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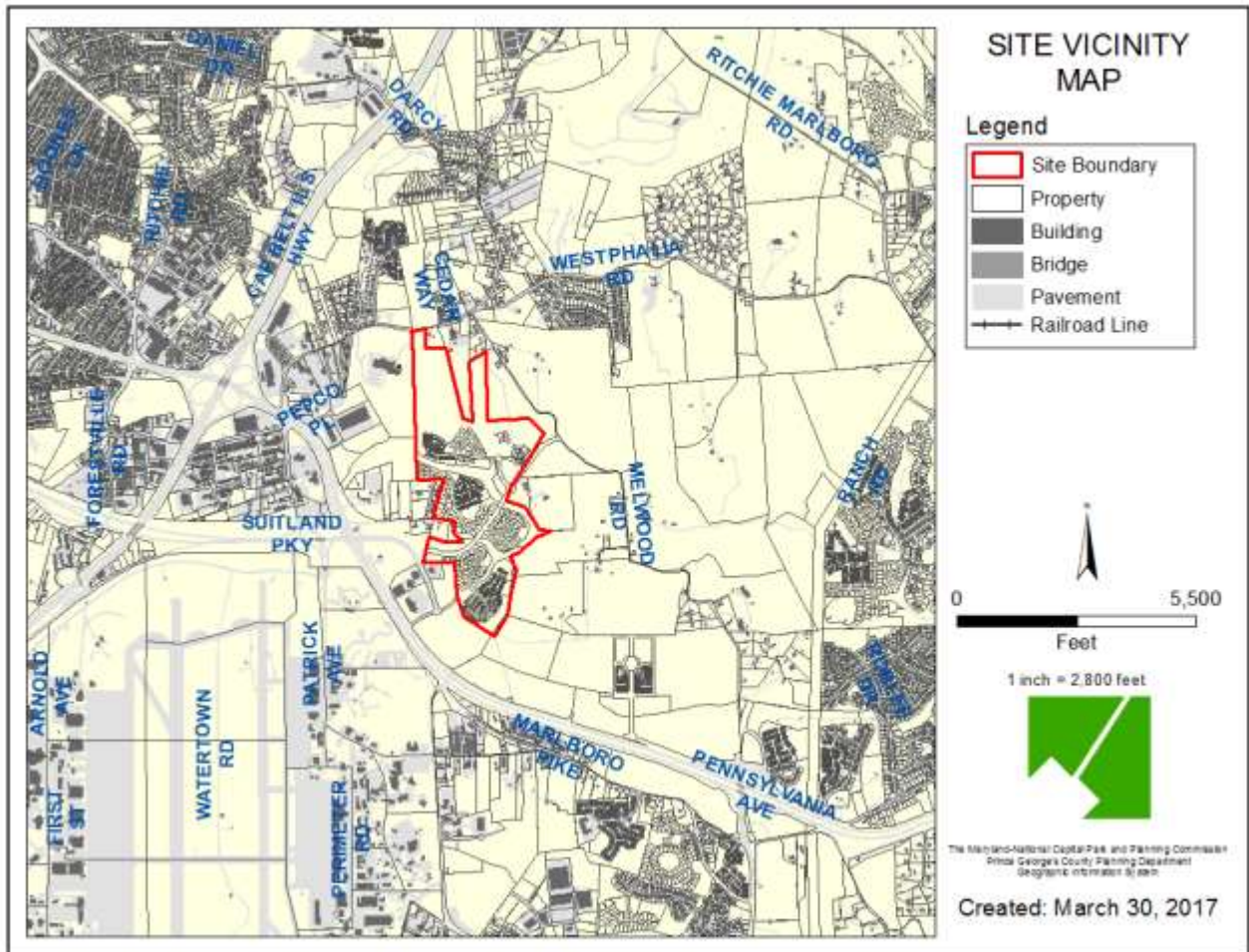
Specific Design Plan

SDP-1003-18

Application	General Data	
Project Name: Parkside (formerly Smith Home Farm) Section 2 Location: In the western portion of the larger Smith Home Farm project, located on the eastern side of MD 4 (Pennsylvania Avenue), approximately 1,800 feet east of its intersection with Suitland Parkway. Applicant/Address: HWR, LLC 6110 Executive Boulevard, Suite 430 Rockville, MD 20852	Planning Board Hearing Date:	07/26/18
	Staff Report Date:	07/16/18
	Date Accepted:	05/23/18
	Planning Board Action Limit:	08/01/18
	Plan Acreage:	250.85
	Zone:	R-M/M-I-O
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	205SE08

Purpose of Application	Notice Dates	
Addition of single-family attached townhouse architecture for Haverford Homes for use in Section 2 and to reduce the end unit width on Lots 1-24 and 77-106, Block N.	Informational Mailing:	01/18/18
	Acceptance Mailing:	05/22/18
	Sign Posting Deadline:	06/26/18

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@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-1003-18
Parkside (formerly Smith Home Farm)
Section 2

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

- a. The requirements of Zoning Map Amendments A-9965-C and A-9966-C;
- b. The requirements of the Prince George's County Zoning Ordinance, specifically,
 - (1) Sections 27-507, 27-508, and 27-509 governing development in the Residential Medium Development (R-M) Zone;
 - (2) Section 27-528(a) regarding the required findings for specific design plans; and
 - (3) Sections 27-213.23 through 27-213.30 regarding development in the Military Installation Overlay (M-I-O) Zone.
- c. The requirements of Comprehensive Design Plan CDP-0501 and its amendments;
- d. The requirements of Preliminary Plan of Subdivision 4-05080;
- e. The requirements of Specific Design Plan SDP-1003 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject amendment to a specific design plan, the Urban Design Section recommends the following findings:

1. **Request:** This amendment to a specific design plan (SDP) requests approval to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes 'Park,' to the approved architecture for Section 2 and to reduce the end unit width on Lots 1–24 and 77-106, Block N, from 22 feet wide to 20 feet wide.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zones	R-M/M-I-O	R-M/M-I-O
Uses	Vacant and Residential	Residential
Overall Parkside Acreage	757	757
Acreage (Sections 1A, 1B, 2, and 3)	250.85	250.85
Townhouse Lots	701	701

3. **Location:** Parkside (formerly Smith Home Farm) is a tract of land consisting of wooded undeveloped land and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue), and measuring approximately 757 acres. Specific Design Plan SDP-1003, including Sections 1A, 1B, 2, and 3 and totaling approximately 250.85 acres, is located in the western portion of the development. Section 2 is located in the northwestern portion of SDP-1003, north of Central Park Drive and west of Rock Spring Drive. The project is also located in Planning Area 78 and Council District 6.
4. **Surrounding Uses:** Specific Design Plan SDP-1003 is bounded to the north by existing subdivisions and undeveloped land in the Rural Residential (R-R), Military Installation Overlay (M-I-O), and Residential-Agricultural (R-A) Zones and undeveloped land in the Light Industrial (I-1), Commercial Miscellaneous (C-M), Commercial Office (C-O), M-I-O, and Townhouse (R-T) Zones; to the east by other portions of the Parkside development (formerly Smith Home Farm); to the south by existing development, such as the Catholic Charities building/facility, single-family detached houses, and undeveloped land in the R-A and M-I-O Zones; to the west by existing development (Mirant Center) in the I-1 and M-I-O Zones, existing residences in the R-R, M-I-O, and R-A Zones, and undeveloped land in the I-1, M-I-O, and Mixed Use-Transportation Oriented (M-X-T) Zones.
5. **Previous Approvals:** The larger Parkside development (formerly Smith Home Farm) includes 727 acres in the R-M and M-I-O Zones, and 30 acres in the Local Activity Center (L-A-C) and M-I-O Zones. It was rezoned from the R-A Zone through Zoning Map Amendments A-9965-C and A-9966-C for residential (a mixture of single-family detached, single-family attached, and multifamily condominiums) and commercial/retail space. Zoning Map Amendments A-9965-C and A-9966-C were approved by the Prince George's County District Council on February 13, 2006 (Zoning Ordinance Nos. 4-2006 and 5-2006), subject to three conditions.

On June 12, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the District Council, subject to 34 conditions. A single revision, CDP-0501-01, was approved by the District Council on May 21, 2012, subject to five conditions.

On April 6, 2006, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Subsequently, two reconsiderations of 4-05080 were filed and approved, as memorialized in PGCPB Resolution No. 06-64(A), adopted by the Planning Board on September 7, 2006; and PGCPB Resolution No. 06-64(A/2)(C), adopted by the Planning Board on June 14, 2012 and administratively corrected on February 19, 2013.

Specific Design Plan SDP-1003, for infrastructure for Sections 1A, 1B, 2, and 3 of the Smith Home Farm development, was approved by the Planning Board on March 12, 2012 and formalized by the Planning Board's adoption of PGCPB Resolution No. 12-21 on March 29, 2012. On July 24, 2012, the District Council affirmed the Planning Board's decision with two additional conditions of approval.

Specific Design Plan SDP-1003-01, an amendment to add townhouse architecture, to widen some townhouses to 22 feet, and to reorient 6 groups of townhouses within Section 1A, was approved by the Planning Board on May 30, 2013 and formalized in PGCPB Resolution No. 13-62. The District Council approved the amendment by an order dated September 23, 2013.

Specific Design Plan SDP-1003-02 was pre-reviewed, but then withdrawn on May 29, 2013.

Specific Design Plan SDP-1003-03, an amendment to add the Westphalia model to the approved architecture for Section 1B, was approved by the Planning Board on September 19, 2013 and formalized in the Planning Board's adoption of PGCPB Resolution No. 13-106 on October 10, 2013.

Specific Design Plan SDP-1003-04, an amendment to add the Arcadia model to Section 1A, was approved by the Planning Board on January 16, 2014. The Planning Board adopted PGCPB Resolution No. 14-02 on February 6, 2014.

Specific Design Plan SDP-1003-05 was approved to revise the central recreational area in Section 3, including the layout of the clubhouse and bath house, lighting, and architecture. The Planning Board approved the application on September 10, 2015 and adopted PGCPB Resolution No. 15-91 on October 1, 2015. It should be noted that before the '-05' amendment was approved, the name of the project was changed from "Smith Home Farm" to "Parkside."

Specific Design Plan SDP-1003-06, to revise Section 3 to include 140 two-family dwellings, to reduce the number of townhouses from 210 to 130 units, to add several models to the approved architecture, and to revise the permit trigger for approval of an SDP for the Westphalia Central Park, was approved by the Planning Board on July 21, 2015. The Planning Board subsequently adopted PGCPB Resolution No. 15-36 on May 7, 2015. The District Council subsequently reviewed the case and approved it by an order dated July 21, 2015.

Specific Design Plan SDP-1003-07, to revise the proposed development layout and unit mix for Section 2, to add a single-family detached unit and 26 townhouses to the approved architecture, and to adjust the location of the mixed retirement development, was approved by the Planning Board on November 19, 2015. The Planning Board subsequently adopted PGCPB Resolution No. 15-121 on December 10, 2015. The District Council subsequently reviewed the case and approved the subject application by an order dated March 28, 2016.

Specific Design Plan SDP-1003-08, to add and modify entrance signs, was approved by the Planning Director on December 21, 2015.

Specific Design Plan SDP-1003-09, to add a main entrance monument sign along Central Park Drive, was approved by the Planning Board on September 8, 2016. On September 29, 2016, the Planning Board adopted PGCPB Resolution No. 16-105.

Specific Design Plan SDP-1003-10 was approved at the Planning Director level to add the Davenport II townhouse model by Dan Ryan Builders on January 17, 2017.

Specific Design Plan SDP-1003-11 was approved at the Planning Director level to update the previously approved Arcadia townhouse model on January 17, 2017.

Specific Design Plan SDP-1003-12 was approved at the Planning Director level to add two townhouse models, Alden and Camden, by Dan Ryan Builders on April 7, 2017.

Specific Design Plan SDP-1003-13 was approved at the Planning Director level to increase the gross floor area of the previously approved clubhouse building on April 7, 2017. The case was appealed and approved by the Planning Board on September 28, 2017. On October 19, 2017, the Planning Board adopted PGCPB Resolution No. 17-133.

Specific Design Plan SDP-1003-14 was approved at the Planning Director level to widen the single-family detached lots, decreasing the number of total lots by two, and to add entrance features within Section 2 on November 7, 2017.

Specific Design Plan SDP-1003-15 was approved by the Planning Board on June 28, 2018 for the addition of a retaining wall in Section 1B.

Specific Design Plan SDP-1003-16 was approved by the Planning Board on March 29, 2018 for the addition of an architectural model in Section 3.

Specific Design Plan SDP-1003-17 was approved by the Planning Board on June 21, 2018 for the addition of architectural models.

Prince George's County Council Resolution CR-97-2016

The property was placed in the M-I-O Zone by County Council Resolution CR-97-2016 on November 15, 2016.

Stormwater Management Concept Plan 24819-2006-03

The project is subject to approved Stormwater Management Concept Plan 24819-2006-03 dated March 25, 2017 and valid until May 25, 2020.

6. **Design Features:** This SDP proposes to add a new single-family attached model, the Park, a 20-foot-wide, one-car, front-load townhouse, for use in Section 2 and to reduce the end unit width on Lots 1–24 and 77–106, Block N, from 22 feet wide to 20 feet wide.

The proposed Park townhouse model is a three-story, approximately 38-foot-high, 20-foot-wide unit with a base square footage of 2,032 square feet. The townhouse model offers four different front elevations, all of which have a front-loaded, one-car garage and a main entry door on the lowest level. All four of the elevations include the option of a full-brick front. The units have gabled and varied dormer features and high-quality detailing, such as enhanced trim and keystone

treatments above windows. The side elevations include architectural elements, such as brick rowlock sill over brick soldier and a minimum of three architectural features, which creates visual interest.

All four elevations are shown with vinyl siding or a decorative brick veneer and archways or keystones above all windows. The elevations provide brick veneer from the first to the third floor, a pilaster door frame, and decorative brick work above the carriage-style garage door. The side elevations are shown with an optional loft and an optional 2-foot or 8-foot rear extension. The rear elevations are shown with four 3-by-3 pane windows, two double doors, and an optional deck. The rear elevation, with a loft option, includes a sliding glass door, a single 3-by-3 pane window, and a vinyl rail system.

The introduction of a 20-foot-wide end unit model, to replace the approved 22-foot-wide model on the end units for Lots 1–24 and 77–106, Block N, is typical for large-scale townhouse developments, specifically within the Parkside development. Diversity in the width and square footage of the housing occurs throughout the overall Parkside development, not just within each block. The variation in style and design occurs via the architectural features employed on the individual units.

Pursuant to prior approvals, 60 percent of the single-family attached units must be built with a full brick or other masonry façade. A tracking chart should be included on the plan, as required by previous approvals.

Another prior condition requires that three architectural features and brick or masonry be included on highly visible side elevations. A minimum of three architectural features, with optional brick, are provided on all side elevations, so they can be used on highly visible lots. The highly visible lots are noted on the SDP cover sheet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments A-9965-C and A-9966-C:** On August 18, 2006, the District Council approved Zoning Map Amendments A-9965-C and A-9966-C, rezoning 757 acres of the Parkside development (formerly Smith Home Farm) from the R-A Zone to the R-M Zone and 30 acres from the R-E Zone to the L-A-C Zone, both subject to three conditions. Of the considerations and conditions attached to the approvals, the following is applicable to the review of this SDP:

2. **The following conditions of approval shall be printed on the face of the Basic Plan:**

- p. **Prior to issuance of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This condition has been carried forward in subsequent applications and has also been carried forward as a condition of approval of this application.

The subject application, to add the townhouse model to the approved architecture of the project, will not otherwise alter the previously made findings of conformance with the requirements of A-9965-C and A-9966-C.

8. **Comprehensive Design Plan CDP-0501 and its amendments:** On February 23, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the Planning Board, subject to 30 conditions. On March 16, 2006, the Planning Board adopted PGCPB Resolution No. 06-56, formalizing the approval. The District Council then reviewed and approved the CDP on June 12, 2006. The CDP was subsequently reconsidered and approved on December 17, 2015. On January 16, 2016, the Planning Board adopted PGCPB Resolution No. 06-56, formalizing the approval. The District Council then heard the case and reapproved it on March 28, 2016. On December 1, 2011, CDP-0501-01 was approved by the Planning Board, subject to four conditions, modifying Conditions 3, 7, and 16 of the original approval. On May 21, 2012, the District Council affirmed the Planning Board's decision and approved CDP-0501-01. The relevant conditions of the CDP-0501 approval, as modified by CDP-0501-01, are included in **boldface** type below, followed by staff comment:

9. **At time of the applicable SDP, the following areas shall be carefully reviewed:**

- i. **The subject site's boundary areas that are adjacent to the existing single-family detached houses.**

The proposed townhouse lots are not adjacent to existing single-family detached houses.

12. **All future SDPs shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include the breakdown of each type of housing units approved, SDP number and Planning Board resolution number.**

The specified tabulation is provided on the submitted SDP, and a condition in the Recommendation section of this report requires that the tabulation be updated to include the subject amendment, if approved, prior to certification.

19. **Prior to the approval of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans in the R-M Zone stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This requirement was carried forward as a condition of subsequent approvals and has been included as a recommended condition of approval of this SDP.

34. **Prior to SDP approval, the height for all structures shall be determined, and the density percentages shall be determined based on any variances necessary.**

The townhouse architecture submitted with the subject application proposes a maximum height of approximately 38 feet, which is within the limit of 40 feet that was established with the original SDP-1003 approval.

9. **Preliminary Plan of Subdivision 4-05080:** On April 6, 2006, the Planning Board approved PPS 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Of those conditions, the following are applicable to the review of this SDP (underlining indicates new language, pursuant to subsequent approvals of PPS 4-05080):

10. **Prior to the issuance of building permits for proposed residential structures, the applicant shall submit certification by a professional engineer with competency in acoustical analysis to the Environmental Planning Section demonstrating that the**

design and construction of building shells will attenuate noise to interior noise levels of 45 dBA (Ldn) or less.

This requirement has been carried forward as a recommended condition of approval of this SDP.

- 62. Prior to the approval of any residential building permits within the 65 or 70 dBA Ldn noise contours, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This requirement has been included as a recommended condition of approval of this SDP.

10. **Specific Design Plan SDP-1003 and its amendments:** Specific Design Plan SDP-1003 was approved by the Planning Board on March 8, 2012 (PGCPB Resolution No. 12-21), subject to 31 conditions. Subsequently, the District Council reviewed the case on July 24, 2012 and affirmed the Planning Board's resolution, with two additional conditions, for a total of 33. The relevant conditions of this approval are included below in **boldface** type, followed by staff comment:

- 5. Prior to issuance of each residential building permit for construction of a unit within the 65 dBA Ldn line, plans for that building shall be certified by an acoustical engineer stating that internal noise levels shall be 45 dBA Ldn or less.**

This condition remains valid and has been carried forward as a recommended condition of approval of this SDP.

- 9. At the time of approval of an umbrella architecture specific design plan for the subject project, the individual single-family detached units shall be dimensioned on a template sheet. Also, in that application, set back requirements shall be established for additions, such as decks.**

The subject SDP revision only includes architecture for townhouses and is not the umbrella architecture SDP for single-family detached units.

- 22. All future specific design plans for the project shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include a breakdown of each type of housing units approved, the specific design plan number, and the Planning Board resolution number.**

The required tabulation is provided on the submitted SDP and should be updated to include this revision, if it is approved.

Specific Design Plans SDP-1003-01 through SDP-1003-14 all involve various amendments to the residential and recreational areas of the development, to revise layouts and/or add architecture, as previously noted. Specific Design Plans SDP-1003-08, SDP-1003-09, SDP-1003-10, SDP-1003-11, and SDP-1003-12 were approved at the Planning Director level and, thus, without conditions that would affect the subject approval. The remainder of the amendments were approved by the Planning Board with conditions.

11. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance, as follows:

- a. The subject SDP is consistent with Sections 27-507, 27-508, and 27-509 of the Zoning Ordinance governing development in the R-M Zone.
- b. The project is also consistent with Sections 27-213.23 through Section 27-213.30 of the Zoning Ordinance regarding development in the M-I-O Zone. The project is located within the Noise Intensity Zone (60–74 dBA noise contour) of the M-I-O Zone. Residential structures in this noise contour are required to demonstrate that all interior noise levels of the residential homes will be mitigated to 45 dBA Ldn or less, and that there is no outdoor play area located within noise levels higher than 65 dBA Ldn. A proposed condition in the Recommendation section of this report requires that, prior to issuance of a building permit utilizing the proposed models, the application be reviewed and certified by an acoustical engineer stating that the residential homes will have interior noise levels of 45 dBA or less, and that no outdoor play area is located in an area with noise levels higher than 65 dBA Ldn.

The project is also located in Surface Area E, which requires a maximum height of 231.65 feet. Using the Zoning Ordinance definition of height (the vertical distance from grade to average height of roof), the proposed model is approximately 38 feet tall and is, therefore, well below the maximum building height limit for Surface Area E.

- c. Section 27-528 of the Zoning Ordinance requires the following findings for approval of an SDP:

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

- (1) The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual...;**

The SDP has been previously evaluated for conformance with approved Comprehensive Design Plan CDP-0501 and its subsequent amendments, as discussed above in Finding 8. The proposed addition of the townhouse model does not alter the previously made findings of conformance with the CDP that were made at the time of previous approvals. Therefore, it may be said that the plan conforms to the approved CDPs. As indicated in Finding 12 below, the subject revision application does not affect previous findings of conformance to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

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

Findings for adequate public facilities, including fire, rescue, police, and transportation, were made in conjunction with the approval of the PPS and subsequent SDPs. The subject amendment will have no effect on the previous findings of adequacy made in conjunction with those 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;**

The subject application's revision to architecture will not cause any additional adverse effects on either the subject property or adjacent properties.

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

The addition of the townhouse model will not affect prior findings of conformance with approved Type II Tree Conservation Plans TCPH-010-12 and TCPH-008-12. Therefore, it may be said that the plan is in conformance with an approved TCPH, in accordance with this requirement.

- (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).**

SDPs including grading, development, and tree conservation have been approved previously and contain findings regarding regulated environmental features. The subject amendment will have no impact of any kind on regulated environmental features or preservation of those features.

12. **2010 Prince George's County Landscape Manual:** The approval of the architectural model has no impact on the previous finding of conformance with the Landscape Manual made in conjunction with the approval of previous SDPs for the subject property.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The approval of the architectural model has no impact on the previous findings of compliance with the Woodland and Wildlife Habitat Conservation Ordinance made in conjunction with the approval of previous SDPs for the subject property.
14. **Prince George's County Tree Canopy Coverage Ordinance:** The approval of the architectural model has no impact on the previous findings of compliance with the requirements of the Tree Canopy Coverage Ordinance made in conjunction with the approval of previous SDPs for the subject property.
15. **Referral Comment:** The subject application was not referred to any agencies, as it involves only architectural issues, with no other improvements or impacts.

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-1003-18 for Parkside (formerly Smith Home Farm), Section 2, subject to the following conditions:

1. Prior to certification of the specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the Park model elevations to note the number of required features.
2. Prior to issuance of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that the building shells of structures have been designed to reduce the interior noise level to 45 dBA Ldn or less.
3. The specific design plan (SDP) tabulation included on the cover sheet of the plan set for the subject project shall be updated to include the subject SDP.