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DETAILED SITE PLAN

DSP-95103/02

Application	General Data
Project Name ASHLEIGH CLUSTER Location SOUTH OF MOUNT OAK ROAD – NORTH OF CENTRAL AVE – WEST OF CHURCH ROAD AND EAST OF COLLINGTON BRACH RAIL ROAD SPUR Applicant/Address SAKELLARIS CONSTRUCTION 5126 HARFORD ROAD BALTIMORE, MD 21214	Date Accepted 07/29/02
	Planning Board Action Limit 11/07/2002
	ZHE Hearing Date NA
	Plan Acreage 97.12 acres
	Zone R-R Cluster
	Dwelling Units 122 D U's
	Square Footage NA
	Planning Area 74A
	Council District 6
	Municipality NA
	200-Scale Base Map 203NE13

Purpose of Application	Notice Dates
APPLICANT REQUESTS APPROVAL OF DETAILED SITE PLAN FOR AN ADDITION TO THE ARCHITECTURE IN A RESIDENTIAL CLUSTER	Adjoining Property Owners 09-03-02 (CB-15-1998)
	Previous Parties of Record 09-13-02 (CB-13-1997)
	Sign(s) Posted on Site 09-13-02
	Variance(s): Adjoining N/A Property Owners

Staff Recommendation			Staff Reviewer: WHITMORE, ELIZABETH
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

TO: The Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Elizabeth Whitmore, Senior Planner
SUBJECT: Detailed Site Plan DSP-95103/02
Ashleigh Cluster

The Urban Design staff has reviewed the proposed architectural units for the Ashleigh Cluster. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the Recommendation section below.

EVALUATION CRITERIA

This addition of architecture was reviewed and evaluated for compliance with the following criteria:

1. Conformance with Preliminary Plan 4-91117.
2. Conformance with Detailed Site Plan DSP-95103 for Infrastructure (Council Order dated May 15, 1998).
3. Conformance to the Zoning Ordinance and the *Landscape Manual*.
4. Conformance with the Site Design Guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
5. Referrals.

FINDINGS

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

1. This revision is for the purpose of fulfilling Condition 2 of the Council Order for DSP-95103 dated May 11, 1998, which requires that prior to release of any building permits, a Detailed Site Plan for architecture shall be approved by the Planning Board. A staff level revision to DSP-95103/01 was approved on May 3, 2001, to change the grading on several lots and to allow alternate plant types and species. The site is located northeast of the intersection of Church Road and Central Avenue and south of Mount Oak Road.
2. *The site development data is as follows:

	<u>EXISTING</u>
Zone	R-R Zone
Acreage	97.12 acres
Lots	122 single-family lots
Parcels	8 parcels
Use	Residential
Dwelling Units	122 DUs
Floor Area Ratio	N/A

*Site development data was previously approved under Preliminary Plan 4-91117 and DSP-95103/02.

3. Square footage of proposed architecture:

JGS Residential Construction

House Type	Base Square Footage	Square Footage with All options*
Randell	2,573 sq. ft.	2,789 sq. ft.
Calvin	2,752 sq. ft.	2,992 sq. ft.
Michael	2,954 sq. ft.	3,272 sq. ft.
Elizabeth	3,186 sq. ft.	3,449 sq. ft.
Alexander	3,274 sq. ft.	3,575 sq. ft.

Mid-Atlantic

House Type	Base Square Footage	Square Footage with All options*
Aspen	2,720 sq. ft.	3,456 sq. ft.
Dover	2,968 sq. ft.	5,626 sq. ft.
Windsor	3,028 sq. ft.	3,765 sq. ft.
Somerset	3,128 sq. ft.	5,185 sq. ft.
Oxford	3,200 sq. ft.	4,172 sq. ft.
Monticello	3,305 sq. ft.	4,343 sq. ft.
Amherst	3,450 sq. ft.	4,275 sq. ft.
Sierra	3,681 sq. ft.	4,271 sq. ft.

**Finished square footage*

Roof pitches on all elevations are a minimum of 8:12, with varying pitches and roof styles on the remaining rooflines and elevations. All of the above houses are two-story units and are enhanced by vinyl or wood siding, reverse gables, and shutters. Several of the homes offer an optional front porch with standing seam metal roof. Brick front facades are offered as an option as well as side loaded two- and three-car garages.

4. The subject Detailed Site Plan is in conformance with Section 24-137 of the Subdivision Regulations which requires Detailed Site Plan approval for clusters and review and approval of the proposed architecture.

5. The Community Planning Division, in a memorandum dated August 21, 2002 (D'Ambrosi to Whitmore), found that the proposed detailed site plan raised no Master Plan issues.
6. The City of Bowie, in a memorandum dated August 29, 2002 (Meinert to Adams), had several comments which have been addressed in the Recommendation section of this report.
7. The Detailed Site Plan represents a reasonable alternative for satisfying the Site Design Guidelines of Section 27-274 of the Zoning Ordinance, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
8. In order to ensure that prospective purchasers are made aware of all exterior elevations of all models approved by the Planning Board, and of the existence of an approved Detailed Site Plan, Landscape Plan and plans for recreational facilities, these plans must be displayed in the developer's sales office.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-95103/02, subject to the following conditions:

1. No two units located next door to or across the street from each other shall have the identical front elevations.
2. All units shall have at least two endwall features.
3. The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, Site Plan and Landscape Plans.