



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

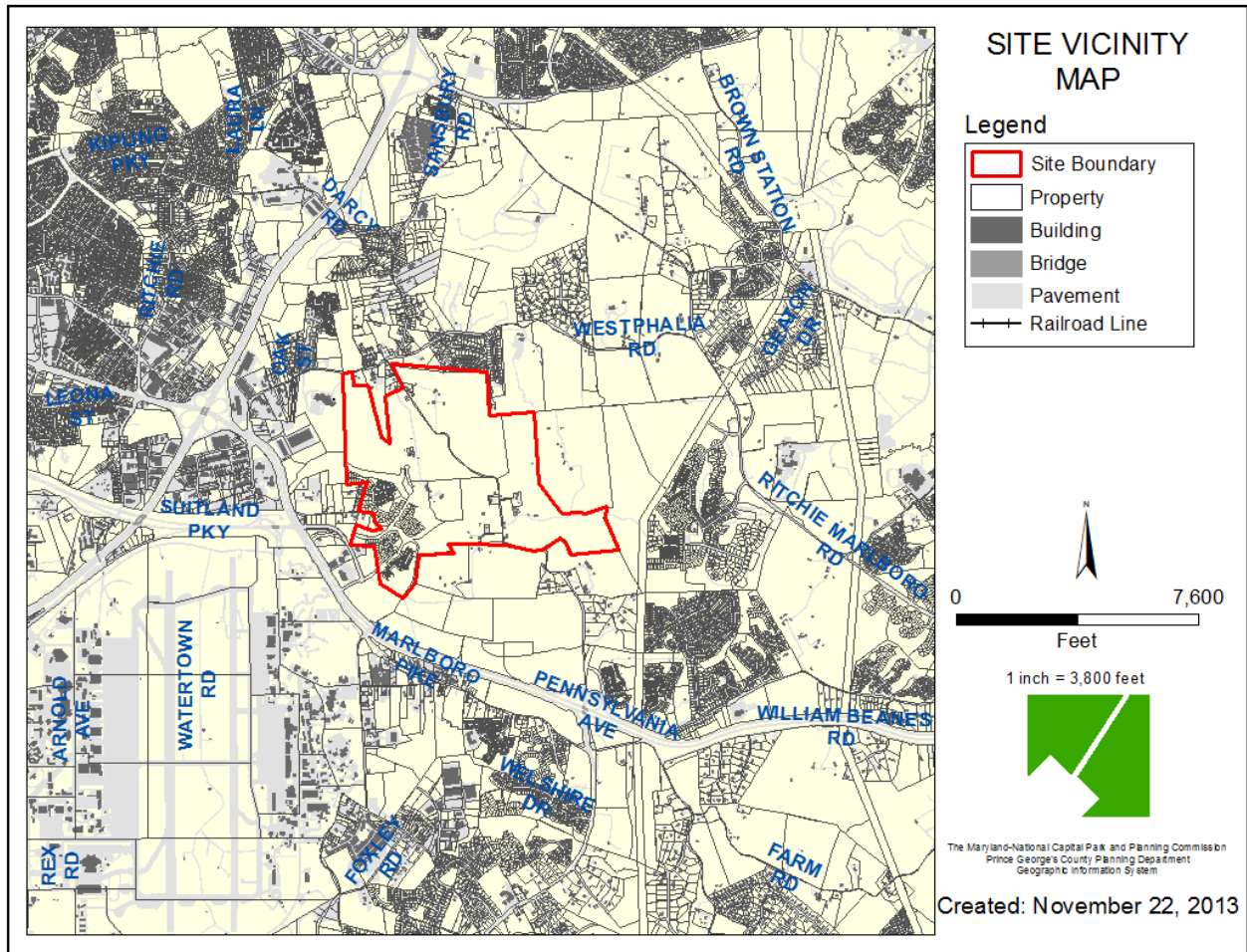
Specific Design Plan

SDP-1205-01

Application	General Data	
Project Name: Smith Home Farm, Umbrella Application for Architecture Location: Approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4). Applicant/Address: SHF Project Owner, LLC 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067	Planning Board Hearing Date:	12/19/13
	Staff Report Date:	12/02/13
	Date Accepted:	10/09/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	223
	Zone:	R-M
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	205SE08

Purpose of Application	Notice Dates	
Add eight single-family detached house models.	Informational Mailing:	08/22/13
	Acceptance Mailing:	10/09/13
	Sign Posting Deadline:	11/19/13

Staff Recommendation		Staff Reviewer: Jill Kosack Phone Number: 301-952-4689 E-mail: Jill.Kosack@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-1205-01
Smith Home Farm, Umbrella Application for Architecture

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

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

- a. Zoning Map Amendments A-9965-C and A-9966-C.
- b. Comprehensive Design Plans CDP-0501 and CDP-0501-01.
- c. Preliminary Plan of Subdivision 4-05080.
- d. Specific Design Plans SDP-1003 and SDP-1205.
- e. The requirements of the Zoning Ordinance, specifically, Sections 27-507, 27-508, and 27-509 governing development in the Residential Medium Development (R-M) Zone.
- f. The 2010 *Prince George's County Landscape Manual*.
- g. 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. Referrals.

FINDINGS

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

1. **Request:** The subject application is a request for approval of eight single-family detached Ryland Homes architectural models to be available for construction on the 289 single-family detached lots throughout Sections 1A, 1B, and 2 of the Smith Home Farm development which were approved under Specific Design Plan SDP-1003.

2. **Development Data Summary:**

	Existing	Proposed
Zones	R-M	R-M
Uses	Vacant/Single-family detached and attached	Single-family detached and attached
Acreage (in the subject SDP)	223	223

3. **Location:** Smith Home Farm is a tract of land currently consisting of wooded, undeveloped, and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4). It measures approximately 757 acres in Planning Area 78 and Council District 6. Sections 1A, 1B, and 2, totaling approximately 223 acres, are located in the western portion of the larger Smith Home Farm development.
4. **Surrounding Uses:** The larger Smith Home Farm project is bounded to the north by existing residential properties in the R-R (Rural Residential) and O-S (Open Space) Zones, and undeveloped land in the C-S-C (Commercial Shopping Center) Zone; to the east by undeveloped land in the R-R and R-M (Residential Medium Development) Zones; to the south by largely undeveloped land in the M-X-T (Mixed Used–Transportation Oriented) Zone; and to the west by existing development and vacant land in the M-X-T and I-1 (Light Industrial) Zones, and existing residences in the R-R and R-A (Residential-Agricultural) Zones.
5. **Previous Approvals:** The larger Smith Home Farm development measures 757 gross acres, including 727 acres in the R-M Zone and 30 acres in the L-A-C (Local Activity Center) Zone, which was rezoned from the R-A Zone through Zoning Map Amendments A-9965-C and A-9966-C for 3,648 dwelling units (a mixture of single-family detached, single-family attached, and multifamily condominiums) and 140,000 square feet of 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 May 22, 2006, the District Council amended this zoning approval once to move the L-A-C line further south about 500 feet, retaining the same acreage in the L-A-C Zone.

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 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Subsequently, two reconsiderations of 4-05080 were filed and the reconsiderations were 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-0506 for road infrastructure was approved by the Planning Board on July 27, 2006 and PGCPB Resolution No. 06-192 was adopted on September 7, 2006 formalizing

that approval, subject to three conditions. Specific Design Plan SDP-0506/01 was approved on December 12, 2007 by the Development Review Division as designee of the Planning Board to revise A-67 to a 120-foot right-of-way and to add bus stops and a roundabout. Specific Design Plan SDP-0506-02 was approved by the Planning Board on February 23, 2012 for revisions to the right-of-way width of MC-631 and relocation of a stormwater management facility. On March 29, 2012, PGCPB Resolution No. 12-14 was adopted formalizing the approval of SDP-0506-02, subject to five conditions.

Specific Design Plan SDP-1002 for stream restoration was approved by the Planning Board on January 26, 2012 and PGCPB Resolution No. 12-07 was adopted on February 16, 2012 formalizing that approval, subject to seven conditions.

Specific Design Plan SDP-1003 for infrastructure for Sections 1A, 1B, 2, and 3 of Smith Home Farm was approved by the District Council on July 24, 2012 subject to 33 conditions. Multiple revisions have subsequently been approved, but only for issues involving townhouse lot layout and architecture.

On July 24, 2013, Specific Design Plan SDP-1205 for Smith Home Farm, an umbrella application for architecture including 29 single-family detached house types, was approved by the District Council subject to seven conditions.

6. **Design Features:** The subject application requests approval of eight architectural models by Ryland Homes. If approved, the proposed models would be available for construction within Sections 1A, 1B, and 2 of the Smith Home Farm development on those lots that have been previously approved for single-family detached residential homes. The following models are proposed:

Model	Elevations	Base Square Footage
Barrington	A-D	2,522
Bridgeport	A-C	2,867
Dawson	A-D	2,863
Garrett	A-H	2,534
Harlow	A-D	2,789
Patuxent	A-D	3,328
Pierson II	NA1, CO2, and VT1	2,524
Prescott	A-D	2,355

The proposed house types range in size from 2,355 square feet to 3,328 square feet. The units feature varied roof lines, high-quality detailing such as brick jack arch and keystone treatments above windows, and front entries defined with pilasters or transom windows. The proposed front façades offer optional finishes including vinyl siding, brick, stone, and shake siding. Many units feature multiple optional side elevation features, including side-loaded garages, specialty windows, and/or front porches.

In keeping with the original SDP-1205 approval, staff recommends that a minimum of 70 percent of the single-family detached homes in each section be built with a full brick or other masonry front façade, that all models which front on Central Park Drive feature a full brick or other masonry front façade, with one-foot brick or masonry returns on all side elevations, and that no two units directly adjacent to or across the street from each other have identical front elevations to

ensure a diverse mix of building materials throughout the development. A brick/masonry front façade tracking chart should be provided on the plans. Brick or other masonry should also be wrapped onto the sides of all front elevation projections to create a cohesive aesthetic effect. Fireplace chimneys should be clad with brick, stone, or stucco. A minimum of two standard architectural features should be shown on all side elevations and a minimum of three such features should be shown on all highly-visible side elevations. Notes requiring these items have been provided on all of the architectural elevations, along with the elevations reflecting such features.

Twenty-four single-family detached lots are currently approved to front directly onto Central Park Drive, a major arterial road through the community. Fourteen of these lots are sited in SDP-1003 as being rear-loaded. The architectural package submitted in this application includes one new house type, the Pierson II, which features a standard rear-loading garage. This will be in addition to house types approved with SDP-1205 with an optional rear-loading garage.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments A-9965-C and A-9966-C:** On February 13, 2006, the District Council approved Zoning Map Amendment A-9965-C to rezone 757 acres of the subject property from the R-A Zone to the R-M Zone, and Zoning Map Amendment A-9966-C to rezone 30 acres of the subject property from the R-A Zone to the L-A-C Zone, both subject to three conditions. Of the considerations and conditions attached to the approval of A-9965-C and A-9966-C, the following are 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.**

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

8. **Comprehensive Design Plans CDP-0501 and CDP-0501-01:** 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. Of these conditions, the following are applicable to the review of this SDP (underlined areas indicate corrections or additions to conditions of SDP-0501 pursuant to SDP-0501-01):

3.¹ Prior to issuance of each building permit for the Smith Home Farms, applicant or applicant's heirs, successors and/or assignees shall pay to Prince George's County (or its designee) a fee per dwelling unit based on either the current cost estimate to construct the MD4/Westphalia interchange and interim improvements or, if determined, the final cost estimate to construct the interchange. In no case shall the total per dwelling unit fees paid by Smith Home Farms, the applicant, its heirs, successors and/or assigns exceed the current or final cost estimate of \$80 million and any overpayment of the total per dwelling unit fees may be reimbursed to the applicant.

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

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

h. The architectural design around the central park and the view sheds and vistas from the central park.

Comment: A substantial buffer of preserved woodland and afforestation has been previously approved between the central park and the northern part of Section 1A of Smith Home Farm, located immediately south of the central park, and the northern part of Section 1B, located southwest of the central park. Section 3 of Smith Home Farm, located west of the central park, contains approved single-family attached lots which are not the subject of this application and should be evaluated with a future architectural submission for that section. Sections 4, 5, 6, and 7 of the Smith Home Farm development have not yet been evaluated and approved through a SDP application. Architecture for these sections of Smith Home Farm, which are visible from the central park, should be evaluated at the time of future application submissions.

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.

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

16. The following standards shall apply to the development. (Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant).

R-M Zone

	Condominiums	Single-family Attached	Single-family Detached
Minimum Lot size:	N/A	<u>1,300 sf</u>	6,000 sf
Minimum frontage at street R.O.W.:	N/A	N/A	45*
Minimum frontage at Front B.R.L.:	N/A	N/A	60**
Maximum Lot Coverage:	N/A	N/A	75%
Minimum front setback from R.O.W.:	10'****	10'****	10'****
Minimum side setback:	N/A	N/A	0'-12'****
Minimum rear setback:	N/A	10'	15'
Minimum corner setback to side street R.O.W.:	10'	10'	10'
Maximum residential building height:	50'	40'	35'

Notes:

***For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and minimum frontage at front BRL shall be 60 feet.**

****See discussion of side setbacks in Section E of CDP text Chapter III. Zero lot line development will be employed.**

*****Stoops and or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.**

†No more than 50 percent of the single-family attached lots shall have a lot size smaller than 1,600 square feet. The minimum lot width of any single-family attached lot shall not be less than 16 feet with varied lot width ranging from 16 -28 feet. The 50 percent limit can be modified by the Planning Board at time of SDP approval, based on the design merits of specific site layout and architectural products.

Comment: The subject application is for single-family detached architecture only. Lot sizes and setbacks have been evaluated under SDP-1003 for lot infrastructure. All building heights have been provided on the submitted plan template sheets for each model proposed in this application and are within the required 35-foot height maximum.

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.

Comment: 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 of all structures shall be determined, and the density percentages shall be determined based on any variances necessary.

Comment: The heights of all structures proposed in this application have been provided on the submitted plan sheets and are within the maximum height allowed.

9. **Preliminary Plan of Subdivision 4-05080:** On April 6, 2006, the Planning Board approved Preliminary Plan of Subdivision 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64, subject to 79 conditions. Of those conditions, the following are applicable to the review of this SDP (underlining indicates new language pursuant to subsequent approvals of 4-05080):

2. A Type II Tree Conservation Plan shall be approved with each specific design plan.

Comment: The architecture in this application is proposed for lots approved under SDP-1003, which approved Type 2 Tree Conservation Plans TCP2-008-12, TCP2-009-12, TCP2-010-12, and TCP2-011-12, which have been amended through subsequent revisions to SDP-1003.

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.

Comment: This requirement has been carried forward as a 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.**

Comment: This requirement was carried forward as a condition of approval in SDP-1003 in modified form and has been included as a recommended condition of approval of this SDP.

10. **Specific Design Plan SDP-1003:** Specific Design Plan SDP-1003 for infrastructure for Sections 1A, 1B, 2, and 3 of Smith Home Farm was approved by the District Council on July 24, 2012 subject to 33 conditions. Of those conditions, the following are applicable to the review of this SDP:

- 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.**

Comment: 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, setback requirements shall be established for additions, such as decks.**

Comment: The proposed single-family detached units in this application have been dimensioned on a template sheet. The setback requirements for additions, such as decks, were reviewed and established in the original SDP-1205 approval and are maintained in this approval.

11. **Specific Design Plan SDP-1205:** Specific Design Plan SDP-1205 for umbrella architecture for single-family detached homes was approved by the District Council on July 24, 2013 subject to seven conditions. The applicable conditions from that approval have either been addressed through revisions to the plans or have been included as recommended conditions of approval for this revision application. The following condition warrants further discussion:

- 6. The Ashland II model shall be deleted from the options available for purchase and construction, on all lots covered by this SDP.**

Comment: With the removal of the Ashland II model, the smallest house type approved under SDP-1205 is 2,430 square feet. In an effort to be consistent with the minimum house sizes previously approved by the District Council, staff recommends removal of the proposed Prescott house type, which has a base square footage of 2,355, making the smallest house type approved with this application 2,522 square feet.

12. **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 governing development in the Residential Medium Development (R-M) Zone.

b. Section 27-528 requires the following findings for approval of a 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.**

Comment: The subject SDP has been evaluated for conformance with approved CDP-0501 and CDP-0501-01 as discussed above in Finding 8. The relevant conditions of approval have been carried forward to ensure conformance with the CDPs. The architecture proposed in this SDP is not subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) and will have no effect on the previously approved SDP's conformance to the applicable standards of the 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.**

Comment: Findings for adequate public facilities including fire, rescue, police, and transportation have been made in conjunction with the preliminary plans and subsequent SDPs for infrastructure. The addition of architectural models proposed in this application will have no effect on previous findings of adequacy made in conjunction with the preliminary plans and SDPs.

(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.**

Comment: The proposed architectural models will have no effect on findings that adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties, which have been made with previously approved SDP-1003 for the specific land areas on which the proposed models are to be built.

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

Comment: Four Type 2 Tree Conservation Plans (TCP2-008-12, TCP2-009-12, TCP2-010-12, and TCP2-011-12) were approved together with SDP-1003, and amended under subsequent revisions. The architecture proposed in this application will have no effect on previous findings of conformance to the approved TCPs.

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

Comment: Specific design plans for grading, development, and tree conservation have been approved separately and contain findings regarding

regulated environmental features. The addition of architectural models approved in this application will have no impact of any kind on regulated environmental features or on the preservation of those features.

13. **2010 Prince George's County Landscape Manual:** The addition of architectural models has no impact on the previous findings of conformance to the 2010 *Prince George's County Landscape Manual* made in conjunction with the approval of previous SDPs for site infrastructure.
14. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The approval of architectural models has no impact on the previous findings of compliance with the requirements of the Woodland and Wildlife Habitat Conservation Ordinance (previously known as the Woodland Conservation and Tree Preservation Ordinance) made in conjunction with the approval of previous SDPs for site infrastructure.
15. **Prince George's County Tree Canopy Coverage Ordinance:** The approval of architectural models 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 site infrastructure.
16. **Further Planning Board Findings and Comments from Other Entities:** The subject application was not referred to any agencies or divisions as it involves only architectural models and no other improvements or impacts.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1205-01 for Smith Home Farm, Umbrella Application for Architecture, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Update the tabulation of all lots that have been approved previously for this project, as necessary. The tabulation shall include the breakdown of each type of housing unit approved, the SDP number, and the Planning Board resolution number.
 - b. Revise the plans to indicate the highly-visible lots on the coversheet, as approved by Specific Design Plan SDP-1205.
2. Prior to issuance of each building permit for Smith Home Farm, the applicant and the applicant's heirs, successors, and/or assignees shall pay to Prince George's County (or its designee) a fee per dwelling unit based on either the current cost estimate to construct the MD 4/Westphalia interchange and interim improvements or, if determined through the IAPA process, the final cost estimate to construct the interchange. In no case shall the total per dwelling unit fees paid by Smith Home Farm, the applicant, its heirs, successors, and/or assignees exceed the current cost of \$1,660.29 per dwelling unit multiplied by Engineering News Record (ENR) construction cost index at the time of payment divided by ENR construction cost index for fourth quarter 2010. If the final cost estimate is less than the current cost estimate of \$80 million, any overpayment of the per dwelling unit fee may be reimbursed to the applicant, its heirs, successors, and/or assignees.

3. 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.
4. Seventy percent of the single-family detached homes in each section shall feature a full brick or other masonry front façade. All models of the single-family detached homes which front on Central Park Drive shall feature a full brick or other masonry front façade, with one-foot brick or masonry returns on all side elevations.
5. No two units directly adjacent to or across the street from each other may have identical front elevations.
6. The Prescott model shall be deleted from the options available for purchase and construction on all lots covered by this SDP.
7. The architecture for all builders approved in this umbrella application shall meet or exceed the 2012 “International Residential Code” (IRC) as propagated by the International Code Consortium and adopted by Prince George’s County.