

November 29, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-96070/03
Marlboro Downs

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. Preliminary Plat 4-95047
- b. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-441 governing permitted uses in the R-80 Zone
 - Section 27-429 regarding the R-80 Zone (One-Family Detached Residential)
- c. The requirements of the Landscape Manual
- d. Referrals

FINDINGS

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

- 1. The Planning Board approved a Detailed Site Plan SP-96070 for the subject residential development consisting of 67 lots in the R-80 Zone on May 29, 1997 (PGCPB No. 97-157). The Detailed Site Plan proposed four types of the *Kenwood* model ranging from 1,874

square feet to 2,147 square feet in size. A Revision to the Detailed Site Plan, SP-96070/01 was approved by staff as the Planning Board's designee on May 23, 2000 for the addition of the Ravenwood architectural model. A Revision to the Detailed Site Plan, SP-96070/02 was approved by staff as the Planning Board's designee on July 20, 2000 for the addition of the Jefferson, Zachary, Savoy, Belvedere and Victoria architectural models.

2. This subject Revision to a Detailed Site Plan proposes the following architectural models:

<u>Model</u>	<u>Square Feet</u>
Melville	2,755 square feet
Hemingway	2,663 square feet
Octavia	1,809 square feet

3. The subdivision is located on the north side of Old Marlboro Pike at the intersection with Maple Shade Lane, approximately 1,300 feet west of the intersection with Brown Station Road. Old Marlboro Pike is a designated historic road. The adjacent properties are:

West - Maple Shade Lane and single-family residential development, Maple Heights, zoned R-R

North - Undeveloped property zoned R-R

East - Undeveloped agricultural property zoned R-R

South - Old Marlboro Pike

4. The 1993 Subregion VI Master Plan indicated that the subject property was designated for low suburban residential use. The 1994 Sectional Map Amendment approved on May 24, 1994, CR-54-1994, recommended that the subject property remain zoned R-R. However, through Council Amendment #4 the property was rezoned to R-80. All surrounding properties remained in the R-R Zone. A Preliminary Plat, 4-95047, was approved by the Planning Board on September 28, 1995.
5. This revision proposes house models ranging from 1,809 sq.ft. to 2,755 sq.ft. in size. The minimum square feet approved for the previous models was 1,874 square feet. The floor area of the proposed *Octavia* model is less than the floor area of the smallest house in the previous approval. The proposed *Melville* and *Hemingway* architectural models have a two-car garage and a no-garage option. The proposed *Octavia* model has a garage option with three elevations.

The applicant's letter dated September 5, 2000 (attached) states that Lots D2 to D5 and D13 to D16 are extremely narrow lots. The *Melville* and *Hemingway* architectural models can be built on these lots with the no-garage option. The proposed *Octavia* model can also be built on these lots. The applicant has stated that there is no specific garage requirement in this community. Ryan homes will build the *Hemingway* and *Melville* options as and when possible and would like the option of building the *Octavia* model on the above narrow lots only. If two adjoining lots have the *Octavia* model, different elevations will be built.

The size of the proposed models is not substantially smaller than the previously approved models. The smallest *Octavia* model is only 65 sq.ft. smaller than the smallest house of the previously approved *Kenwood* models. Therefore the size, style and design of the proposed models are compatible with the size, style and design of the previously approved models. However, the proposed no-garage option is a new feature in this single-family residential subdivision. All the previously approved architectural models were approved with the garage option. Staff is of the opinion that although the size, style and design of the no-garage model are generally consistent with the overall architecture of the development, it is inferior to the previously approved models because of the absence of a garage. A garage is an important feature of a typical single-family house and elimination of this feature reduces the overall quality of the proposed architecture. Therefore, staff believes that the garage should be proposed as an integral part of the single-family detached homes in this development. A condition of approval has been added to eliminate the *Melville* and *Hemmingway* models with the no-garage option.

The proposed *Octavia* model is the smallest model. Although this model can be accommodated on the larger lots also, it is preferable to utilize this model for the smallest lots only (specifically Lots D2 to D5 and Lots D13 to D16). Since D2 to D5 and D13 to D16 are adjoining lots, different elevations must be built for these lots. Conditions of approval have been added to ensure these requirements.

6. Since the subject revision to the Detailed Site Plan is for architecture and there are no alterations to the previously approved site/grading plans, the subject revision to the Detailed Site Plan is in conformance with the Preliminary Plat of Subdivision 4-95047 and Detailed Site Plan SP-96070 and all applicable conditions of approval.
7. The Preliminary Plat of Subdivision 4-95047 and Detailed Site Plan SP-96070 found that the proposal was consistent with the requirements of the Zoning Ordinance for the R-80 Zone. Therefore, this revision to the Detailed Site Plan is also in conformance with the requirements of the Zoning Ordinance.
8. The revision to the Detailed Site Plan is subject to the requirements of Section 4.1, Residential Requirements, of the *Landscape Manual*. The proposal meets the requirements of this section.
9. The Community Planning Division (Lord to Srinivas, September 26, 2000) has stated that the addition of new architectural models does not raise any master plan issues.
10. The Subdivision Section (Chellis to Srinivas, October 31, 2000) has stated that there are no subdivision issues related to this proposal.
11. The Environmental Planning Section (Finch to Srinivas, September 27, 2000) has stated that the site is exempt from woodland conservation and that the historic and scenic issues were addressed during the review of the Preliminary Plat and Detailed Site Plan reviews.

12. The Permits Review Section, the Transportation Planning Section and the Department of Environmental Resources have no comments regarding the proposal.
13. The Town of Upper Marlboro was sent a referral. No comments have been received as of this date.
14. With the proposed conditions of approval, the Revision to the Detailed Site Plan SP-96070/03 will 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.
15. In order to insure that prospective purchasers in this subdivision 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. A condition of approval has been added to require the display of these approved plans.

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-96070/03 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, the site/grading and architectural plans shall be revised to show the following:
 - a. the no-garage option for the *Melville* and *Hemingway* models eliminated.
 - b. a note stating that the *Octavia* model shall be used specifically for Lots D2 to D5 and D13 to D16 only.
 - c. a note stating that no two units located next to or across the street from each other may have identical elevations.
2. The developer, his heirs, successors, and/or assigns, 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, the Detailed Site Plan, Landscape Plan, and plans for recreational facilities.