

December 27, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Revision to a Detailed Site Plan SP-95098/06  
Rolling Hills Estates - Lot 14

The Urban Design staff has reviewed the site development plans for the subject proposal 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. Council Resolution (CR-113-1992) for the designation of Bryan Point Road as a scenic road.
- b. Final Plat of Subdivision (5-92002) recorded as Lots 1-14 and Parcels A-C, Rolling Hills Estates, in Plat Book VJ162, No.12. and Final Plat of Subdivision (5-96105) recorded as Lots 15 and 16 in Plat Book VJ176, No.55.
- c. The requirements of Sections 27-427 and 27-441 of the Zoning Ordinance governing development in the R-E Zone.
- d. Condition No. 6 of SP-95098/04 (PGCPB Res. No. 98-253) and Condition No. 2 of SP-95098/05 (PGCPB No. 99-110)
- e. The requirements of the *Landscape Manual*.
- f. Referrals.

## FINDINGS

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

1. The subject site known as Rolling Hills Estates (consisting of 14 lots in all, of which only Lot 14 is the subject of SP-95098/06) is located on Bryan Point Road adjacent to Christ Church, Accokeek (600 Farmington Road West). Lot 14 is a corner lot at the intersection of Bryan Point Road and Helen Drive. The applicant is proposing the Sienna architectural model for this lot.
2. In accordance with CR-113-1992, Bryan Point Road is designated a scenic road from its terminus at the National Colonial Farm to the easterly limit of the Piscataway National Park property. Bryan Point Road is the principal road through the Moyaone Reserve and Piscataway National Park. It is also designated an historic road which led to the Potomac River and several historic sites, among them Christ Church (Historic Site 83-8), which abuts the site to the west and is contained within the Piscataway National Park. The subject site falls just outside the point at which Bryan Point Road is designated a scenic road and also just outside the boundary of the scenic easement to the United States of America (L.4457, F.287) for Piscataway National Park.
3. A Detailed Site Plan (SP-90020) was approved by the Planning Board for this site on April 12, 1990. The validity time for the Detailed Site Plan expired and the applicant submitted an application for renewal of the Detailed Site Plan SP-95098 in accordance with the requirements of the Zoning Ordinance which was approved by the Planning Board on April 4, 1996 (PGCPB 96-105).
4. A Revision to the Detailed Site Plan SP-95098/01 was approved by staff on April 10, 1997 for the Bermeo unit on Lot 1 and minor changes to the Tree Conservation Plan to accurately locate existing trees on the site.
5. A Revision to the Detailed Site Plan SP-95098/02 was approved by staff on September 12, 1997 for the addition of the Andora and Sienna models.
6. A Revision to the Detailed Site Plan SP-95098/03 was approved by staff on May 12, 1998 for the addition of the Montpelier and Astor house types.
7. A Revision to the Detailed Site Plan SP-95098/04 was approved by the Planning Board on September 3, 1998 (PGCPB No.98-253) for minimum architectural standards for the proposed houses in this subdivision.

The following minimum architectural standards were approved by the Planning Board for the houses in this subdivision:

- Two car garages
- Brick front

- Minimum 3,000 square feet (excluding garage and basement)
- Minimum of three features for the endwalls (door, window, bay window, fireplace etc.)

8. The Historic Preservation Section, the Natural Resources Division, the Community Planning Division and the Accokeek Development Review District Commission expressed some site planning- related concerns regarding the impact of the proposed houses, especially the houses on Lots 13 and 14 that will be visible from Bryan Point Road and abut the historic Church site on the west. Therefore a condition of approval (#6) was added to SP-95098/04 to address these concerns:

Condition #6 states that:

A Revision to the Detailed Site Plan approvable by the Planning Board or designee shall be required for the proposed houses on Lots 13 and 14 and any exterior modifications to the house on Lot 1. The Detailed Site Plan review shall ensure compliance with scenic road issues, buffering requirements from the adjacent historic site, views from Bryan Point Road, preservation/protection of specimen trees on the site and siting/ architectural compatibility with the adjacent historic site. The application for these revisions shall include detailed information regarding accurate locations of existing trees to be preserved and the location/types of trees planted in the conservation easements and the landscape strip along Bryan Point Road.

This subject Detailed Site Plan application has been submitted to comply with the requirements of Condition #6 of SP-95098/04.

9. A Revision to the Detailed Site Plan SP-95098/05 was approved by the Planning Board on July 8, 1999 (PGCPB No.99-110) for the Astor model on Lot 13. Finding #18 of this Planning Board Resolution stated that the then proposed Bermeo model on Lot 14 would have significant visual impacts on Bryan Point Road, the adjacent historic site and the adjacent properties. Specifically, the location of the house would encroach into the conservation easements/tree preservation areas, the setbacks for the building from the conservation areas would be insufficient, the landscaping in the 50-foot-wide landscape bufferyard would be inadequate, and the landscaping along Bryan Point Road would be inadequate. The architectural elements of the proposed house did not include any vernacular/traditional architectural elements common to Prince George's County. The mix of siding and brick for the main facades did not create a uniform appearance when viewed from Bryan Point Road and the adjacent properties. The diagonal location proposed for the house accentuated the size of the structure, making it a dominating feature along Bryan Point Road. Finally, it would have the same detrimental visual impacts on Bryan Point Road as the existing house on Lot 1 and would not respect the existing site constraints and scenic/historic road and site concerns. Therefore, it was recommended that the proposed Bermeo model not be approved for use on Lot 14.

A condition of approval was added to specify design criteria for the house on Lot 14. Condition #2 states that:

A Revision to the Detailed Site Plan approvable by the Planning Board or designee shall be required for the proposed house on Lot 14. The Detailed Site Plan review shall ensure compliance with scenic road issues, buffering requirements from the adjacent historic site, views from Bryan Point Road, preservation/protection of specimen trees on the site and siting/ architectural compatibility with the adjacent historic site. The application for these revisions shall include detailed information regarding accurate locations of existing trees to be preserved and the location/ types of trees planted in the conservation easements and the landscape strip along Bryan Point Road.

This subject Detailed Site Plan application has also been submitted to comply with the requirements of Condition #2 of SP-95098/05.

10. The subject application includes schematic elevation drawings for the proposed Sienna model for Lot 14. The Sienna model is a large two-story house with rectilinear (expanded L-shaped) plan and clipped-gable roof profile. It is proposed that the house be oriented at an angle, fronting on neither Bryan Point Road nor on Helen Drive, the primary road within the Rolling Hills Estates subdivision, but facing southwest toward the entry corner of the subdivision. The main facades of the house, visible from both Helen Drive or Bryan Point Road, are to be brick. The rear elevation (toward the Historic Site) is to be sheathed with synthetic siding.

The main facades of the house will be clearly visible from the historic and scenic Bryan Point Road. Portions of the upper story and roof will be visible from the Christ Church Historic Site at least seasonally and possibly throughout the year.

11. The two major issues that are to be addressed in this site plan regarding the proposed development are:

- The impact on a designated scenic road - Bryan Point Road
- The impact on the adjoining National Register historic site - Christ Church,

Accokeek

The Environmental Planning Section, the Historic Preservation Section, the Community Planning Division and the Accokeek Development Review District Commission have reviewed the subject proposal to study its impacts on Bryan Point Road and Christ Church.

12. The Environmental Planning Section (Finch to Srinivas, December 22, 2000) has recommended several minor revisions to the Type II Tree Conservation Plan, additional landscaping in the 50-foot conservation easement, additional planting along Bryan Point Road, tree protection devices for the mature trees on Lots 13 and 14 and some on-site modifications prior to the issuance of permits. Conditions of approval have been added to require these changes.
13. The Historic Preservation Section (Pearl to Srinivas, August 25, 2000) has stated that the proposed house will be visible from both Bryan Point Road and Helen Drive. Portions of the

house will be visible from the adjacent historic church property to the rear. Therefore, additional plant materials should be provided in the 50-foot conservation easement to the rear to protect the views from the historic site. The design and materials of the rear elevation of the house on Lot 14 should be compatible with the traditional domestic architecture of Prince George's County. The Section has recommended various design criteria like the use of traditional red brick, windows with multiple panes, roofing materials with a design, color and texture that appear traditional, etc. A condition of approval has been added to require these design elements to be incorporated into the overall design of the proposed house.

14. The Community Planning Division (Rovelstad to Srinivas, September 25, 2000) stated that the existing house on Lot 1 in the Rolling Hills subdivision has undergone intense community criticism because it is substantially out of character with the immediate neighborhood and Bryan Point Road. The house has become a dominating feature along Bryan Point Road and does not complement its scenic road qualities. The negative impacts to Bryan Point Road caused by the house on Lot 1 should be avoided in the case of Lot 14. There are a number of historic site compatibility and buffering concerns regarding the proposed house. The Division has suggested requiring sufficient buffering and house siting that retain or restore as much of the wooded character as possible on Lot 14. Additional landscaping should also be proposed along the Bryan Point Road frontage on Lot 1. Conditions of approval addressing these recommendations have been added.
15. The Accokeek Development Review District Commission (Thompson to Srinivas, September 24, 2000) has stated that three sides of the house will be visible from the streets and the historic site. They have recommended using brick for the proposed house, planting non-deciduous trees in the 50-foot bufferyard to the rear and saving the mature oak on Lot 14. Conditions of approval addressing these recommendations have been added.
16. The Transportation Planning Section (Masog to Srinivas, August 13, 2000) does not have any comments on SP-95098/06.
17. The Department of Public Works and Transportation (Senjalia to Srinivas, August 18, 2000) has stated that the improvements along Bryan Point Road must be in accordance with the DPW&T standards.
18. The Permits Section (Shields to Srinivas, August 16, 2000) has stated that the proposal must comply with the previous conditions of approval.
19. The Department of Environmental Resources (De Guzman to Srinivas, August 24, 2000) has stated that the proposal is consistent with the approved stormwater management concept #968000730.
20. The Subdivision Section (Chellis to Srinivas, August 9, 2000) has stated that the proposed plan is in conformance with the preliminary and record plats.

21. The above referral comments have identified that the overall location, siting and design of the proposed Sienna model on Lot 14 will have significant visual impacts on Bryan Point Road, the adjacent historic site and the adjacent properties. Specifically, the location of the house will not minimize the negative impacts on Bryan Point Road and the landscaping in the 50-foot-wide landscape bufferyard and along Bryan Point Road will be inadequate. The architectural elements of the proposed house do not include any vernacular/traditional architectural elements common to Prince George's County. The mix of siding and brick for the main facades will not create a uniform appearance when viewed from Bryan Point Road and the adjacent Historic Site. The diagonal location proposed for the house will accentuate the size of the structure, making it a dominating feature along Bryan Point Road.

Representatives from the Accokeek Development Review District Commission, the Environmental Planning Section, the Community Planning Division, the Historic Preservation Section and the Urban Design Review Section met on October 25, 2000 to discuss the various design issues regarding the proposed house and also discuss alternatives to make the house more compatible with its setting.

The following design criteria were recommended at the meeting to make the house more compatible with its surroundings:

1. The building should be oriented parallel to the street to reduce the impact of the mass and bulk of the house on the streetscape.
2. The house should have 100% brick facing for all the elevations. Traditional red colored bricks (approved by the Historic Preservation Section) should be used for compatibility with the adjacent historic site and the scenic road.
3. Additional evergreens should be planted in the fifty-foot-wide tree conservation easement along the rear of the property to provide additional screening during the winter months.

The above design criteria have been added as conditions of approval.

22. With the proposed conditions, Detailed Site Plan SP-95098/06 will not significantly alter the previously approved site plans for the subject site and is found to represent 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.

## 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 SP-95098/05 and TCPII/148/95 subject to the following conditions:

1. Prior to certificate approval of the Revision to the Detailed Site Plan:
  - a. the Site/Landscape plans shall be revised as follows:
    - 1) The proposed house shall be oriented parallel to the street fronting on Helen Drive to reduce the impact of the mass and bulk of the house on the streetscape.
    - 2) Additional evergreens planted in the fifty-foot-wide tree conservation easement according to the recommendations of the Environmental Planning Section.
    - 3) Notes describing in detail the tree save techniques to be used to save the mature oak on Lot 14.
    - 4) The mature oak saved on Lot 14.
    - 5) Additional landscaping along Bryan Point Road according to the recommendations of the Environmental Planning Section.
    - 6) a building restriction line setback 10 feet from the conservation easement boundary along the northern property line.
  - b. The architectural drawings for the house on Lot 14, the Sienna Model, shall be revised to incorporate the following features:
    - 1) Traditional-colored red brick facing (to be approved by the Historic Preservation Section) for all the elevations of the house.
    - 2) Windows with multiple panes and distributed across the elevation in a balanced arrangement.
    - 3) Chimneys constructed of brick to match the brick used on the main block of the house.
    - 4) Projecting porches and decks simply detailed and if constructed of pressure-treated materials, the materials to be painted or opaque-stained to match the house's window trim.
    - 5) Traditional roofing materials, textured architectural shingles or roofing materials that imitate traditional roofing materials and traditional shingles in design, color and texture.
    - 6) Foundation elements visible from the Historic Site with brick facing and a watertable to distinguish the foundation from the story above.

7) A minimum of three architectural features for the endwalls (door, window, bay window, fireplace etc.)

c. The Type II Tree Conservation Plan TCPII/148/95 shall be revised as follows:

- 1) The plans certified for this revision shall include all plan sheets, particularly the complete TCP II, including all associated notes and details.
- 2) Sheet S-1 shall be revised as follows:
  - (a) The unidentified line running parallel to the northern boundary of the property shall be removed;
  - (b) Revisions shall be noted in the revision block and dated;
- 3) To augment the 50-foot wide Tree Conservation Easement along the northern property line, a staggered row of native evergreen species such as eastern red cedar and *Ilex opaca* shall be planted next to the northern property boundary. The additional plant materials shall be 5 - 6 feet in height, and spaced between 15 to 20 feet on center. The Plan shall be revised to show the location and quantities proposed.
- 4) In order to establish a satisfactory scenic buffer along Bryan Point Road, the Plan shall be revised as follows:
  - (a) A 30-foot-wide scenic easement shall be provided along the Bryan Point Road frontage, behind and not inclusive of the public utility easement. This scenic easement shall also be recorded, and a copy of the recorded easement shall be provided to the Environmental Planning Section prior to the issuance of permits;
  - (b) Plant materials located within the easement area which are dead, dying, or in poor condition, shall be removed;
  - (c) Existing planting within the delineated scenic easement be supplemented with additional varieties of oak, 2-1/2" to 3" in caliper. The trees shall be placed in a staggered row approximately, 15 to 20 feet on center. The scenic easement shall also be under planted with native evergreen shrubs, placed in masses
  - (d) Existing trees to remain shall be trimmed, aerated and fertilized in accordance with the Significant/Specimen Tree Preservation and Management Plan, as contained on Sheet 3 of 3 of the TCP II/148/98-04.



- 5) To protect the conservation easement adjacent to Christ Church and the scenic easement along the front of the lot, a split rail fence shall be placed. The fence shall run along the scenic easement line at a point beginning 20 feet off Helen Drive, continuing to the intersection with tree conservation easement, and continuing to the property line of Lot 13. The Plan shall be revised to show the location of the fence, and a detail shall be provided for its construction.
  - 6) The TCP II plan for this property shall be revised to include tree protection devices in conformance with wire tree protection fence (Figure C-6, State Forest Conservation Technical Manual) to be placed around the critical root zone of the large oak trees proposed for preservation, including those on Lot 13 whose root zones and canopy extend over Lot 14. Prior to the issuance of permits, a representative of the Environmental Planning Section shall inspect the location and construction of the tree protection devices. The tree protection devices shall remain in place until the release of the site grading bond.
2. Prior to the issuance of permits for Lot 14:
  - a. The two storage trailers located on Lot 14 shall be removed;
  - b. The temporary sales trailer and concrete sidewalk placed within the critical root zone of the large white oak shall be removed, and certification from a licensed arborist shall be provided to the Environmental Planning Section of M-NCPPC that the Significant/Specimen Tree Preservation and Management Plan, as contained on Sheet 3 of 3 of the TCP II/148/98-04 has been implemented.
3. All applicable conditions of the previous approvals (Preliminary Plat 4-88185, SP-95098, SP-95098/01, SP-95098/02, SP-95098/03, SP-95098/04 and SP-95098/05) remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board or designee prior to issuance of any permits.