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## SPECIFIC DESIGN PLAN

**SDP-0401/01**

Application	General Data
<b>Project Name:</b> The Preserve at Piscataway, Lusby Village West and East  <b>Location:</b> Danville Road, 2,600 feet southeast of Floral Park Road  <b>Applicant/Address:</b> Washington Homes, Inc. 1802 Brightseat Road Landover, MD 20785	Date Accepted: 5/3/2005
	Planning Board Action Limit: NA
	Plan Acreage: 119.45
	Zone: R-L
	Dwelling Units: 42
	Square Footage: NA
	Planning Area: 84
	Tier: Developing
	Council District: 09
	Municipality: NA
	200-Scale Base Map: 217SE03

Purpose of Application	Notice Dates
Revision to Specific Design Plan SDP-0401 to add two townhouse products with 12 alternative front elevations	Adjoining Property Owners Previous Parties of Record Registered Associations: 2/3/2005 (CB-12-2003)
	Sign(s) Posted on Site: 6/14/05

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 6, 2005

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Specific Design Plan SDP-0401/01  
The Preserve at Piscataway—Lusby Village East and West  
Revision to Specific Design Plan SDP-0401 to add two townhouse products with 12 alternative front elevations

The Urban Design staff has evaluated the subject specific design plan revision application to revise the architecture to add two townhouse products with 12 alternative front elevations and 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 SDP-0401.
- f. The requirements of the *Landscape Manual*.
- g. 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 two townhouse products, the Roxbury I and II, to the approved architecture for Lusby Village East and West. The subject 42 townhome lots are located in the Villages of Piscataway centered around a village green in Lusby Village West along Lusby Ridge Road, Saint Mary's View Road, and Lusby Court.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-L	R-L
Use(s)	Residential	Residential
Acreage	119.45	119.45
Parcels	1	1
Lots	42	42
Square Footage/GFA	0	N/A
Dwelling Units		
Attached	50	50
Detached	0	0
Multifamily	0	0

3. **Location:** The site is in Planning Area 84, Council District 9. More specifically, it is located on Danville Road, 2,600 feet southeast of its intersection with Floral Park Road.
4. **Surroundings and Use:** The subject 145.95 acres are surrounded by future residential lots to the south (Danville Estates), existing single-family detached development to the east, and vacant land to the west and south.
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. The CDP approved 202 single-family detached units and 64 single-family attached units in Glassford Villages.

On June 23, 1994, the Prince George's County Planning Board reviewed and approved a master preliminary plan of subdivision (4-94017), Villages at Piscataway, for the entire acreage of the site, as described in PGCPB No. 94-213. The master preliminary plan of subdivision was approved with 20 conditions. This preliminary plan subsequently expired.

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.

The property is also the subject of approved stormwater management concept #11091-2004-00, approved July 8, 2004, and effective for three years or until July 8, 2007.

6. **Design Features:** The two townhouse models proposed in this application are the Roxbury 1, with a total base finished area of 2,272 square feet, and the Roxbury 2, with a total base finished area of 2,291 square feet. Four different front elevation designs are offered for the proposed project. Elevation A and Elevation B are similar in that they have a single roofline, with no transecting members or pediments. They are dissimilar, however, in window design. Whereas on Front Elevation A, the windows on the upper story are paired with shutters on the outside of each pair, on Elevation B, they are equally spaced across the façade with shutters on each side of each window. In other respects the fenestration pattern on the two elevations is almost identical except that whereas on Elevation A, the windows on the second floor include a single and three over a raised panel shadow box, Elevation B has four windows over a similar raised panel shadow box. The front entranceway is identical on the two, with a paneled door flanked on either side by window sections, with additional lights connecting pilasters that are located on the outside of the sectional lights. Elevation A and Elevation B are also offered with siding with a brick water table or in brick exclusively

Elevation C and Elevation D are similar in that they have a contrasting roofline with a pediment, offering more visual interest in the roofline than A and B. Elevation C has a rectilinear louver in the pediment of the contrasting roofline, whereas Elevation D has an arch with a keystone and a sunburst design over the central window block. Fenestration on Elevation C is regular, with the windows evenly spaced on each floor. The detailing is quite plain except for the use of a keystone design on the middle floor. A paneled front door sits to the left side of the elevation, with simple pilasters running up each side and four lights across the top of the door capped by a design similar to the keystones utilized on the second story. The front doorway for Elevation D is more ornate with six lights stretching across the top of the door, with five lights running on either side of the doors. Simple pilasters, identical to the ones used for elevation C, run down the outside of the lights. Elevation C and Elevation D, like the above Elevation A and Elevation B, are also offered with siding with a brick water table or in brick exclusively.

#### 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 for the project 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: Since some of the townhomes front on village greens, staff has included the relevant portions of the above in the recommended conditions below.

- (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: Since some of the townhomes front on village greens, staff has included relevant portions of the above in the recommended conditions below.

**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: This requirement is reflected in condition 4 below.

**Open decks shall only be permitted on rears of units.**

Comment: This requirement is reflected in condition 5 below.

**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: This requirement is reflected in condition 6 below.

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

Comment: Deck design has not been proffered along with the architectural elevations for the subject project.

**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: This requirement is reflected in condition 7 below.

- 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: This requirement is reflected in condition 8 below.

- 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 facade plane of the house.**

Comment: Recommended condition 10 below would require access to all townhomes from alleys and would prohibit front-loaded garages.

- 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: Recommended condition 10 below would require access to all townhomes from alleys and would prohibit front loaded 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: This requirement is reflected in recommended condition 12 below.

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

Comment: This requirement is reflected in recommended condition 13 below.

***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: This requirement is reflected in recommended condition 14 below.

**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 requirement is reflected in the conditions below.

***Architectural Material Detail***  
***(item numbers below refer to Sections on page 35 of CDP text).***

3. **Retaining walls shall be brick or stone in all yards which face a street or public area (excluding the golf course, except the area near the clubhouse). All other retaining walls not within view of a public area may be built of brick, stone, new timbers or finished concrete modular units.**

Comment: This requirement is reflected in recommended condition 16 below.

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

Comment: This requirement is reflected in recommended condition 17 below.

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: This requirement is reflected in recommended condition 18 below.

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: This requirement is reflected in recommended condition 19 below.

### ***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: It is not feasible for townhomes to have porches. Therefore, this portion of the comprehensive design plan condition is inapplicable to the subject specific design plan.

### ***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 subject specific design plan is solely for the purpose of approving architectural elevations. Recommended condition 10 below provides That vehicular access to the townhouse units shall be exclusively from alleys and the use of front-loaded garage townhouse units prohibited. Garage doors indicated on the elevation drawings measure eight feet, within the above nine-foot requirement, even if they were accessed from a street.

10. **Preliminary Plan of Subdivision, 4-03027:** Preliminary Plan 4-03027 was approved by the Planning Board 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 subject specific design plan.
11. ***Landscape Manual:*** The subject project is exempt from certain requirements of the *Landscape Manual* because of its location in a Comprehensive Design Zone. In the instant case, the project is exempt from all but the provisions of Section 4.1, Residential Requirements (p.29), and 4.6, Buffering Residential Development from Streets (p.47), of the *Landscape Manual*. The subject specific design plan, however, is for the approval of architecture, independent of landscaping requirements. Landscaping plans for the lots to be utilized for townhomes have already been evaluated and approved as part of the specific design plan for Lusby Village East and West. The

townhome architecture is to be utilized specifically in the Lusby Village West neighborhood of the Villages of Piscataway development.

12. **Woodland Conservation Ordinance:** The proposed specific design plan does not alter the subject project's compliance with the requirements of the Woodland Conservation Ordinance. Such compliance has been ensured in previous approvals including the specific design plan approved for Lusby Village East and West.

13. As required by Section 27-523 of the Zoning Ordinance:

- a. The specific design plan conforms to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*.

Comment: The subject specific design plan conforms to the relevant requirements of the applicable comprehensive design plan. Please see Finding 9 above for a more detailed discussion. The subject specific design plan also conforms to the applicable standards of the *Landscape Manual*. Please see Finding 11 above for a detailed discussion of *Landscape Manual* conformance.

- b. 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. 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.

Comment: Findings b, c and d were made at the time of approval of SDP-0401, and the proposed addition of two architectural types in no way alters these findings.

## 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-0410/01 subject to the following conditions:

1. Prior to signature approval, the plans shall be revised, or notes shall be added to the plans, as follows:
  - a. The following notes shall be added to the plans stating that:
    - (1) Encroachment into the given setbacks shall be allowed for bay windows, stoops, or fireplaces.
    - (2) Three-foot high maximum traditional picket fences, brick walls and hedges are permitted in the front yard of the townhomes.
    - (3) All townhomes facing a village green in any village which are also located at the intersection of two streets, namely the townhouse units on Lots 6, 13, 18, 26 and 28, shall be constructed exclusively of brick on its front side and rear and include

special architectural details or special treatment of the corners, such as bay windows or some other features that will distinguish them from adjacent houses.

- (4) “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.” Such requirement shall also be included in the homeowners association documents.
- (5) Open decks shall only be permitted on rears of units.
- (6) All decks shall be stained or painted to complement the color of the house.
- (7) No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted where visible from public streets, parkland or the golf course. Chain-link fences shall be prohibited in these areas. All fences shall be painted or stained.
- (8) “Any deck visible from the public streets and all wood fences shall be painted or stained.” Such requirement shall also be included in the homeowners association documents.
- (9) Vehicular access to the townhouse units shall be exclusively from alleys and the use of front-loaded garage townhouse units is prohibited.
- (10) Front and side facades of any one unit 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, including Lots 6, 13, 18, 26 and 28.
- (11) Gables atop brick façade walls shall be finished in brick, wood, stucco or a dryvit-type material.
- (12) Building walls may be built of:
  - (a) Smooth cut cedar shingles (four to six inches exposed to weather).
  - (b) Wood clapboard (four to six inches exposed to the weather).
  - (c) Wood beaded siding (seven inches exposed to the weather).
  - (d) Wood board and batten siding.
  - (e) Masonite Superside hardboard siding, or equal, with smooth or textured pine finish (not more than seven inches exposed to the weather).
  - (f) Brick in a horizontal running bond pattern with no more than raked joints.
  - (g) Fieldstone set in an uncoursed ledgerstone pattern.
  - (h) Dryvit or equal.

- (i) Restoration Series vinyl siding, or equal (four to six inches exposed to weather)
  - (j) Alcoa aluminum siding, or equal (four to six inches exposed to the weather)
- (13) Rooflines shall be simple and symmetrically pitched between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to create visual interest. Roofs shall overhang a gable end a minimum of eight inches. 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 gray, or gray/green colors.
- (14) Retaining walls shall be brick or stone in all yards that face a street or public area. All other retaining walls may be built of brick, stone, new timbers, or finished concrete modular units.
- (15) Chimney enclosures which protrude from a façade shall be brick, stone or stucco.
- (16) No more than one semi-circular, circular, or octagonal shape shall be used in any one façade. Bay windows on facades that face a street shall not be permitted on the second floor. Side elevations shall be revised to make the fenestration more regular and to eliminate either the round louver or the semi-circular window cap. Such redesign shall be approved by the Urban Design Section as designee of the Planning Board.
- (17) 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.