailed Site Plan DSP-90101 which had expired and for the approval of architecture, subject to five conditions.

Six subsequent detailed site plan revisions have been approved for Cheltenham Park Cluster, including five architectural revisions and one revision to add an afforested earth stockpile to Parcel B, and the subject application is the eighth revision to DSP-90101.

6. **Design Features:** The subject application proposes to add three new single-family detached models. The following Richmond American Homes models are proposed:

#### **ARCHITECTURAL MODELS**

##### **Richmond American Homes**

<b>Model</b>	<b>Base Finished Area (Sq. ft.)</b>
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Daniela (elevations C-F)	2,728
Darby (elevations C-F)	2,909
Drew (elevations C-F)	2,432

The proposed models feature architectural styling and detailing comparable to those models previously approved for Cheltenham Park Cluster. The proposed house types are two-story with two-car garages. The front elevations feature brick or stone façades with minimal siding in the gable areas, louvered or paneled shutters and other various window trim. Entryways are defined with side lights, transom windows or crosshead pediments. The base finished square footage of previously approved models ranges from 2,090 square feet to 3,600 square feet. The base finished square footages of the proposed models are consistent with those previously approved models.

The applicant is proposing a modification to the standard Darby model, Elevation “C”, for specific use on Lot 17B. The modification includes a raised water table and entryway with a stairway to the side of the front door. The stairway is faced with brick and an iron railing is proposed. A District Council condition requiring the side elevation, which abuts the adjoining

subdivision, of the unit on Lot 17B to be faced with brick has been included in the Recommendation Section of this report.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Preliminary Plan of Subdivision 4-88223:** The Preliminary Plan of Subdivision 4-88223 was approved by the Planning Board on February 6, 1989 subject to five conditions, none of which are applicable to the review of architecture and the subject detailed site plan application.
8. **Detailed Site Plan DSP-90101 and its revisions:** The Planning Board approved Detailed Site Plan DSP-90101 on February 28, 1991 for 129 single-family detached lots and two parcels, subject to three conditions. Detailed Site Plan DSP-90101 expired and the conditions attached to its approval are not applicable to the review of the subject detailed site plan..

The District Council approved Detailed Site Plan DSP-90101-01 on July 21, 2003 for 129 single-family detached lots and two parcels, subject to five conditions. These conditions remain valid and those which are applicable to the review of architecture have been carried forward in the recommendation section of this report.

Detailed Site Plan DSP-90101-01 has been revised six times subsequent to the original approval. All six revisions were approved by the Urban Design Section as designee of the Planning Director without any conditions.

9. **Zoning Ordinance:** The subject site was previously found to be in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones, and Section 27-442, which provides regulations for development in residential zones, under Detailed Site Plan DSP-90101-01. The addition of architectural elevations proposed under this application does not include any revisions to the previously approved site plan which remains valid, and does not alter the Planning Board's previous finding that in accordance with Section 27-285(b)(1), the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

Also, it is not necessary for the Planning Board to find, as required by Section 27-285(b)(4), that the regulated environmental features have been preserved and/or restored to the fullest extent possible because the subject detailed site plan only adds new architectural models and makes no change whatsoever to the approved site plan.

10. **Prince George's County Landscape Manual:** The subject application does not include a revision to the previously approved landscape plan and the proposed architectural models are not subject to the 2010 *Prince George's County Landscape Manual*. Vacant lots requiring new grading or building permits will be subject to the provisions of Section 4.1 of the 2010 Prince George's County Landscape Manual at the time of permit application.
11. **Woodland and Wildlife Habitat Conservation Ordinance:** The Type II Tree Conservation Plan TCP/II/48/02, submitted and approved under Detailed Site Plan DSP-90101-01, was found to be in conformance with the requirements of the Woodland Conservation Ordinance. No changes to the plan are proposed under this application and the proposed architectural revisions have no impact on the previous findings of conformance to the Woodland Conservation Ordinance.

## 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-90101-08, for Cheltenham Park Cluster, Phase 2, subject to the following conditions:

1. No two units located next to or across the street from each other may have identical front elevations.
2. The developer, his heirs, successors and/or assignees, shall display in the sales office all of the plans approved by the Planning Board and District Council for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.
3. All units shall have brick fronts. In addition, the units on lots A-1, A-4, B-1, B-17, C-1, and C-64 shall have brick on the side closest to the abutting subdivision.
4. Prior to certificate of approval, the applicant shall revise all side elevations to include a minimum of two standard architectural features.