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SPECIFIC DESIGN PLAN

SDP-0318/01

Application	General Data
Project Name: The Preserve at Piscataway, Edelen Village North and South Location: South of the intersection of Floral Park Road and Danville Road Applicant/Address: The Cambridge Company, L. C. 8614 Westwood Center Drive, Suite 900 Vienna, VA 22182	Date Accepted: 8/31/05
	Planning Board Action Limit: N/A
	Plan Acreage: 480.09
	Zone: R-L
	Dwelling Units: 256 total
	Square Footage: NA
	Planning Area: 84
	Tier: DEVELOPING
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 218SE02

Purpose of Application	Notice Dates
Revision to add townhouse architectural elevations	Adjoining Property Owners Previous Parties of Record Registered Associations: 6/14/2005 (CB-12-2003)
	Sign(s) Posted on Site: 12/20/05

Staff Recommendation		Staff Reviewer: LAREUSE	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 4, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Specific Design Plan SDP-0318/01
The Preserve at Piscataway—Edelen Village North and South

The Urban Design staff has evaluated the subject specific design plan revision application to include the proposed architectural elevations for the development of the townhouse products. The staff presents the following evaluation and findings leading to a recommendation of **APPROVAL** with conditions as described in the recommendation section of this report.

EVALUATION

The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-L Zone.
- b. Basic plans A-9869 and A9870 (CR-60-1993).
- c. The requirements of comprehensive design plan CDP-9306.
- d. The requirements of preliminary plan of subdivision 4-03027.
- e. The requirements of the *Landscape Manual*.
- f. The requirements of the Prince George's County Woodland Conservation Ordinance.

FINDINGS

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

1. **Request:** The subject request is to add architectural elevations for the townhouse products to the previously approved specific design plan. The architectural elevations proposed could be built on any townhouse lot within the area of the specific design plans.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use(s)	Residential	Residential
Acreage	480	480
Lots	256	256
Square Footage/GFA	0	N/A
Dwelling Units		
Attached	108	108

3. **Location:** The site is in Planning Area 84, Council District 9. More specifically, it is located south of the intersection of Danville Road with Floral Park Road.

4. **Surroundings and Use:** The subject lots surround the village green within Edelen Village South and are located near the central recreation area within Edelen Village North.

5. **Previous Approvals:** On September 14, 1993, the District Council adopted CR-60-1993 approving the master plan and the sectional map amendment for Subregion V in Prince George's County. Comprehensive Design Zone Amendment Three (Zoning Applications A-9869 and A-9870), known as Villages at Piscataway, rezoned 858.7 acres in the R-A Zone to the R-L Zone (Residential-Low Development, 1.0 to 1.5 du/acre) and 19.98 acres to the L-A-C Zone (Local Activity Center–Village Center). The basic plan was approved with 39 conditions and 11 considerations. The base residential density of the R-L Zone was approved as 818 dwelling units; the maximum residential density in the R-L Zone was approved as 1,000 dwelling units.

On March 24, 1994, the Prince George's County Planning Board reviewed and approved a comprehensive design plan (CDP-9306) for the subject property known as Villages at Piscataway, as described in PGCPB No. 94-98(C). The comprehensive design plan (CDP) was approved with 36 conditions. The CDP included the entire 878.7 acres of land zoned R-L and L-A-C to be developed as a village community with a golf course component.

On June 17, 2003, the Planning Board approved preliminary plan 4-03027 for The Preserve for 836 dwelling units, which includes the area that is the subject of this application. A revised Type I tree conservation plan was included in that approval.

On June 24, 2004 the Planning Board approved SDP-0318. That SDP approved the lot layout, landscaping, and recreational facilities, as stated in Planning Board Resolution No. 04-135.

6. **Design Features:** This specific design plan is for the purpose of reviewing architectural elevations for the single-family attached units only. The proposal is for eight models. Four are to be built on slabs and four are up-hill units, low in the front and higher at the rear of the units. These up-hill units will be built as English basements and drop-front units. The architecture is all 24 feet wide, 100 percent brick fronts, and provides for two-car garages for all of the units. Edelen Village South townhouse units are proposed as rear load garage units and the North Village is proposed as front load units. The following models and square footages are being proposed:

Model	Square Footage
Lynnmore Way	2,111 sq. ft.

Covington Pointe	2,165 sq.ft.
Oxford Run I	2,111 sq. ft.
Oxford Run II	2,111 sq. ft.
Wingate I	2,165 sq. ft.
Wingate II	2,165 sq. ft.
Greenbriar Way	2,327 sq. ft.
Kensington Way	2,329 sq. ft.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-L Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-514.09, which governs permitted uses in residential zones. The proposed single-family attached units are a permitted use in the R-L Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-514.09, Regulations, regarding additional regulations for development in residential zones.
8. **Basic Plan:** The basic plan relevant to the proposed project was approved by the District Council as part of a sectional map amendment (CR-60-1993). Staff has reviewed the subject SDP against the requirements of the basic plan and finds it generally to be in conformance with its requirements. The applicable basic plans are A-9869 and A-9870.
9. **Comprehensive Design Plan:** The comprehensive design plan for the project, approved by the Prince George's County Planning Board via PGCPB No. 94-98, reiterates many of the basic plan concerns. Staff has reviewed the subject SDP against the requirements of the comprehensive design plan approval and finds it to be in conformance with its requirements. Below, each relevant condition of the CDP is bolded and staff's comments follow.
 1. **Prior to signature approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:**
 - 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:**
 - (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 facades constructed of the natural materials mentioned in (1) above, or may have facades 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: All townhouses fronting on the village green will have brick fronts, per the proposed plans.

- (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: The following lots are fronting on a village green and are located at the intersection of two streets:

Lot 1, Block C

Lot 26, Block D

Lots 19 and 32, Block E

The applicant has been made aware of this condition and is proffering to include a special architectural detail on the end wall of these units, a bay-box window, which will distinguish these units from adjacent units. However, the staff does not believe that the proposal fully addresses the intent of the condition above. Therefore the staff recommends that the plans be revised prior to signature approval to address the treatment of those end walls and that these units be required to be brick on the end walls.

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.)

Comment: None of the decks will be constructed so that the wood will be left to weather naturally, all decks will be stained.

Open decks shall only be permitted on rears of units.

Comment: Decks are only proposed on the rear of the units. Decks are proposed as a standard feature on the rear of the units that have a rear load garage.

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.

Comment: The applicant has agreed that all decks shall be stained. A note on the plans that indicates that the decks for the units should be stained can fulfill this requirement.

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

Comment: Deck design is proposed on the rear load garage units as a 20 feet wide by 12 feet deep, and the design will be simple, without any modern features or ornamentation.

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: All of the decks are over four feet in height.

- (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: Fences will only be required on front load units. Fences should be prohibited on the rear load units.

- 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: The proposed architecture under review is architecture for townhouse lots around the village green within Edelen Village South, which are exclusively served by alleys from the rear of the houses. The Edelen Village North architecture is proposed as front load garages.

- 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

Facade Modulation/Articulation shall reference the historic scale, facades 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: The facades reflect these architectural elements and have been found generally acceptable.

Front and side facades 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: The applicant has proffered to build all of the front facades of the units with brick. The Zoning Ordinance requires only 60 percent of the units to have brick front facades. Further, the staff recommends that brick be required on highly visible end walls within the development. The lots which will be required to have brick end walls include Lots 1, 10, and 17, Block A; Lots 1, 8, 47, and 66, Block B; Lots 12, Block C; Lot 9, Block D; and Lots 1 and 18, Block E.

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

Comment: All gables along the front façade are proposed to be finished in brick. On the end wall, the main gable is proposed to be finished in a cementitious material called Hardie-plank. This change in exterior finish as shown on the plans for Edelen Village North townhouses is acceptable.

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 11" 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 plans propose a combination of brick, restoration series siding, and hardboard siding also known as Hardie-plank.

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: The plan proposes an 8:12 roof pitch on the main gable and a 12:12 roof pitch on the reverse front gables. The shingles are proposed as an asphalt composition shingle in dark colors. The staff recommends that the plans be revised to include a detail that shows the roofs overhang a gable end a minimum of eight inches.

Architectural Material Detail

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

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

Comment: No exterior chimney enclosures are proposed.

- 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 facade. Bay windows on facades which face a street shall not be permitted on the second floor.**

Comment: The window fenestration of the buildings propose a consistent vocabulary of window types and does not propose more than one semi-circular-, circular-, octagonal- or hexagonal-shaped window in any facade. However, it should be noted that some facades include a semi-circular window atop windows in the front façade. This should be allowed, as the intent of the condition above was to avoid a conglomeration of window types or more than one specialty window of a reduced and awkward size in any one façade.

- 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 2 feet above the ground.**

Comment: Most of the homes are proposed on slab; there are no exposed foundation walls and no exposed concrete.

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: The Oxford Run II and the Windsor II models have proposed front porches, which is unusual because porches on town homes are not a common occurrence. These porches are proposed as 6 feet by 12 feet.

Garages and Outbuildings

All single-family detached lots shall have garages. Garage doors shall not exceed 9 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 photocell.

Comment: The condition above only applies to single-family detached dwellings and does not apply to the townhouses.

10. **Preliminary Plan of Subdivision 4-03027:** The Planning Board approved Preliminary Plan 4-03027 on June 17, 2003. Resolution PGCPB 03-122 was adopted on June 17, 2003, and is applicable to the subject property. However, a review of the conditions of that approval revealed none directly relevant to the proposed architectural elevations.
11. ***Landscape Manual:*** The proposed revision to the specific design plan for architectural elevations has no impact on the previous finding of conformance to the *Landscape Manual*.
12. **Woodland Conservation Ordinance:** The proposed addition of architectural elevations does not alter the subject project's compliance with the requirements of the Woodland Conservation Ordinance.
13. As required by Section 27-521 of the Zoning Ordinance:
 - a. The specific design plan conforms to the approved comprehensive design plan, the applicable standards of the *Landscape Manual*, and 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). In particular, the required

findings associated with the applicable regulations relating to architecture include following:

- (1) All dwellings shall be located on record lots.
 - (2) There are not more than 15 percent of the building sticks exceeding six dwelling units in a row and none of the building sticks propose more than eight units in a row.
 - (3) The minimum width of building is proposed as 24 feet in width.
 - (4) The minimum gross living space for the units is 2,111 square feet.
 - (5) The end wall treatment has numerous end wall features and provides them in a balanced composition.
 - (6) All foundation walls are proposed to be clad in brick.
 - (7) The applicant is proposing 100 percent of the town house units to have a full brick front façade.
- b. Approval of townhouse elevations will have no effect on the previous finding that 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.
- c. Approval of townhouse elevations will have no effect on the previous finding that adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.
- d. The plan is in conformance with an approved tree conservation plan.

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 specific design plan SDP-0318/01 subject to the following conditions:

1. Prior to signature approval of the plans the following revisions shall be made to the plans:
 - a. A detail showing an eight-inch overhang for the gables of end units shall be provided.
 - b. All town homes facing a village green in any village which are also located at the intersection of two streets, namely the townhouse units on Lot 1, Block C; Lot 26, Block D; and Lots 19 and 32, Block E, shall be constructed of brick on their front and side façade. The side shall include special architectural details such as bay windows, special treatment of the corners, or other features that will distinguish them from adjacent houses. Side elevations shall be revised to make the fenestration more regular or symmetrical on such units. The Urban Design Section as designee of the Planning Board shall approve final design of the end walls.

- c. All deck details and specifications shall be shown on the plans and the decks shall be indicated to be stained. Decks shall be a standard feature on the rear load garages.
- d. No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted where visible from public streets. Chain-link fences shall be prohibited in these areas. A fence detail shall be shown on the plans and shall indicate the fence is to be stained. Fences shall be prohibited on the rear load garages.
- e. The plans shall be revised to clearly indicate the following as exterior finish material on the plans:
 - (1) Hardie-Plank
 - (2) Brick in a horizontal running bond pattern with no more than raked joints. Variations for soldier coursing will be permitted.
 - (3) Restoration Series vinyl siding, or equal (four to six inches exposed to weather).
- f. Roofs shall overhang a gable end-wall a minimum of eight inches
- g. The following lots shall have brick end walls:
 - Lots 1, 10 and 17, Block A
 - Lots 1, 8, 47 and 66, Block B
 - Lot 12, Block C
 - Lot 9, Block D
 - Lots 1 and 18, Block E