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Specific Design Plan

SDP-0202-16

Application	General Data	
Project Name: Preserve at Piscataway, Umbrella Application for Architecture Location: South side of Floral Park Road at its intersection with Piscataway Road. Applicant/Address: Woodlawn Development Group 8614 Westwood Center Drive, Suite 900 Vienna, VA 22182	Planning Board Hearing Date:	05/10/12
	Staff Report Date:	05/02/12
	Date Accepted:	03/08/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	878.68
	Zone:	R-L/L-A-C
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	84
	Tier:	Developing
	Council District:	09
	Election District	05
	Municipality:	N/A
	200-Scale Base Map:	218SE03

Purpose of Application	Notice Dates	
Addition of single-family detached architectural house models.	Informational Mailing:	09/02/11
	Acceptance Mailing:	03/05/12
	Sign Posting Deadline:	04/10/12

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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0202-16
Preserve at Piscataway, Umbrella Application for Architecture

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 specific design plan (SDP) was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to Basic Plans A-9869 and A-9870.
- b. Conformance to Comprehensive Design Plan CDP-9306.
- c. Conformance to Specific Design Plan SDP-0202.
- d. Conformance to the Zoning Ordinance.
- e. Conformance to the 2010 *Prince George's County Landscape Manual*.
- f. Conformance to the Woodland and Wildlife Habitat Conservation Ordinance.
- g. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan (SDP), the Urban Design staff recommends the following findings:

- 1. **Request:** The subject application is a request for the approval of nine additional single-family detached architectural models and optional stone front elevations for ten previously approved architectural models for the overall development know as Preserve at Piscataway (formerly known as Greens at Piscataway).

2. **Development Data Summary**

	Existing	Proposed
Zones	R-L/L-A-C	R-L/L-A-C
Uses	Vacant/Single-family detached and attached	Single-family detached and attached
Acreage	878.68	878.68

3. **Location:** The Preserve at Piscataway project site is located in the southwest quadrant of the intersection of Floral Park Road and Danville Road, in Planning Area 84, and Council District 9.

4. **Surrounding Uses:** The Preserve at Piscataway development as a whole is bounded on the north by Floral Park Road; on the east by Danville Road; and on the south and west by various residentially-zoned properties (including R-A, Residential-Agricultural; and R-L, Residential Low Development).

5. **Previous Approvals:** On September 14, 1993, the Prince George's County District Council adopted Council Resolution CR-60-1993 approving the September 1993 Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B. The sectional map amendment, in conjunction with Basic Plans A-9869 and A-9870, rezoned 858.7 acres in the Residential-Agricultural (R-A) Zone to the Residential Low Development (R-L) Zone and 19.98 acres to the Local Activity Center (L-A-C) Zone. The rezoning was approved with 39 conditions and 11 considerations.

Comprehensive Design Plan CDP-9306 (Villages of Piscataway) was approved by the Planning Board on March 24, 1993. On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the development of the golf course, as stated in PGCPB Resolution No. 94-98.

On June 7, 2007, the Planning Board approved CDP-9306/01, a revision to increase the maximum permissible height of townhouses within the project to 40 feet. On October 9, 2008, the Planning Board approved an additional revision, CDP-9306/02, modifying the minimum required roof pitches in all of the villages except Bailey's Village.

On January 16, 2003, the Planning Board approved SDP-0202 for umbrella architecture for single-family detached models, subject to six conditions. On June 12, 2003, the Planning Board approved a request for modification of one of the conditions relating to the roof pitch of reverse gables. Twelve additional revisions to SDP-0202 to add architectural models have since been approved.

Specific design plans have been approved for all of the lots and other development features in the Villages of Piscataway which include SDP-0319 for Bailey Village, SDP-0320 for Danville Estates, SDP-0318 for Edelen Village, SDP-0401 for Lusby Village, SDP-9804 for Glassford Village, SDP-0608 for the golf course and clubhouse, SDP-9805 for the entrance features, and SDP-9806 for relocation of Piscataway Road and associated stormwater management ponds.

6. **Design Features:** The subject application proposes to add nine NVR Homes models to the approved architecture for the Preserve at Piscataway development and optional stone front elevations for ten models which have been previously approved. If approved, the proposed models would be available for construction within Bailey's Village, Edelen Village North, Edelen

Village South, Lusby Village East, and Lusby Village West of The Preserve, all of which have been previously approved for single-family detached residential homes. The following NVR Homes models are proposed:

Model	Elevations	Base Square Footage
Bailey's Village (w/ Detached Garage)		
James Michener	A-C, K-M	2,520
Ernest Hemingway	A-C, M	1,904
John Steinbeck	A-C, L, M	2,184
Edelen Village N & S Lusby Village E & W		
Jasmine Grove	A-C, K, L	2,746
Palermo	A-C, K, L	2,329
Chantilly Place	A-C, K, L	2,539
Oberlin Terrace	A-D, K, L	2,737
Courtland Gate	A-E, K, L	2,902
Jefferson Square	A-D, K, L	2,735
James Michener	A-C, K-M	2,520
Ernest Hemingway	A-C, M	1,904
John Steinbeck	A-C, L, M	2,184
Optional Stone Front		(as previously approved)
Balmoral	B, C	3,893
Highgrove	C, D	3,576
Avalon	B, C	2,935
Yorkshire	D, F	2,508
Waverly	C, D	3,187
Savoy	C, E	2,377
Ravenna	A-C	2,560
Belford	C, D	2,518
Verona	A-C	2,822
Courtland	C, D	2,877

The proposed house types feature traditional architectural styling comparable to models previously approved in the Preserve at Piscataway development. The base square footage of the proposed models ranges in size from 1,904 square feet to 2,902 square feet. Most of the units feature varied roof lines, high-quality detailing such as headpieces or brick jack arches and keystone treatments above windows, front entries defined with pilasters, and shuttered windows. Many units feature optional side elevation features, specialty windows, and/or front porches.

Two of the proposed models, Ernest Hemingway and John Steinbeck, fall marginally below the previously approved minimum square footage which begins at 2,311 square feet. Staff does not find that there is a substantial difference in the architectural façades such that the proposed

models would negatively impact the overall streetscape of the development when compared with models which have been previously approved and other models proposed in this application.

The James Michener, Ernest Hemingway, and John Steinbeck models are proposed with both attached and detached garages. The detached garage option is designed to accommodate rear loading lots. Elevations have also been provided for these models which show two-car, front-loading, attached garages. However, the architectural templates do not show the front-loaded garage options. All of the provided single-family detached architectural templates should also be fully dimensioned, including dimensions for building offsets. A condition has been incorporated into the Recommendation section of this report requiring the missing information.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Basic Plans A-9869 and A-9870:** The proposed specific design plan is in general conformance with Basic Plans A-9869 and A-9870. The basic plans were approved with plans and exhibits that represent a concept for the development as a neo-traditional village. In addition, the following conditions were included in the approval of the basic plans:

6. **The architectural design guidelines to be submitted as part of the CDP application shall be subject to review and approval by the Planning Board or its designee prior to the CDP approval.**

9. **The site shall be developed using the neo-traditional concepts as presented by the Basic Plan application.**

Comment: Conditions relating to the design of the architectural elevations consistent with neo-traditional concepts, as presented by the basic plans, were set forth with the approval of SDP-0202 in PGCPB Resolution No. 02-253, and its revisions. These conditions have been carried forward in the Recommendation section of this report.

8. **Comprehensive Design Plan CDP-9306:** Comprehensive Design Plan CDP-9306 was approved for the 878.68-acre area of the Villages of Piscataway with 37 conditions of approval, which includes conditions that regulate the design of architecture as required by the basic plans above. Two revisions were approved in 2007 and 2008, increasing the maximum height for townhouses to 40 feet and reducing the minimum roof pitch, except in Bailey's Village. The conditions of the original CDP still apply to the subject application except as modified by the two revisions. This specific design plan was reviewed for conformance with approved Comprehensive Design Plan CDP-9306 and its revisions. Specific conditions that warrant discussion regarding conformance with architectural design are considered below.

1. **Prior to signature approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:**

- a. **The architectural and design standards for Glassford Village (northern section) shall be as specified in the Piscataway Village Rural Conservation Study (M-NCPPC, July 1991), primarily as shown on pp. 39-44, and shall also include the following:**

- (1) All new housing shall have façades constructed of natural materials such as brick, stone, wood clapboard or board and batten, or stucco. No vinyl or aluminum siding shall be permitted.
- (2) All units shall have detached garages
- (3) No decks or fences constructed of pressure treated or other wood left to weather naturally shall be permitted. All units shall have their front yards fenced with a decorative fence.
- (5) The lots in Glassford Village (northern section) shall not be of uniform size and shape, and shall have street frontages that are similar to those in the historic village (except for flag lots, which shall be allowed if determined to be appropriate at the time of the detailed Preliminary Plat for Glassford Village).

Comment: All of the above conditions apply to the architectural submission for the development of 14 lots located within Glassford Village North, directly adjacent to the historic village on Floral Park Road. The models proposed in this application do not meet the architectural design requirements for the development of lots within Glassford Village North and are not proposed to be constructed there. A condition of approval excluding the proposed models from development in Glassford Village North has been included in the recommendation section of this report.

b. The following architectural standards for civic and institutional buildings, for structures in Bailey Village, and for all residential and commercial structures surrounding village greens shall be added to the text:

- (1) All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have façades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

Comment: Bailey's Village contains single-family detached lots which face Piscataway Road with no intervening structures. This condition has been carried forward in the Recommendation section of this report to ensure that the proposed models are built in accordance with this requirement.

- (2) All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have façades constructed of the natural materials mentioned in (1) above, or may have façades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls,

bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.

Comment: The proposed architecture for this development proposes the use of siding, brick, and stone, generally limiting brick or stone to the front façade. According to the condition above, all structures facing a village green in any village shall have façades constructed of wood, brick, stone or stucco, or Restoration Series vinyl siding or equal. This condition is reiterated in the Recommendation section of this report.

- (3) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.**

Comment: A condition of SDP-0202 which requires, prior to building permit, that architectural elevations be modified to provide a wraparound porch, side porch, or two-story side porch for lots that are depicted as village green specialty lots on the coversheet has been carried forward in the Recommendation section of this report.

- (4) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.**

Comment: The architecture proposed for Bailey's Village as part of this application was referred to the Historic Preservation Commission and evaluated for compatibility with Historic Piscataway Village. See Finding 13 below for the evaluation and recommendation.

- (5) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.**

Comment: No off-street parking areas are proposed or revised with the subject application.

- (6) Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the façades of buildings which act as focal points to terminate vistas in conformance with Sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.**

Comment: The potential public space and view corridor plan indicates that certain buildings within the overall development should act as focal points. However, the current specific design plan showing development throughout the Preserve at Piscataway differs from the approved comprehensive design plan.

None of the proposed architecture has been designed with the intent of acting as a focal point. The lots subject to this requirement should be evaluated within the specific design plans for each village and requirements for those lots enforced therein.

c. The following standard shall be added to the text:

No typical residential-style decks constructed of pressure-treated pine or other wood left to weather naturally shall be attached to a house, if the deck would be visible from the street, the golf course or any other public space. (This restriction does not apply to Danville Estates.)

Open decks shall only be permitted on rears of units.

Any deck visible from the street, the golf course, or any other public space shall be stained or painted to complement the color of the house.

Any deck visible from these areas shall incorporate design features and details which are evocative of traditional town architecture.

Any deck built above ground level shall have the undercroft screened from view by decorative lattice or other screening of similar durability and visual interest, if the undercroft is four feet or less in height.

Comment: Previous findings recognized that these conditions would be best met through the enforcement of homeowners association (HOA) documents, since decks are often constructed at a later date, after the homeowner has purchased the residence and wants to build a more custom deck. A previous condition of approval required these elements be incorporated into HOA documents prior to release of the first building permit, except model home permits, which has now transpired.

d. No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.

Comment: Previous approvals included a condition for the design requirements for fencing to be regulated through HOA documents and evidenced prior to the release of the first building permit, which has now transpired.

e. The following standard shall be added to the text: All detached residential lots 50 feet wide or less at the street line shall be provided with one of the following: (1) an alley (if allowed by the Subtitle 24, Subdivisions, and other applicable provisions of the County Code) providing access to a garage (one- or two-car, detached or attached) to prevent garage doors from becoming an overly dominant element of the streetscape; or (2) a one-car garage accessed from the front street, with the front edge of the garage set back a minimum of 10 feet from the most recessed front façade plane of the house.

Comment: All of the architecture submitted proposes two-car garages. Garages within the narrow lots of Bailey's Village are proposed to be detached and alley-loaded. The siting of individual lots for all villages has been approved under separate specific design plans. In order to meet the intent of the condition above, the approval for SDP-0202 included a condition that all village green specialty lots shall have garages accessed from the secondary street. This condition has been carried forward in the Recommendation section of this report.

- f. **The provision of alleys with access to detached garages shall be encouraged (if allowed by Subtitle 24, Subdivisions, and other applicable provisions of the County Code) for single-family attached units. If alleys are allowed, the use of front-loaded garage townhouse units shall be prohibited on the main spine roads, the village greens, and in Bailey Village. If alleys are not allowed, the use of front-loaded garages shall be prohibited on the village greens and within Bailey Village.**

Comment: This application does not include architecture for single-family attached units; therefore, this condition does not apply.

- g. **The following revisions shall be incorporated into the Architectural Guidelines Section of the CDP text:**

1. **Residential Architectural Guidelines for the Villages and Danville Estates**

(The following are revisions to various Sections on pp. 33–37 of the CDP text.)

Architectural Elements

Façade Modulation/Articulation: Façade Modulation/Articulation shall reference the historic scale, façades and details in the historic architecture of the region. Architectural details or elements such as reverse gables, offsets, front, rear and side porches, both screened and unscreened, sunrooms, bay windows, and multiple wall planes should be combined and utilized to provide architectural character within the community.

Comment: Most of the proposed models feature various architectural details as described in the above condition. Elevation A of the James Michener model lacks architectural details such as reverse gables, offsets, and multiple wall planes. Staff is recommending a condition that the optional dormer windows be made standard to create variation in the roofline or that Elevation A be removed from the architectural package.

Front and side façades of any one building on a corner lot shall be made of the same materials, similarly detailed. Corner lots are those at the intersection of streets with alleys, the golf course and parkland.

Comment: A condition requiring usage of the same material for front and side elevations when located on a highly-visible specialty lot has been used to address this condition and is carried forward in the Recommendation section of this report.

Gables atop brick façade walls shall be finished in brick, wood, stucco or a dryvit type material.

Comment: A condition that reiterates this requirement has been carried forward in the Recommendation section of this report.

Architectural Materials

Building walls may be built of:

- 1. Smooth cut cedar shingles (4”-6” exposed to the weather)**
- 2. Wood Clapboard (4”-6” inches exposed to the weather)**
- 3. Wood beaded siding (7” exposed to the weather)**
- 4. Wood board and batten siding**
- 5. Masonite superside hardboard siding, or equal, with smooth or textured pine finish, (not more than 7” exposed to the weather)**
- 6. Brick in a horizontal running band pattern with no more than “raked joints**
- 7. Fieldstone set in an uncoursed ledgerstone pattern.**
- 8. Dryvit or equal**
- 9. Restoration Series vinyl siding, or equal (4”-6” exposed to the weather)**
- 10. Alcoa Aluminum siding, or equal (4”-6” exposed to the weather)**

Comment: The exterior finish material, as shown on the architectural elevations, indicates siding, brick, or stone with brick or stone generally limited to the front façade. A previous condition of approval requires brick on the front façade to include all of the wall planes that intersect to create the front façade; where there is change in exterior sheathing materials, this change shall occur at locations on the building that appear to be structurally logical rather than as nonstructural decoration. This condition had been carried forward in the Recommendation section of this report.

Rooflines: Roofs shall be simple and symmetrically pitched (except in the case of a true salt box). The roof pitch on the main structure shall be between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to promote a visually exciting and animated streetscape. Roofs shall overhang

a gable end a minimum of 8”; however, larger overhangs shall be provided on larger houses in the development. Skylights, solar panels, vent stacks, and other roof protrusions shall not be placed on a roof facing a street nor shall they be visually obtrusive from nearby streets.

Roofs may be built of cedar shakes, standing seam, slate, copper, artificial slate or asphalt composition shingle in black, dark brown, dark grey or grey/green colors.

Comment: This condition was amended with approved Comprehensive Design Plan CDP-9306/02 to allow a minimum roof pitch for all main buildings (except in Bailey’s Village) to be 7:12 and a minimum roof pitch for all main buildings in Bailey’s Village to be 8:12. A condition of approval reflecting the roof pitch requirements and that the roofs overhang the gable end a minimum of eight inches has been included in the Recommendation section of this report.

Architectural Material Detail

(item numbers below refer to Sections on page 35 of CDP text.)

- 5. Chimney enclosures which protrude from a façade shall be brick, stone or stucco.**

Comment: A condition prohibiting chimney flues clad in vinyl siding has been carried forward in the Recommendation section of this report.

- 6. A consistent vocabulary of window types shall be used for each house or building. For the most part, windows will be square or vertical in proportion. No more than one semi-circular, circular, octagonal, or hexagonal shall be used in any one façade. Bay windows on façades which face a street shall not be permitted on the second floor.**

Comment: The proposed architectural models are mostly in conformance with the above condition. A previous condition of approval requiring the elimination of second floor bay windows has been carried forward in the Recommendation section of this report. A condition limiting varied window types, as described above, has also been included in the Recommendation section of this report.

- 9. House foundation walls may be built of brick, fieldstone, parged block, or painted brick-form poured concrete. House foundation walls built of parged block, or painted brick-form poured concrete that are within public view from a street, or within view of the golf clubhouse, may be exposed up to two feet above the ground.**

Comment: The material to be used for exposed foundation walls for the models proposed in this application has not been indicated on the elevations. The plans should be revised to note the utilization of materials listed in the above condition. A condition of approval requiring the use of brick, fieldstone, parged block, or painted, brick-form poured concrete on all house foundation walls has been carried forward in the Recommendation section of this report.

PORCHES

Location: Porches may be located on the front, side and rear of units.

Scale and Style: Porches should be of a scale and style that is compatible with the house. All sitting porches shall be functional and be a minimum of six feet deep. The undercroft of porches shall be skirted with wood or vinyl lattice.

Material: Porches shall be made of wood, concrete faced on three sides with stone or brick or be a combination of brick or stone piers and wood.

Color: Porches should utilize simple color schemes which are compatible with the colors of the house.

Comment: A condition prior to signature approval to require a minimum six-foot-deep porch, that the undercroft of wood porches shall be skirted with wood lattice, and that concrete porches shall be faced on three sides with brick, stone, or painted brick-form poured concrete has been carried forward in the Recommendation section of this report.

Garages and Outbuildings

All single-family detached lots shall have garages. Garage doors shall not exceed nine feet in width if accessed from a street or 18 feet if accessed from an alley. Garage openings onto an alley shall be provided with a light fixture and a photo cell.

Comment: A condition of approval requiring the use of garage doors which do not exceed 9 feet in width, or 18 feet in width if accessed from an alley, has been carried forward in the Recommendation section of this report.

Patios, Fences, Walls and Walks

Fences may be built of wood pickets, wood lattice, wood board, steel or wrought iron. The use of chain-link fencing on any lots other than those with community recreational facilities shall be prohibited. Fences shall be constructed so that the right side faces outward. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts.

All fences shall be painted or stained when facing streets, the golf course, parks or other public open spaces. Fences built of steel or wrought iron shall be painted black. No board on board or stockade type fences, or unpainted fences built of pressure treated or other wood left to weather naturally shall be permitted.

Fences along streets on neighboring lots are encouraged to be of different designs.

Patios on single-family detached lots may only be located in side and rear yards not facing a public street.

Comment: Previous findings recognized that these conditions would be best met through the enforcement of HOA documents since fences are often constructed at a later date, after the homeowner has purchased the residence and want to enclose their property. Previous approvals included a condition for the design requirements for fencing to be regulated through HOA documents and evidenced prior to the release of the first building permit, which has now transpired.

- 24. All structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and 13D.**

Comment: The above requirement has been carried forward as a condition of approval in the Recommendation section of this report.

- 28. The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.**

Comment: The single-family detached architecture proposed for Bailey's Village as part of this application was referred to the Historic Preservation Commission and evaluated for compatibility with Historic Piscataway Village as described in Finding 13 below. A condition of approval has been incorporated into the Recommendation section of this report requiring the use of natural building materials for those lots in Bailey's Village which face Piscataway Road. This application does not include townhouse architecture.

9. **Specific Design Plan SDP-0202, Umbrella Application for Architecture:** On January 16, 2003, the Planning Board approved SDP-0202, an umbrella application for architecture for single-family detached models, subject to six conditions. On June 12, 2003, the Planning Board approved a request for modification of one of the conditions relating to the roof pitch of reverse gables. On July 7, 2010, the Planning Board approved SDP-0202-12 with additional conditions. All of the conditions that remain applicable have been carried forward in the Recommendation section of this report.

10. **Zoning Ordinance:** The subject SDP is in compliance with the requirements of the Zoning Ordinance. Section 27-528 requires the following findings for approval of a specific design plan.

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or**

Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

Comment: Conformance with the approved comprehensive design plan is discussed in Finding 8 above. The proposed addition of nine architectural models and optional stone front elevations for ten previously approved models will not have any effect on previously approved specific design plans' conformance with the comprehensive design plan or the applicable standards of the *Prince George's County Landscape Manual*.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

Comment: Findings for adequate public facilities including fire, rescue, police, and transportation have been made in conjunction with the preliminary plans of subdivision and subsequent specific design plans. The addition of nine architectural models and optional stone front elevations for ten previously approved models will have no effect on previous findings of adequacy made in conjunction with the preliminary plans of subdivision and specific design plans.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties; and**

Comment: The addition of nine architectural models and optional stone front façades for ten previously approved models will have no effect on findings that adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties, which have been made with each previously approved SDP for specific land areas.

- (4) The Plan is in conformance with an approved Tree Conservation Plan.**

Comment: Findings of conformance with the tree conservation plan have been made in conjunction with the previously approved specific design plans. The addition of nine architectural models and optional stone front façades for ten previously approved models to the umbrella for the project will have no effect on previously made findings of conformance.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.**

Comment: The subject application does not include an associated tree conservation plan. Specific design plans for grading, development, and tree conservation have been approved separately for each village in the Preserve at Piscataway. The addition of architectural models proposed in this application will have no impact of any kind on regulated environmental features or on the preservation of those features.

11. **Prince George's County Landscape Manual:** The proposed addition of architectural models has no impact on the previous findings of conformance to the 2010 *Prince George's County Landscape Manual*.

12. **Woodland and Wildlife Habitat Conservation Ordinance:** The proposed addition of architectural models has no impact on the previous findings of compliance with the requirements of the Woodland and Wildlife Habitat Conservation Ordinance (previously known as the Woodland Conservation and Tree Preservation Ordinance).
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation Section:** At their April 17, 2012 meeting, the Historic Preservation Commission (HPC) reviewed the subject application and forwarded the following findings, conclusions, and recommendations to the Planning Board:

Background

The subject specific design plan application proposes architecture for single-family detached lots within the Bailey Village, Edelen Village (North & South), and Lusby Village (East & West) portions of The Preserve at Piscataway. The Preserve at Piscataway (formerly The Villages at Piscataway) is the subject of development conditions established by the Planning Board and District Council through an approved basic plan (CR-60-1993) and an approved comprehensive design plan (PGCPB Resolution No. 94-98). Both of these approvals established actions and timing mechanisms to ensure the short- and long-term preservation of the Edelen House (Historic Site 84-023-06), and the enhancement and preservation of the historic resources within the adjacent historic village of Piscataway. Those matters are monitored through conditions that are not applicable to this specific design plan.

Findings

1. The following conditions established by the Planning Board through its approval of Comprehensive Design Plan CDP-9306 (PGCPB Resolution No. 94-98) were used to evaluate the subsequent specific design plans for Bailey's Village and are relevant to a review of the subject application that seeks to revise SDP-0319:
 - 1.b. **The following architectural standards for civic and institutional buildings, for structures in Bailey Village, and for all residential and commercial structures surrounding village greens shall be added to the text:**
 - (1) **All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road, with no intervening structures, shall have façades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc...). No vinyl or aluminum siding shall be permitted.**
 - (4) **All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.**
 - 1.d. **No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village, or where visible from public streets, parkland, or the**

golf course. Chain-link fences generally used to enclose recreational facilities shall be black vinyl-coated. All fences shall be painted or stained.

28. The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials, and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.

2. The Bailey Village portion of the Preserve at Piscataway includes 56 single-family detached lots, 49 single-family attached lots, 1 lot for the existing historic site, and rough grading for future commercial and multifamily buildings and associated parking facilities. The subject application addresses only the single-family detached lots in Bailey Village and does not include architecture for the townhouse lots which is addressed through other detailed site plan applications. The architecture proposed with this application is also to be approved for other portions of the development that do not affect the character of the Edelen House or the historic village of Piscataway.

Conclusion

1. The applicant has proposed architecture of a traditional character for construction on single-family lots within Bailey Village. The proposed models, identified as the Ernest Hemingway, the John Steinbeck, and the James Michener, are suited to the narrow building lots that make up the residential portion of Bailey Village and face the Edelen House (Historic Site 84-023-06) and the historic village of Piscataway (listed in the National Register of Historic Places on December 15, 2011). Most of the proposed house models are executed in variations of the Colonial Revival Style, as reflected within the nearby village and the adjacent historic site. These models are designed to include garages, either attached or freestanding, in the rear yards to reflect neo-traditional town planning principles. There will be no front- or side-loaded garage options in Bailey Village.
2. Both the John Steinbeck and James Michener models offer Victorian/Art and Crafts-inspired elevations that are not inherently compatible with the Edelen House and the historic village of Piscataway as viewed from the developing property. These elevations and the associated range of building materials (James Michener—Elevations K, L, and M; John Steinbeck—Elevations L and M) should be excluded from use in Bailey Village, but may be considered appropriate for use in other locations.
3. The applicant's proposed architecture includes brick, horizontal board siding, multi-light double-hung sash windows with surrounds, shutters, roof dormers, doors and door hoods of traditional character, porches and entry stoops, and optional brick façades. The materials are compatible with both Edelen House and historic Piscataway village. To avoid the introduction of incompatible materials in Bailey Village, masonry materials should be limited to the use of brick in a

traditional red/brown palette. The use of stone as an elevation, foundation, or trim material should be eliminated as it is incompatible with local building traditions.

Staff Recommendation

The Historic Preservation Commission recommends to the Planning Board approval of SDP-0202-16 with the following conditions:

1. Incompatible architectural elevations and associated building materials for the proposed John Steinbeck and James Michener models (James Michener—Elevations K, L, and M; John Steinbeck—Elevations L and M) should be excluded from use in Bailey Village, but may be considered appropriate for use in other locations.
2. To avoid the introduction of incompatible building materials in Bailey Village, masonry materials should be limited to the use of brick in a traditional red/brown palette. The use of stone as an elevation, foundation, or trim material should be eliminated as it is incompatible with local building traditions and the character of the Edelen House (Historic Site 84-023-06) and the historic village of Piscataway.

Comment: The conditions recommended by the Historic Preservation Commission have been included in the Recommendation section of this report.

- b. **Environmental Planning Section:** At the time of the writing of this technical staff report, referral comments from the Environmental Planning Section had not been received.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0202-16 for the Preserve at Piscataway, Umbrella Application for Architecture, subject to the following conditions:

1. All structures facing a village green in any village shall have façades (all four sides of the building) constructed of wood, brick, stone or stucco, or Restoration Series vinyl siding or equal.
2. Prior to certification of the specific design plan:
 - a. Examples of the Restoration Series vinyl siding or equal to be used for this project shall be provided and approved.
 - b. The architectural elevations shall be revised in order to provide for wrap around porches, side porches, or two-story side porches to be required on village green specialty lots.
 - c. The architectural elevations shall be revised in order to indicate the same material for front and side elevations when located on a highly-visible specialty lot.
 - d. The architectural elevations shall be revised to indicate that gables atop brick façades shall be brick, wood, stucco, or dryvit material.

- e. The architectural elevations shall indicate that the areas shown as brick on the front façade shall include all of the wall planes that intersect to create the front façade; where there is change in exterior sheathing materials, this change shall occur at locations on the building that appear to be structurally logical rather than as nonstructural decoration.
- f. The architectural elevations shall indicate a minimum roof pitch of 7:12 on the main gable and 5:12 pitch on the front reverse gables for all main buildings (except in Bailey's Village). The minimum roof pitch shall be 8:12 on the main gable and 5:12 pitch on the front reverse gables for all main buildings in Bailey's Village. Combining more than one reverse gable is allowed as long as the reverse gable pitches do not vary significantly in the slope ratio. All rooflines shall overhang the structure a minimum of eight inches.
- g. Samples of proposed roofing materials and colors shall be submitted for review and approval by the Urban Design Section of the Maryland-National Capital Park and Planning Commission (M-NCPPC).
- h. Any indication of chimney flues clad in vinyl siding shall be removed from the plans. All chimney flues must be indicated as either brick or stone.
- i. The architectural elevations shall be revised in order to eliminate any bay windows shown on the second floor.
- j. Each of the builders shall revise the architectural elevations in order to indicate that all porches are a minimum of six-feet-deep, that the undercroft of wood porches shall be skirted with wood lattice, and that concrete porches shall be faced on three sides with brick, stone, or painted brick-form poured concrete.
- k. The architectural elevations shall be revised in order to indicate that all garage doors shall be no more than 9 feet wide or 18 feet wide if accessed from an alley.
- l. The architectural elevations shall be revised to indicate the material of foundation walls as brick, fieldstone, parged block, or painted, brick-form poured concrete.
- m. The architectural elevations shall be revised to indicate that only non-white siding will be used.
- n. The architectural elevations shall be revised to include a minimum of three standard endwall features in a reasonably balanced composition on side elevations, and one additional element of further architectural definition, articulation, and/or ornamentation such as keystone arch, four-inch trim, shutters on the windows, or brick on the watertable.
- o. Elevation A of the Belford model shall include the bonus room or an architectural roofline variation such as a reverse gable or dormers.
- p. Incompatible architectural elevations and associated building materials for the proposed John Steinbeck and James Michener models (James Michener—Elevations K, L, and M; John Steinbeck—Elevations L and M) shall be excluded from use in Bailey Village, but may be considered appropriate for use in other locations.

- q. To avoid the introduction of incompatible building materials in Bailey Village, masonry materials shall be limited to the use of brick in a traditional red/brown palette. The use of stone as an elevation, foundation, or trim material shall be eliminated as it is incompatible with local building traditions and the character of the Edelen House (Historic Site 84-023-06) and the historic village of Piscataway.
 - r. The architectural elevations shall be revised so that, for the most part, windows will be square or vertical in proportion. No more than one semicircular, circular, octagonal, or hexagonal shall be used in any one façade.
 - s. Elevation A of the James Michener model shall be revised to show the optional dormer windows as standard or Elevation A shall be removed from the architectural package.
 - t. The architectural template sheet(s) shall be revised to show a standard two-car attached garage for the James Michener, Ernest Hemingway, and John Steinbeck models to be used on front loaded lots.
 - u. The architectural template sheet(s) shall be revised to provide fully dimensioned building footprints, including dimensions for building offsets.
3. Prior to issuance of a building permit for a highly-visible specialty lot (as depicted on the coversheet and the specific design plan), the front and side façades (both side façades) shall be made of the same materials.
 4. Prior to issuance of a building permit for lots shown as village green specialty lots (as depicted on the cover sheet and the specific design plan):
 - a. The architectural elevations shall provide one of the following features on the side elevation adjacent to the street:
 - (1) wraparound porch
 - (2) side porch
 - (3) two-story side porch
 - b. The architectural elevations shall provide for garages accessed from the secondary street and not from the street fronting the village green.
 5. No two units directly adjacent to or across the street may have identical elevations.
 6. The models approved with this application shall not be built in Glassford Village North, Glassford Village South, or Danville Estates.
 8. All structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standards 13 and 13D.
 9. All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road, with no intervening structures, shall have façades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.