

April 24, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Supervisor, Urban Design Section

FROM: Elizabeth Whitmore, Urban Designer

SUBJECT: Glenn Dale Greens Cluster
SP-99001/01

The Urban Design staff has reviewed the proposed architectural units for the Glenn Dale Greens 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 of this report.

EVALUATION CRITERIA

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

1. Conformance with Preliminary Plan 4-98045 (PGCPB #98-255) and 4-95032 (PGCPB #95-170).
2. Conformance with Detailed Site Plan SP-99001 for Infrastructure (PGCPB #99-89).
3. Conformance with 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. On June 3, 1999, the Planning Board approved DSP-99001 (PGCPB No. 99-89) for infrastructure only. This detailed site plan is valid through October 1, 2003. The subject

submission is for six architectural models to the Glenn Dale Greens Cluster, SP-99001/01, to be built by Mediterranean Homes. The site is located southwest of the intersection of Glenn Dale Road and Marguerita Avenue.

2. The site development data is as follows:

Site Development
Glenn Dale Greens Cluster
SP-99001/01

Zone	R-R Zone
Gross Tract Area	16.72 acres
Use	Residential Development
Square footage of proposed architecture	1,761 - 3,318 square feet

3. This is a revision for the addition of six (6) new models, Lumina, Kingston, Veranda, Riviera, Primavera and Provincial, proposed by Mediterranean Homes. These house types have standard two-car and three-car garages and have between 1,761 - 3,318 base finished square feet of living space.
4. Square footage of proposed architecture:

House Type	Base Square Footage	Square Footage with all options*
Lumina	1,761 sq. ft.	2,042 sq. ft.
Veranda	2,012 sq. ft.	2,461 sq. ft.
Kingston	2,311 sq. ft.	2,669 sq. ft.
Riviera	2,574 sq. ft.	2,629 sq. ft.
Primavera	2,711 sq. ft.	2,835 sq. ft.
Provincial	3,318 sq. ft.	3,665 sq. ft.

* *Finished square footage*

Roof pitches on all six elevations are a minimum of 8:12, with varying pitches and roof styles on the remaining rooflines and elevations. Standing Seam metal roofs are standard on the porches. The exterior finish material is E.I.F.S. which mimics stucco. Stone watertables and veneer are standard on several of the proposed houses. Shutters are standard on some houses and 1x4 window trim is standard on all house types. Two-car garages are standard and a three-car garage is offered on the Provincial and Kingston; side entry garages are optional on all elevations. Three bedrooms are standard with a fourth bedroom being offered as an option with the Veranda house type. The proposed architectural side

elevations exceed the requirement of two standard endwall features.

5. The Environmental Planning Section, in a memorandum dated April 25, 2000 (Markovich to Whitmore), made the following comments:

■The Soils Report prepared for this property by Geotechnical Laboratories, Inc. in June 1999, Project No. 99-032, has been reviewed and found to be acceptable. The likely existence of perched water tables on this property was a primary concern of this office, since the presence of a perched water table may result in periodic flooding of dwellings with basements . All recommendations of the report shall be strictly adhered to, including but not limited to the basement wall design, backfill materials, drainage systems and encountering water during excavations.●

Condition 3 in the Recommendation Section of this report addresses this concern.

6. The proposed revision was referred to the Permit Section and the Subdivision Section; both sections found the submission acceptable as submitted.
7. Neither the Enterprise Road Corridor Commission nor the Glenn Dale Civic Association had responded to the referral request at the time of the writing of the staff report.
8. The plan will, if revised in accordance with the conditions of approval, represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development from its intended use.
9. The subject Detailed Site Plan does not affect the previous approval for SP-99001. All findings and conditions of SP-99001 as reflected in PGCPB No. 99-89 are still in full force and effect.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE SP-99001/01, subject to the following conditions:

1. No two units located next door to or across the street from each other shall have identical front 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, Site Plan and Landscape Plan.
3. A copy of the Soils Report prepared by Geotechnical Laboratories, Inc. in June 1999, Project No. 99-032, or subsequent reports approved by M-NCPPC Environmental Planning Section and/or the Department of Environmental Resources shall be included as part of each building permit application or group of building permit applications. If the report is not

included with the initial submittal of the permit application, the applicant shall be required to submit the report as a DER permit revision. All recommendations of the most recently approved report shall be strictly adhered to during the construction of this project.