The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530
Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Specific Design Plan SDP-0318-H3
The Preserve at Piscataway, Lot 81B (Mitchell Deck)

REQUEST	STAFF RECOMMENDATION
A homeowner's minor amendment to construct a 12-foot by 34-foot composite deck, with stairs, at the rear of an existing single-family detached dwelling within the rear yard setback.	With the conditions recommended herein: •Approval of Specific Design Plan SDP-0318-H3

Location: In the Edelen Village of the Preserve at Piscataway development, on the west side of Brentland Court, approximately 286 feet north of its intersection with Edelen Drive.

Gross Acreage:	0.24
Zone:	LCD
Prior Zone:	R-L
Reviewed per prior Zoning Ordinance:	Sections 27-1704(b) and (h)
Dwelling Units:	1
Gross Floor Area:	2,552 sq. ft.
Planning Area:	84
Council District:	09
Municipality:	N/A

Applicant/Address:
Giskaine Mitchell
2908 Brentland Court
Accokeek, MD 20607

Staff Reviewer: Angele L. Bynum
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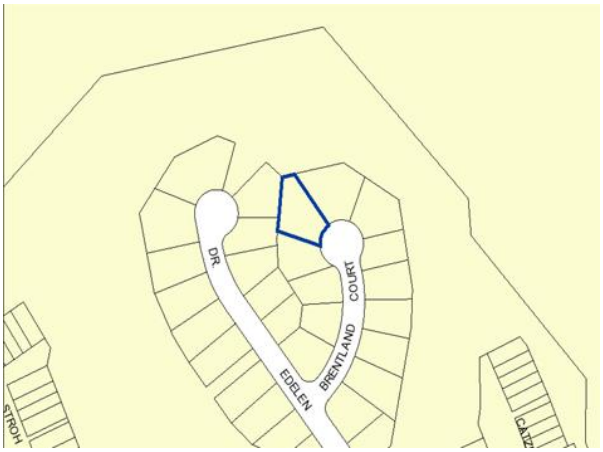

Planning Board Date:	10/19/2023
Planning Board Action Limit:	10/23/2023
Staff Report Date:	10/05/2023
Date Accepted:	07/14/2023
Informational Mailing:	07/07/2023
Acceptance Mailing:	07/07/2023
Sign Posting Deadline:	09/19/2023

Table of Contents

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Homeowner's Minor Amendment to Specific Design Plan SDP-0318-H3
The Preserve at Piscataway, Edelen Village, Lot 81B (Mitchell Deck)

The Urban Design staff has reviewed the homeowner's minor amendment to a specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

The property is within the Legacy Comprehensive Design (LCD) Zone, formerly the Residential Low Development (R-L) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) and (h) of the current Zoning Ordinance, which allows development applications for property in the LCD Zone to be reviewed under the prior Zoning Ordinance.

This amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

a. The requirements of the following sections of the prior Prince George's County Zoning Ordinance:

   (1) Sections 27-501 and 27-515, regarding uses permitted in the Residential Low Development (R-L) Zone.

   (2) Section 27-528, regarding required findings in specific design plan applications; and

   (3) Section 27-530, regarding amendments to approved specific design plan applications.

b. The requirements of Zoning Map Amendment (Basic Plan) A-9869-C;

c. The requirements of Comprehensive Design Plan CDP-9306;

d. The requirements of the Preserve at Piscataway, Edelen Village North, Plat 14 recorded as Plat Book 37909, Page 35;

e. The requirements of Specific Design Plan SDP-0318;

f. The requirements of the 2010 *Prince George's County Landscape Manual*;

g. The requirements of the 2010 Prince George's County Tree Canopy Coverage Ordinance; and

h. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.

FINDINGS

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

1. Request: The subject homeowner's minor amendment to a specific design plan (SDP) is a request to construct a 12-foot by 34-foot composite deck, with stairs at the rear of an existing single-family detached dwelling within the rear yard setback.

2. Development Data Summary:

	EXISTING
Zone	LCD (Prior R-L)
Use	Residential
Lot size	10,543 sq. ft.
Gross Acreage	0.24
Lot	1
Number of Dwelling Units	1

3. Location: The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Low Development (R-L) Zone, in the larger development known as the Preserve at Piscataway, Edelen Village North, and is on the west side of Brentland Court, approximately 286 feet north of its intersection with Edelen Drive. More specifically, the subject property is located at 2908 Brentland Court, Accokeek, Maryland, within Planning Area 84 and Council District 9.

4. Surrounding Uses: The subject property is surrounded by similar single-family detached homes within the LCD Zone, in Edelen Village, which is located southeast of Bailey's Village, east of Glassford Village, and north and west of Lusby Village, all of which are other residential villages within the Preserve at Piscataway development.

5. Previous Approvals: The subject site, Lot 81 Block B, was developed as part of the Preserve at Piscataway, Edelen Village North, Subdivision, which has been the subject of several previous approvals. On September 14, 1993, the Prince George's County District Council adopted Prince George's County Council Resolution CR-60-1993, which approved the 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 Zoning Map Amendments A-9869 and A-9870, rezoned 858.7acres in the Residential-

Agricultural Zone to the 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 Prince George's County Planning Board on March 24, 1993 (PGCPB Resolution No. 94-98). On November 18, 2004, the Planning Board adopted an amendment to the CDP resolution (PGCPB Resolution No. 94-98(C)(A)) for approval of a request for reconsideration of a condition relating to the development of the golf course.

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 pitch in all of the villages, except Bailey's Village.

On June 17, 2003, the Planning Board approved Preliminary Plan of Subdivision 4-03027, the Preserve at Piscataway, for 836 dwelling units, which includes the area that is the subject of this application. A variation request for impacts to sensitive environmental features and a revised Type I Tree Conservation Plan (TCPI-9-94-02) were included in that approval.

SDPs have been approved for all of the lots in the Preserve at Piscataway Subdivision. On June 10, 2004, the Planning Board approved SDP-0318 (PGCPB Resolution No. 04-135) for the layout of Edelen Village. This plan approved lots for 148 new single-family detached houses and 108 townhouses, for a total of 256 residential units. Ten revisions to this SDP were subsequently approved: SDP-0318-01 (PGCPB Resolution No. 06-14) was approved by the Planning Board on January 19, 2006, for eight models of townhouse architecture, for use on any of the townhouse lots in the village; SDP 0318-02 (PGCPB Resolution No. 06-103) was approved by the Planning Board on May 4, 2006, for the design of the community building, two swimming pools, and a recreation area that are located within the land area of Edelen Village. A Departure from Parking and Loading Standards (DPLS-310) was approved at the same time, to allow for a reduction in the parking requirement from 108 spaces to 65 spaces. The subsequent -03 and -04 revisions to the SDP were approved by the Prince George's County Planning Director, to add new townhouse architecture, the Norwood and Lafayette models, respectively.

On July 19, 2012, the Planning Board approved SDP-0318-05 and Type II Tree Conservation Plan TCPII-046-04-02 (PGCPB Resolution No. 12-65), for a revision to lot widths, to add 10 single-family detached residential lots; new townhouse architecture for the Waldorf model, a front-loaded garage elevation for the previously approved Lafayette model; and revisions to the landscaping in Edelen Village North.

A Planning Director amendment, SDP-0318-06, was approved on January 17, 2014, to eliminate the previously proposed golf course, to create open space, to add a community-wide pathway, and to substitute a picnic pavilion for a half basketball court.

A Planning Director amendment, SDP-0318-07, was approved on September 30, 2014, for a revision to grading and to TCPII-046-04-04.

A Planning Director amendment, SDP-0318-08, was approved on October 21, 2014, to substitute the previously approved pavilion with a basketball court.

Two homeowner's minor amendments were also approved. SDP-0318-H1 was approved on September 27, 2022, for the addition of a 26-foot by 14-foot sunroom at the rear of the existing single-family home located on Lot 11, Block B; and SDP-0318-H2 (PGCPB Resolution No. 2023-16) was approved on February 9, 2023, for construction of a 12-foot by 20-foot elevated deck with a landing and steps leading to a 5-foot by 20-foot, ground-level, concrete pad.

6. **Design Features:** The subject application includes a proposal for a 12-foot by 34-foot composite deck at the rear of an existing single-family detached home. The deck will have steps leading to the grade and will match the architecture of the existing home. The deck will be constructed of composite wood, with a white vinyl railing system and white vinyl wrap posts and beams. Due to the configuration of the lot in the rear of the property, the deck extends into the 25-foot rear yard setback and will be 21 feet from the rear property line on the left and 33 feet from the rear property line on the right. The deck conforms to all side yard setbacks. The proposed deck has been approved by the design committee of the Preserve at Piscataway Homeowners Association, as stated in a letter dated May 1, 2023, and included with the application.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-L Zone of the prior Zoning Ordinance, as follows:

    a. The project conforms with the requirements for purposes, uses, and regulations in Sections 27-514.08, 27-514.09, and 27-514.10 by providing low-density residential use in a planned development.

    b. Per Section 27-515, regarding uses permitted in the R-L Zone, a single-family detached dwelling is a permitted use in the zone.

    c. The project also conforms to the requirements of Section 27-528, regarding required findings for SDP applications; and Section 27-530, regarding amendments to approved SDP applications.

8. **Zoning Map Amendment (Basic Plan) A-9869-C:** The project is in compliance with the requirements of Basic Plan A-9869-C, as the proposed deck addition in the rear yard setback does not alter findings of conformance with the basic plan, that were made at the time of approval of the SDP.

9. **Comprehensive Design Plan CDP-9306:** The project complies with the requirements of CDP-9306, except regarding the required rear yard setback. The CDP stipulates that the minimum rear yard setback for single-family detached houses, with a lot size below 20,000 square feet, is 25 feet. The proposed deck and steps would sit approximately 21 feet from the rear property line, encroaching into the rear setback by 4 feet.

10. The Preserve at Piscataway Edelen Village North, Plat 14, recorded as Plat Book 37909, Page 35: The subject application is in compliance with the requirements contained in the plat notes of the Preserve at Piscataway, Edelen Village North, Plat 14, recorded as Plat Book 37909, Page 35.

11. Specific Design Plan SDP-0318: SDP-0318, for Edelen Village North and South, was approved by the Planning Board on June 10, 2004 (PGCPB Resolution No. 04-135), with 25 conditions, for 108 single-family attached lots, recreational facilities, and an associated parking facility. The subject application is in compliance with the requirements of SDP-0318, except for the rear yard setback, for lots with a lot size below 20,000 square feet. The proposed deck would extend into the designated 25-foot setback by 4 feet.

12. 2010 Prince George's County Landscape Manual: The addition of a deck is exempt from the requirements of the *Prince George's County Landscape Manual* (Landscape Manual), because the requirements were satisfied at the time of SDP-0318 approval.

13. Prince George's County Tree Canopy Coverage Ordinance: The subject application is exempt from the Tree Canopy Coverage Ordinance because the applicant proposes less than 5,000 square feet of gross floor area or disturbance.

14. Prince George's County Woodland Conservation and Tree Preservation Ordinance: The subject lot does not contain any woodland conservation; the deck would not alter the previous findings of conformance with the Woodland Conservation and Tree Preservation Ordinance that were made at the time of approval of CDP-9306 and SDP-0318.

15. Section 27-528, Planning Board action, requires that the Planning Board make the following findings before approving an SDP, unless an application is being processed as a limited minor amendment. Each required finding is listed in **BOLD** text below, followed by staff comments.

(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, and 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);

The subject amendment conforms to the requirements of CDP-9306, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 12. As the subject amendment does not involve townhouse construction, nor is it located in the prior L-A-C Zone, the second portion of this required finding does not apply to the subject application.

(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, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

This finding was made with the approval of the original SDP and will not be affected by the proposed deck addition.

(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;

The proposed site development is consistent with approved Stormwater Management (SWM) Concept Plan 8008470-1994-12. Therefore, adequate provision has been made for draining surface water, so that there are no adverse effects on either the subject property or adjacent properties, in accordance with this required finding.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

The addition of a deck to an existing single-family detached dwelling and setback modification does not impact the previously approved TCPII.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

No regulated environmental features exist on the subject lot. Therefore, this finding is not applicable to the subject SDP.

16. Section 27-530(c)(3) of the prior Zoning Ordinance sets forth the criteria for granting minor amendments to approved SDPs, for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee), in accordance with specified procedures, including meeting the following criteria:

Section 27-530(c). Amendments.

(3) Criteria for granting minor amendments. A minor amendment may only be granted if the requested modifications:

(A) Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;

SDP-0318 established the rear yard setback at a minimum of 25 feet. The proposed deck addition extends into this rear yard setback, proposing a

setback of approximately 21 feet from the rear property line. The subject application does not meet Criterion (A) and, therefore, the subject homeowner's minor amendment to SDP-0318-H3 is to be heard by the Planning Board, as stated in Section 27-530(d)(3)(A).

(B) Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and

Regarding Criterion (B), the proposed deck addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The proposed deck will be constructed of composite wood, with a white vinyl railing system and white vinyl wrap posts and beams. The proposed deck will be in keeping with the architecture of the existing house in materials and design.

(C) Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.

Regarding Criterion (C), staff believe that the requested deck addition will not substantially impair the intent, purpose, or integrity of the approved CDP. Modification of the minimum rear yard for the proposed composite deck will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood because the addition is at the rear of the home, not visible from the nearest public right-of-way, and abuts the rear yard of adjacent homeowners.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Homeowner's Minor Amendment to a Specific Design Plan SDP-0318-H3, The Preserve at Piscataway, Lot 81B (Mitchell Deck), subject to the following condition:

1. Provide a revised and legible engineer's site survey that:

    a. Properly demonstrates and dimensions the right-side setback.

    b. Includes the lot coverage calculation.