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 http://mncppc.iqm2.com/Citizens/Default.aspx

Specific Design Plan SDP-1302-08
Parkside

REQUEST	STAFF RECOMMENDATION
The approval of six single-family attached and seven single-family detached Dan Ryan Builders architectural models to be available for construction in Sections 5 and 6 of Parkside.	APPROVAL with conditions

Location: Located on both sides of Melwood Road, at its intersection with Moore's Way.

Gross Acreage:	150.49
Zone:	R-M/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	78
Council District:	6
Election District:	15
Municipality:	N/A
200-Scale Base Map:	206SE09

Applicant/Address:
Dan Ryan Builders, Mid-Atlantic, LLC
2101 Gaither Road, Suite 200
Rockville, MD 20850

Staff Reviewer: Andrew Bishop
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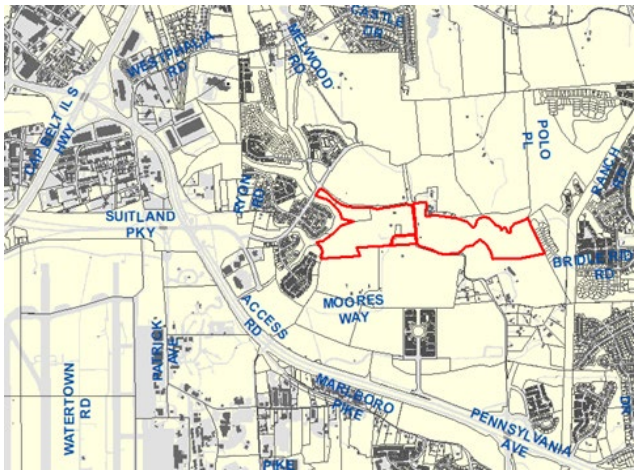

Planning Board Date:	10/08/2020
Planning Board Action Limit:	11/02/2020
Staff Report Date:	09/22/2020
Date Accepted:	07/24/2020
Informational Mailing:	06/25/2020
Acceptance Mailing:	07/21/2020
Sign Posting Deadline:	09/08/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-1302-08
Parkside, Sections 5 and 6 Architecture

The Urban Design staff has reviewed the 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 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 Amendment A-9965-C;

b. The requirements of the Zoning Ordinance in the Residential Medium Development (R-M) and Military Installation Overlay (M-I-O) Zones;

c. The requirements of Comprehensive Design Plan CDP-0501, its amendment, and reconsideration;

d. The requirements of Preliminary Plans of Subdivision 4-05080 and 4-16001;

e. The requirements of Specific Design Plan SDP-1302 and its amendments;

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

g. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance;

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

i. Referral comments.

FINDINGS

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

1. **Request:** The subject amendment to an SDP is a request for approval of six single-family attached (townhouse) and seven single-family detached architectural models for Dan Ryan Builders, to be available for construction in Sections 5 and 6 of the Parkside development, which were approved under SDP-1302, as amended.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-M/M-I-O	R-M/M-I-O
Use	Residential	Residential
Total Gross Acreage of SDP	**147.79**	**147.79**
Section 5	66.37	66.37
Section 6	81.42	81.42
Floodplain Acreage of SDP	13.83	13.83
Net Acreage of SDP	**133.96**	**133.96**

3. **Location:** The larger Parkside (formerly known as Smith Home Farm) subdivision 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), in Planning Area 78, Council District 6. Sections 5 and 6, totaling approximately 147.79 acres, are located in the far southeastern portion of the larger Parkside development, south of the central park and Blythewood site, on both sides of Woodyard Road (MC-632).

4. **Surrounding Uses:** Sections 5 and 6 are bounded to the north and west by other sections of the Parkside development, specifically the Central Park to the north and Section 1A to the west. To the south are mostly vacant properties in the Mixed Use–Transportation Oriented Zone that all have existing approvals for future development, specifically the mixed-use Westphalia Town Center and the Moore Property development. To the east is land in the Rural Residential Zone that is part of the Marlboro Ridge residential development.

5. **Previous Approvals:** The subject application is for Sections 5 and 6 within a larger project currently known as Parkside, formerly known as Smith Home Farm, which has 757 gross acres, including 727 acres in the Residential Medium Development (R-M) Zone and 30 acres in the Local Activity Center (L-A-C) Zone. The larger Parkside project was rezoned from the Residential-Agricultural Zone to the R-M Zone (3.6–5.7) and to the L-A-C Zone, with a residential component including a mixed-retirement component 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, through Zoning Map Amendments A-9965 and A-9966. The Prince George's County District Council approved both zoning map amendments on February 13, 2006, and the Orders of Approval became effective on March 9, 2006.

   On February 23, 2006, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-0501 and Type I Tree Conservation Plan, TCPI-038-05 (PGCPB Resolution No. 06-56(C)), for the entire Parkside project with 30 conditions. On June 12, 2006, the District Council adopted the findings of the Planning Board and approved CDP-0501, with 34 conditions.

On July 20, 2011, an amendment to CDP-0501 was filed to modify Condition 3 regarding the construction of the MD 4/Westphalia Road interchange, Condition 7 regarding the location and size of the proposed community center and pool, and Condition 16 regarding the size of the market-rate single-family attached lots in the R-M Zone. On December 1, 2011, the Planning Board approved CDP-0501-01 (PGCPB Resolution No. 11-112) with four conditions. On May 21, 2012, the District Council affirmed the Planning Board's decision with five conditions.

On March 28, 2016, the District Council reconsidered the approval of CDP-0501 and modified Conditions 10, 11, 24, 31, and 32, after adopting the findings and conclusions set forth by the Planning Board, with 31 conditions.

On July 27, 2006, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-05080 and a revised TCPI-038-05-01, (PGCPB Resolution No. 06-64(A)) for 1,176 lots (total 3,628 dwelling units) and 355 parcels with 77 conditions. A new PPS 4-16001 for Sections 5 and 6, was approved by the Planning Board on September 13, 2018 (PGCPB Resolution No. 18-91) for 441 lots and 81 parcels. This approval superseded 4-05080 for Sections 5 and 6 only.

On July 27, 2006, the Planning Board approved infrastructure SDP-0506, and associated TCPII-057-06, (PGCPB Resolution No. 06-192) for portions of roadways identified as MC-631 (oriented east/west, also known as C-631) and C-627 (oriented north/south) in the R-M Zone. This application also showed a portion of the roadway between MC-631 and Presidential Parkway, also known as A-67. On December 12, 2007, SDP-0506-01 was approved by the Planning Director for the purpose of revising A-67 to a 120-foot right-of-way and adding bus stops and a roundabout. A second amendment, SDP-0506-02, was approved by the Planning Board on March 29, 2012 (PGCPB Resolution No. 12-114), subject to conditions contained herein. A third amendment, SDP-0506-03, was approved by the Planning Board on July 31, 2014 (PGCPB Resolution No. 14-70), subject to conditions.

In addition to the prior approvals for the site mentioned above, two later actions by the District Council have revised several conditions of CDP-0501 that governs the development of the entire Smith Home Farm project. The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) was approved by the District Council on February 6, 2007. In Prince George's County Council Resolution CR-2-2007, the District Council modified several conditions in CDP-0501. Specifically, the District Council prescribed a minimum residential lot size for single-family attached lots (Condition 16) near the Westphalia Town Center to be in the range of 1,300 to 1,800 square feet in Amendment 1 and further, in the resolution, established a minimum lot size for single-family attached dwellings in the R-M Zone (market rate) to be 1,300 square feet; established park fees (Condition 22) of $3,500 per new dwelling unit (in 2006 dollars) in Amendment 8; and further clarified the intent of the District Council regarding Conditions 10–23 in CDP-0501 for Smith Home Farm to require submission of an SDP for the Central Park, following approval of the Westphalia Sector Plan and SMA, and not as the second SDP, as stated in the original Condition 23 of CDP-0501.

On October 26, 2010, the District Council approved a resolution concerning *Public Facilities Financing and Implementation Program District Westphalia Center* to provide financing strategies including, but not limited to, pro-rata contributions, sale leasebacks, funding clubs, the Surplus Capacity Reimbursement Procedure provided in Section 24-124 of the

Subdivision Regulations, and other methods, in order to ensure the timely provision of adequate public facilities for larger projects such as Westphalia.

SDP-1002 for stream restoration, as required by conditions of PPS 4-05080 and SDP-0506, was approved by the Planning Board on January 26, 2012 (PGCPB Resolution No. 12-07) and was adopted on February 16, 2012 formalizing that approval, subject to seven conditions. There are several stream restoration projects identified in SDP-1002 as priority projects that are located within Sections 5 and 6.

SDP-1101 and TCPII-021-2015 for Westphalia Central Park, which is adjacent to Sections 5 and 6, were approved by the Planning Board on February 25, 2016 (PGCPB Resolution No. 16-32), subject to conditions of approval for Phase 1 of the central park area. This resulted in a change to the limits of central park, which was expanded to include a portion of Section 6 in the park dedication. This resulted in an amendment to the SDP and revision to TCPII for Section 6, to adjust the section boundary to match the revised park boundary (SDP-1302-01 and TCPII-019-13-01) respectively.

The original SDP-1302, for Sections 5 and 6, and Tree Conservation Plans TCPII-019-13 and TCPII-020-13 were approved by the Planning Director on November 8, 2013 with no conditions, for the limited purpose of providing woodland conservation afforestation, to fulfill the woodland conservation requirements of development occurring in Sections 2 and 3. SDP-1302-01 for rough grading and infrastructure for stormwater management was approved by the Planning Board on December 15, 2016 (PGCPB Resolution No. 16-140) formalizing that approval, subject to seven conditions. SDP-1302-02 is an infrastructure SDP for 159 single-family attached (townhouses) lots for Parkside in Section 5 and rough grading for Section 6. The Planning Board approved this SDP on September 14, 2017, with eight conditions. SDP-1302-03 is an infrastructure SDP for 134 single-family attached units and 86 two-family attached units in Section 5, and 274 single-family attached units and 32 single-family detached units in Section 6. The Planning Board approved this SDP on December 13, 2018, with nine conditions. SDP-1302-04, was approved by the Planning Director on November 15, 2019 with no conditions, to include the addition of the unplatted portion of Woodyard Road to the application and did not alter the layout of the prior approval. SDP-1302-05 is a Director level application for infrastructure and is currently under review. The application proposes to revise the layout in Sections 5 and 6 and provides a variety of lot sizes to accommodate additional product, including the architectural models proposed with the subject application. The revised layout proposed with SDP-1302-05 will not increase the total number of units approved with the prior applications, and the Planning Board's decision related to the subject application for architecture will not impact the outcome of the Planning Director's decision related to SDP-1302-05. SDP-1302-06 is a Planning Board level application for Mid-Atlantic Builders architecture only and is scheduled to be heard on the same date. SDP-1302-07 is a Planning Board level application for Haverford Homes architecture only and is scheduled to be heard on the same date.

The project is also subject to SWM Concept Plan 14846-2006-02, for Sections 4, 5, and 6 of the Parkside development, which was originally approved on August 25, 2009, updated on May 25, 2017, and will be valid through May 25, 2020. Grading has already commenced on the property and the SWM are under construction.

6. Design Features: The subject site consists of Sections 5 and 6 of a larger development known as Parkside, which is roughly rectangular in shape and bisected by the proposed extension of Woodyard Road (MC-632). Section 5 is located on the west side and Section 6 is located on the east side of MC-632. Access to Section 5 is from MC-632, via Rock Spring Drive, which is part of MC-635, Oak Winds Lane, and Dower House Road (MC 637). In addition to the 293 single-family attached lots located to the west of Woodyard Road, 86 two-family attached dwellings on four parcels are proposed at the westernmost portion of the section. In Section 6, MC-637 extends across MC-632 to the east and serves as a spine road for the development. On both sides of MC-637, which is designated as a primary roadway, 274 townhouse units are proposed. A pod of single-family detached houses is located at the easternmost portion of Section 6. In both sections, a series of private roads and alleys are arranged in a grid pattern incorporating open space components. Six SWM facilities are located to the north of the proposed development pods in both sections.

The subject application requests approval of six single-family attached and seven single-family detached architectural models by Dan Ryan Builders. If approved, the following thirteen proposed models would be available for construction within Sections 5 and 6 of the Parkside development.

Dan Ryan Builders

Single-Family Attached Models	Elevations	Base Square Footage
Alden II – 16-foot-wide, rear-load, one-car garage	1-14	1,567
Camden II – 20-foot-wide, rear-load, two-car garage	1-14	1,991
Oakton II – 22-foot-wide, rear-load, two-car garage	1-12	2,074
Davenport II – 22-foot-wide, front-load, one-car	1-17	1,458
Harlow II – 22-foot-wide, front-load, two-car garage	1-18	1,777
Grable II – 24-foot-wide, front-load, two-car garage	1-18	1,937

Single-Family Detached Models	Elevations	Base Square Footage
Castlerock II	1-10	2,643
Emory II	1-12	3,472
Montgomery II	1-9	2,795
Newbury II	1-10	2,514
Oakdale II	1-8	2,484
Cumberland II	1-12	2,492
Ashton II	1-3	2,671

The proposed single-family attached house types range in size from a base finished area of 1,458 to 2,074 square feet. The units feature a gabled roof line, dormers, cross gables, and high-quality detailing such as metal roofs, brick accents on the windows, and front entries defined with brick rows or columns. The proposed front façades offer optional finishes including vinyl, shingle-shake, brick, stone, and cement board siding, with shutters, specialty windows, metal railings, balconies, and/or front porches.

The proposed single-family detached house types range in size from a base finished area of 2,484 to 3,472 square feet. The units feature a gabled roof line, dormers, cross gables, and high-quality detailing such as metal roofs, brick accents on the windows, and front entries

defined with brick rows or columns. The proposed front façades offer optional finishes including vinyl, shingle-shake, brick, stone, and cement board siding, with shutters, specialty windows, metal railings, balconies, front porches, and options for front and side garages.

Identification of highly visible lots was not provided with this application because it only includes architectural elevations. The location of highly visible lots should be coordinated with the review and approval of SDP-1302-05, which includes the rearrangement of some lots. In addition, it is noted that the elevations submitted with this application do not clearly indicate the treatment of highly visible side elevations for all models and should be revised to clearly label which elevations are highly visible for clarification. Therefore, a condition has been included herein to revise the elevations to clearly show which elevations include highly visible treatments. Various conditions regarding percentage of brick, garage doors, and roofline features have been conditioned herein to maintain consistency with Sections 1, 2, and 3 of Parkside, and within this section.

COMPLIANCE WITH EVALUATION CRITERIA

7. Zoning Map Amendment A-9965-C: On February 13, 2006, the District Council approved Zoning Map Amendment A-9965-C, subject to conditions that are relevant to the review of this application, as follows:

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 relates to the design of residential structures on the site and was carried forward to be addressed at the time of residential building permit, as written.

8. Prince George's County Zoning Ordinance: The subject SDP is in general compliance with the applicable requirements of the Prince George's County Zoning Ordinance in the R-M and Military Installation Overlay (M-I-O) Zones, as follows:

a. The subject application is in conformance with the applicable requirements of Section 27-507, Purposes; Section 27-508, Uses; Section 27-509, Regulations; and Section 27-510, Minimum size exceptions, of the Zoning Ordinance governing development in the R-M Zone, as demonstrated in the prior approvals. The proposed single-family and two-family residential uses are permitted in the R-M Zone.

b. M-I-O Zone: A portion of the project is also 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. A proposed condition in the Recommendation section of this report would require 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 home will have interior noise levels of 45 dBA or less.

The western portion of the property is located within Height Zone D and the eastern portion of the property is located within Height Zone E. The maximum building height limits are 234 and 360 feet, respectively. The proposed single-family models measure 40 feet high or less, which is well below the maximum building height limits.

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 CDP-0501 and CDP-0501-01, as discussed below in Finding 9. The proposed addition of the six single-family attached and seven single-family detached architectural models 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 detailed in Finding 13 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 PPS and subsequent SDPs for development. The subject amendment for architecture only 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;

Conformance with this requirement was made at the time of SDP-1302-03, which reviewed and approved the development of the subject property. The subject amendment for architecture only will have no effect on the previous findings of adequacy made in conjunction with those plans.

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

The addition of architectural models for the project will not affect prior findings of conformance with approved TCPII-020-13 and TCPII-019-13-03, as amended. Therefore, it may be said that the plan is in conformance with an approved Type 2 tree conservation plan, 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 on the preservation of those features.

9. Comprehensive Design Plan CDP-0501, its amendment, and reconsideration:
CDP-0501, for Smith Home Farm, was approved by the Planning Board on February 23, 2006 (PGCPB Resolution No. 06-56) and by the District Council on June 12, 2006. This approval was reconsidered to revise five conditions and findings related to certain services for the design, grading, and construction of the Westphalia Central Park and the issuance of building permits and reapproved by the District Council on March 28, 2016 (PGCPB Resolution No. 06-56(C)(A)). On December 1, 2011, CDP-0501-01 was approved by the Planning Board subject to four conditions and the modification of 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 (PGCPB Resolution No. 11-112). The following conditions warrant discussion in relation to the subject 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.

Sections 5 and 6 of Parkside are located south of Central Park, and views into Section 5 are separated by a stream valley and a substantial buffer of preserved woodland and afforestation have been previously approved between it and the central park.

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 required table has been provided. However, updates and revisions are needed, and a condition has been included in the Recommendation section of this report requiring this to be completed.

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	1,300 sf†	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.

The subject application is for single-family attached and detached architectural models. Lot sizes and setbacks are currently being evaluated with SDP-1302-05 for 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 40-foot height maximum for single-attached units and 35-foot maximum for single-family detached units.

31. 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 subject SDP includes architecture and the height of structures is shown on the templates provided.

10. Preliminary Plan of Subdivision 4-05080: On April 6, 2006, the Planning Board approved PPS 4-05080 for the entire Parkside project, as formalized in PGCPB Resolution No. 06-64(A/2)(C). The following conditions warrant discussion in relation to the subject 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 condition has been carried forward in subsequent applications and will be enforced at the time of residential building permit, as written.

11. Preliminary Plan of Subdivision 4-16001: On September 13, 2018, the Planning Board approved PPS 4-16001 for Sections 5 and 6 with 42 conditions (PGCPB Resolution No. 18-91). PPS 4-16001 must be signature approved, prior to certification of this SDP. The following conditions warrant discussion in relation to the subject SDP:

8. Prior to approval of any specific design plans that include buildings in the vicinity of the Blythewood Historic Site (78-013) and its environmental setting, the applicant shall provide viewshed studies that demonstrate the extent to which proposed new construction will be visible.

Viewshed exhibits were submitted with SDP-1302-03 and reviewed by the Historic Preservation Commission at its November 20, 2018 meeting. SDP-1302-05, which was reviewed at the Planning Director level and was not reviewed by the HPC, proposed the realignment of certain portions of the development to add a greater variety of townhouse types. The lot sizes for the units in Section 5 that will be visible from the historic site were not altered. Additional viewshed exhibits were submitted with this application to determine the visibility of these units from the historic site. The exhibits indicate that the townhouse units closest to the Blythewood Historic Site in Section 5 should be substantially screened. The single-family detached houses in the eastern portion of Section 6 should not be visible from the historic site, due to the rolling topography and distance from the house.

9. **Based on the findings of the required viewshed studies for the vicinity of the Blythewood Historic Site (78-013) and its environmental setting, any proposed new construction determined to be visible from the historic site shall be subject to a limited specific design plan review for scale, mass, proportion, materials, architecture, landscaping, and lighting, as they would impact the character of the historic site.**

   This SDP is for architecture only. The viewshed exhibit provided with this application demonstrates that the lots on which the architecture is proposed will be visible from the historic site. The architectural elevations submitted with this application show the scale, mass, proportion, and materials of the buildings and have been found acceptable.

12. **Specific Design Plan SDP-1302, and its amendments:** SDP-1302 was approved by the Planning Director on November 8, 2013, with no conditions, to show the locations of afforestation areas within Sections 5 and 6.

    SDP-1302-01 was approved by the Planning Board on December 1, 2016 (PGCPB Resolution No. 16-140), with conditions, none of which are relevant to the subject application.

    SDP-1302-02 was approved by the Planning Board on September 14, 2017 (PGCPB Resolution No. 17-120), with eight conditions, none of which are relevant to the subject application.

    SDP-1302-03 was approved by the Planning Board on September 14, 2017 with nine conditions, none of which are relevant to the subject application.

    SDP-1302-04 was approved by the Planning Director on September 15, 2019 and did not contain any conditions of approval.

    SDP-1302-05 is currently under review for the rearrangement of lots, and its outcome will not affect the proposed architectural models.

13. **2010 Prince George's County Landscape Manual:** The addition of architectural models has no impact on the previous findings of conformance to the 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 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. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

a. **Historic Preservation Commission (HPC)—** In a memorandum dated September 16, 2020, (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Commission reviewed the subject application and recommends approval of this SDP with no conditions. HPC's findings and conclusion are summarized, as follows:

The subject property is part of the larger Parkside development, and proposes architecture for Dan Ryan Builders for 16-foot, 20-foot, and 22-foot rear-loaded, and 22-foot and 24-foot front-loaded single-family attached models to be used in Section 5 and seven single-family detached models to be used in Section 6 of the Parkside development. Section 5 is located to the southwest and Section 6 is located to the south of, and adjacent to, the Blythewood Historic Site (78-013).

The HPC reviewed the previous approvals at its June 19, 2018 meeting, and recommended two conditions to the Planning Board for review of the architecture of any buildings in the vicinity of the Blythewood Historic Site (78-013). This discussion has been incorporated into Finding 11 for PPS 4-16001.

The HPC also provided a discussion relative to the models and noted that the architecture included in the subject application proposes multiple elevations and housing options, such as building extensions, and optional lofts on all single-family-attached models. A landscape buffer between the historic site and the lots proposed with SDP-1302-05, should provide sufficient buffering.

In conclusion, the HPC indicated that the Camden II model proposed by the applicant is the only type of unit that will be visible from the Blythewood Historic Site. The fronts and sides of these dwellings provide high-quality materials and have been found acceptable.

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 Specific Design Plan SDP-1302-08 for Parkside, Sections 5 and 6 Architecture, subject to the following conditions:

1. Prior to certificate approval of this specific design plan (SDP), the applicant shall provide the specified information or make the following revisions to the plans:

    a. Update and correct the density chart for tracking purposes, to demonstrate full conformance with the previously approved comprehensive design plan (CDP), preliminary plans of subdivision, and SDPs for the overall site, in accordance with Condition 12 of CDP-0501.

    b. Revise the plans and notes to reflect the most current approved lot layout under SDP-1302, as amended, with the designation of highly visible lots, subject to the review and approval of the Urban Design Section, as designee of the Planning Board.

    c. Revise the architecture, as necessary, to incorporate reverse gables or dormers on the roofs, in order to meet the minimum features in groups, as conditioned below.

d. Provide the dimensions of all townhouse driveways and a note regarding driveway material on the site plan, in conformance with Sections 27-558(a) and 27-554 of the Zoning Ordinance, respectively.

e. Include a brick/masonry front façade tracking chart for the single-family attached lots on the plan set.

f. Revise the garage doors to have a carriage-style appearance, or other similar decorative style.

g. Revise the architecture, as necessary, to clearly label side elevations for highly visible lots.

2. Sixty percent of the single-family attached homes shall feature a full brick or other masonry front façade.

3. Seventy percent of the single-family detached homes shall feature a full brick or other masonry front façade.

4. No two units directly adjacent to or across the street from each other may have identical front elevations.

5. The following number of dwelling units in any horizontal, continuous, or attached group of townhouse dwellings shall have a roof feature containing either a reverse gable and/or dormer window(s):

   a. Four dwelling units in any building group containing five or six units; or

   b. Three dwelling units in any building group containing four units; or

   c. Two dwelling units in any building group containing three units.

6. All single-family attached architecture shall incorporate a minimum of two standard architectural features, such as windows, doors, or fireplace chimneys, arranged in a reasonably balanced design, on all side elevations, and a minimum of three such features and full brick or masonry material on all highly visible side elevations.

7. All single-family detached architecture shall incorporate a minimum of three standard architectural features, such as windows, doors, or fireplace chimneys, arranged in a reasonably balanced design, on all side elevations, and a minimum of four such features and a water table of brick or masonry material on all highly visible side elevations.

8. Prior to approval 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 Ldn or less.