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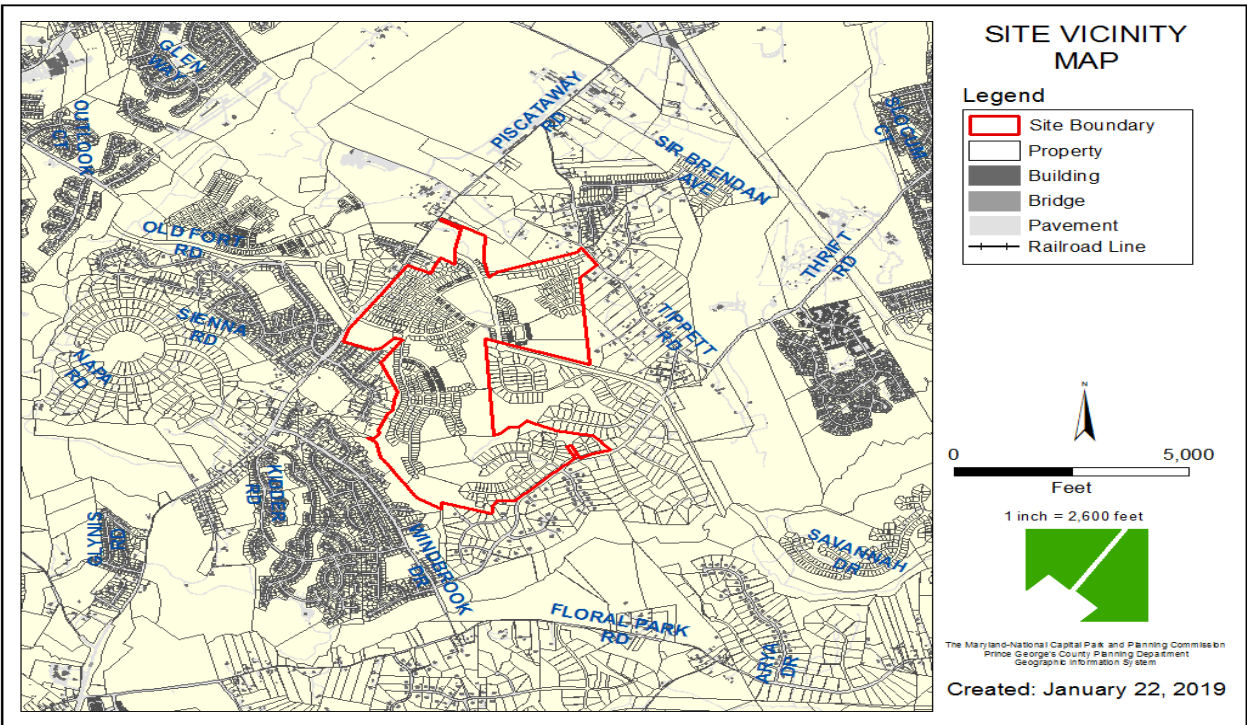
Specific Design Plan

SDP-1801

Application	General Data	
Project Name: Bevard East Umbrella Architecture Location: Along MD 223 (Piscataway Road), approximately four miles southwest of its intersection with MD 5 (Branch Avenue). Applicant/Address: Lennar Bevard, LLC 7035 Albert Einstein Drive Columbia, MD 21046	Planning Board Hearing Date:	05/02/19
	Staff Report Date:	04/16/19
	Date Accepted:	02/28/19
	Planning Board Action Limit:	05/07/19
	Plan Acreage:	562.85
	Zone:	R-L
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	81B
	Council District:	09
	Election District	05
	Municipality:	N/A
	200-Scale Base Map:	215SE04

Purpose of Application	Notice Dates	
Umbrella architecture for 18 single-family detached models and 4 single-family attached models by Lennar Homes.	Informational Mailing:	06/22/18
	Acceptance Mailing:	02/22/19
	Sign Posting Deadline:	04/02/19

Staff Recommendation		Staff Reviewer: Thomas Burke Phone Number: 301-952-4534 Email: Thomas.Burke@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-1801
Bevard East Umbrella 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 specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9967-C;
- b. The requirements of the Prince George's County Zoning Ordinance in the Residential Low Development (R-L) Zone; Part 10B, Airport Compatibility; and Section 27-480, General Development Regulations in the Comprehensive Design Zone;
- c. The requirements of Comprehensive Design Plan CDP-0504;
- d. The requirements of Preliminary Plan of Subdivision 4-05050;
- e. The requirements of Specific Design Plan SDP-0514;
- f. The requirements of Specific Design Plan SDP-0516 and its amendments; and
- g. Other site-plan related regulations.

FINDINGS

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

1. **Request:** The application requests approval of an umbrella architecture specific design plan (SDP) for 18 single-family detached models and 4 single-family attached (townhouse) models for the Bevard East subdivision.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use	Vacant	Residential
Dwelling units:		
Single-family detached	0	662
Single-family attached	0	165
Total Dwelling Units	0	827
Total Gross Acreage*	562.85	562.85

Note: *The acreage as approved in Comprehensive Design Plan CDP-0504.

3. **Location:** Bevard East is located on the east side of MD 223 (Piscataway Drive), approximately four miles southwest of its intersection with MD 5 (Branch Avenue), and bounded on the east by Thrift Drive. The site is in Planning Area 81B and Council District 9.
4. **Surrounding Uses:** The property is bounded to the north by vacant and existing developed properties in the Residential-Estate (R-E) Zone; to the east by Thrift Drive and developed properties in the Residential-Agricultural (R-A) Zone; to the south by developed properties in the R-E and Rural Residential (R-R) Zones; and to the west by MD 223 and existing properties in the R-E and R-R Zones.
5. **Previous Approvals:** The subject property was rezoned from the R-E Zone to the Residential Low Development (R-L) Zone through the approval of Zoning Map Amendment (Basic Plan) A-9967-C by the Prince George's County District Council, and in accordance with Zoning Ordinance No. 7-2006, on February 27, 2006.

The Prince George's County Planning Board approved Comprehensive Design Plan CDP-0504 and Type I Tree Conservation Plan TCPI-053-04 (PGCPB Resolution No. 05-269) on December 22, 2005, with 30 conditions of approval. The District Council adopted the findings of the Planning Board and approved CDP-0504 on June 6, 2006, with 30 conditions.

On January 19, 2006, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-05050 and a revised TCPI-053-04-01 (PGCPB Resolution No. 06-16) for 827 lots and 33 parcels, with 36 conditions.

On June 8, 2006, Specific Design Plan SDP-0514 and Type II Tree Conservation Plan TCPII-072-06, for Phase 2, were approved by the Planning Board (PGCPB Resolution No. 06-132) for 194 single-family detached and 62 single-family attached dwelling units, with 18 conditions. The District Council reviewed this case on October 30, 2006 and affirmed the Planning Board decision with all 18 conditions.

SDP-0516 and TCPII-074-06, for Phase 4, were approved by the Planning Board on July 27, 2006 (PGCPB Resolution No. 06-191) for 293 single-family detached and 100 single-family attached dwelling units, with 23 conditions. The District Council subsequently reviewed this case and, on October 31, 2006, affirmed the Planning Board decision. This SDP received a director level approval of an amendment on October 5, 2007 to accommodate the expansion and realignment of master plan right-of-way A-65 (Silken View Road). A second

amendment is currently under review to allow minor adjustments to the layout to meet new stormwater management regulations.

SDP-0517 and TCPII-075-06, for Phase 5, were approved by the Planning Board on June 8, 2006 (PGCPB Resolution No. 06-133) for 103 single-family detached dwelling units, with 13 conditions. The District Council reviewed this case on October 30, 2006 and affirmed the Planning Board decision.

SDP-0605 was accepted on May 4, 2006 for umbrella architecture of single-family detached models by K Hovnanian Homes, Caruso Homes, and Ryan Homes. A decision was never rendered due to litigation between US Home Corporation and Settlers Crossing, LLC. This application is currently dormant.

6. **Design Features:** The subject application requests approval of 18 single-family detached architectural models and four single-family attached (townhouse) architectural models by Lennar Homes. This umbrella architecture SDP will apply to the entire Bevard East community and supersede those townhouse models approved in SDP-0514 and SDP-0516 for K Hovnanian Homes, Caruso Homes, and Ryan Homes. The following models and gross floor areas are proposed with this application.

Single-Family Detached Models

Model	Elevations	Base Finished Square Feet
Arden	A1, A2, B, C	3,953
Ashton	A1, A2, B, C	4,779
Azalea	1-4	3,344
Bonnington	A-D	3,014
Calvert	1B, 1D, 2B, 2D, 3B, 3D	3,692
Captiva	Signature, Signature II, Cottage, Classic, Craftsman	2,574
Dorchester	Signature, Cottage, Classic, Craftsman	2,914
Fairmount*	A-D	2,313
Galloway	Cottage, Craftsman, Traditional, Signature	2,518
Garret	Classic, Signature, Craftsman	2,668
Innisbrook	Cottage, Craftsman, Traditional, Signature	2,806
Jamison	Cottage, Traditional, Signature, Craftsman	3,311
MacArthur	E	3,626
Norwood	Cottage, Traditional, Signature, Craftsman	2,965
Portfield*	Cottage, Traditional, Signature, Craftsman	2,386
Powell	A-C	2,674
Somerset*	Classic, Signature, Craftsman	2,281
Weston	A1, A2, B, C	4,429

Note: *These units are conditioned to be removed, as discussed in Finding 12 below.

Single-Family Attached (Townhouse) Models

Model	Elevations	Base Finished Square Feet
Arcadia	1-6	1,908
Cambridge	1A-1C, 2A-2C, 3A-3C, 4A-4C	1,930
Easton	1A-1C, 2A-2C, 3A-3C, 4A-4C	2,544
Ellicott	1A-4A	2,326

Architecture

The proposed single-family detached models range in size from 2,281 to 4,779 square feet. Each of the models offer varied gable roof lines and a variety of styles and high-quality detailing options with features such as eave brackets and corbels, brick jack arches, dormer windows, cornices, front entries defined with columns, and transom and sidelight windows. The proposed front façades offer optional finishes including brick, stone, vinyl, shake siding, shutters, specialty windows, stone or brick watertables, and front porches.

The proposed single-family attached (townhouse) models range in size from 1,930 to 2,984 square feet. The units feature varied gable roof lines and high-quality detailing options such as brick jack headers, keystone treatments, decorative crossheads, dormer windows, cornices, and front entries defined with pilasters and transom windows. The proposed front façades offer optional finishes including brick and vinyl siding, shutters, specialty windows, stone or brick watertables, and box windows.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9967-C:** This application rezoned approximately 562.85 acres of land in the R-E Zone to the R-L Zone and was approved by the District Council on February 27, 2006, in accordance with Zoning Ordinance No 7-2006, with conditions that were addressed with previous approvals. None of the conditions are relevant to the review of this umbrella architecture SDP.
8. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance, as follows:
 - a. This SDP is in general conformance with the requirements of the R-L Zone, as the single-family detached and attached homes are permitted uses.
 - b. According to Part 10 B, Section 27-548.42, in Aviation Policy Area (APA) 6, no building permit may be approved for a structure higher 50 feet, unless the applicant demonstrates compliance with Federal Aviation Regulation, Part 77. All models included in this SDP show elevations that have a building height below 50 feet. However, a condition has been included in the Recommendation section of this report requiring this to be noted on the plans.
 - c. **Section 27-480, General development regulations,** have the following additional standards that are relevant to the review of this SDP:

- (a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.
- (b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.
- (c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.
- (d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.
- (e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington

Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, “gross living space” shall be defined as all interior building space except the garage and unfinished basement or attic area.

- (f) The maximum building height for multifamily dwellings for which an application for a Specific Design Plan is filed after December 30, 1996, shall be as follows: in the R-S and R-M Zones, forty (40) feet; in the R-U and L-A-C Zones, eighty (80) feet; and in the M-A-C Zone, one hundred and ten (110) feet.**
- (g) When property is placed in a Comprehensive Design Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:**
 - (1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property should establish and provide guidance for the development regulations to be incorporated in the Specific Design Plan.**
 - (2) The limitations on the maximum percentages of townhouse and multifamily dwelling units contained in Section 27-515(b)(7), footnote 29, the lot area requirement in Subsection (b) above, and the lot width requirements in Subsection (e) above shall not apply. However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.**

Conformance with all applicable development regulations was found through all of the previous applicable SDPs for site development. A condition regarding façade standards and minimum lot width for the townhouses has been included in the Recommendation section of this report.

- d. Section 27-528 of the Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:**

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(1), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP is in conformance with the approved CDP and each of the conditions of approval. As the application is for approval of architecture only, many of the site-related review components do not apply to this SDP.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The SDP does not contain property designated as a regional urban community.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

The subject property of Bevard East is governed by an approved and valid PPS that meets the adequacy test for the required public facilities serving this development.

- (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 is for approval of architecture only and site-related provisions do not apply. However, the subject property will be constructed in accordance with state and county stormwater management regulations.

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

This requirement does not apply to this umbrella architecture SDP. Type 2 Tree Conservation Plan, TCP2-074-06, has been approved with previous SDPs for the various phases of the development.

- (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).**

This requirement does not apply to this umbrella architecture SDP. The previously approved SDPs for various phases of the development have demonstrated conformance with this requirement.

9. **Comprehensive Design Plan CDP-0504:** Comprehensive Design Plan CDP-0504 was approved by the Planning Board on January 12, 2006. The CDP was appealed by a party of record to the District Council and, on June 6, 2006, the District Council affirmed the Planning Board's approval. The following conditions of approval are relevant to this SDP for architecture:

- 20. Prior to the approval of a specific design plan for architectural elevations, the following shall be demonstrated:**

- a. **The most visible side elevations of single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of three architectural features such as windows, doors and masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition.**
- b. **All single-family detached dwellings shall not be less than 2,200 square feet of finished living area.**
- c. **No two houses directly adjacent to each other or across the street from one another should have the same elevation.**
- d. **Brick end walls shall be used on highly visible end units of townhouses, to be determined at the time of the specific design plan.**

The requirements in this condition will be carried forward as a condition of approval of this umbrella architecture SDP.

- 22. **Every specific design plan shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted specific design plan numbers, all approved or submitted tree conservation plan numbers, and the number and percentage.**

This SDP is for umbrella architecture only. However, the overall plan on the cover sheet should be revised to conform to this condition. A condition is included in the Recommendation section of this report requiring the cover sheet to be revised, accordingly.

- 10. **Preliminary Plan of Subdivision 4-05050:** PPS 4-05050 was approved by the Planning Board on January 19, 2006. PGCPB Resolution No. 06-16(C) was then adopted by the Planning Board on February 16, 2006, formalizing the approval. The following condition applies to this SDP application:

- 20. **The specific design plan review shall include review for conformance to the regulations of Part 10B Airport Compatibility, Division 1 Aviation Policy Areas of the Zoning Ordinance. The specific design plan shall delineate, at an appropriate scale for review, the impact of the APA policy areas on the site.**

This condition has been met with all building heights proposed in this SDP to be less than 50 feet. A condition to require a plan note to be placed on the SDP is included in the Recommendation section of this report.

- 11. **Specific Design Plan SDP-0514:** SDP-0514 was approved by the Planning Board on June 8, 2006 (PGCPB Resolution No. 06-132), with 18 conditions, for K Hovnanian Homes, Caruso Homes, and Ryan Homes. The District Council affirmed the Planning Board's decision on October 30, 2006, with 18 conditions. None of the conditions are relevant to the review of this SDP, which is valid through December 31, 2020. This umbrella architecture SDP by Lennar Homes will supersede the townhouse models in SDP-0514; however, architecture-related conditions of approval, such as regarding highly visible units, will remain applicable.

12. **Specific Design Plan SDP-0516 and its amendments:** SDP-0516 was approved by the Planning Board on July 27, 2006 (PGCPB Resolution No. 06-191), with 23 conditions, for K Hovnanian Homes, Caruso Homes, and Ryan Homes. The District Council affirmed the Planning Board's decision on October 31, 2006, with all 23 conditions. This umbrella architecture SDP by Lennar Homes will supersede the townhouse models in SDP-0516. The following conditions apply to this SDP:

- 20. **No structure within APA-6 shall be higher than 50 feet.**
- 21. **No two houses directly adjacent to each other or across the street from one another shall have the same elevation.**
- 22. **No single-family detached dwellings shall have less than 2,400 square feet of finished living area, and no single-family attached units may have less than 1,800 square feet of finished living area.**

All of these conditions have been carried forward and are included in the Recommendation section of this report. Therefore, the single-family detached units proposed, that are less than 2,400 square feet, shall be removed from the SDP.

13. **Other site plan related regulations:**

- a. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual*. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDPs for site development.
- b. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The Bevard East development is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it is more than 40,000 square feet in size, contains more than 10,000 square feet of woodland, and there are previously approved TCPs. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDPs for site development.

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-1801 for Bevard East Umbrella Architecture, subject to the following condition:

- 1. Prior to certification of this specific design plan (SDP), the applicant shall provide notes on the template sheets and elevations as follows, or provide revisions as noted:
 - a. "Single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of three architectural features such as windows, doors and masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition."

- b. “All single-family detached dwellings shall not have less than 2,400 square feet of finished living area.”
- c. “All single-family attached (townhouse) units shall not have less than 1,800 square feet of finished living area and should have a minimum lot width of 20 feet.”
- d. “No two houses directly adjacent to each other or across the street from one another shall have the same elevation.”
- e. “All highly-visible single-family attached (townhouse) units shall have full brick end walls. Where a brick endwall is required, the front façade shall also be brick.”
- f. “A minimum of sixty percent (60%) of all single-family attached (townhouse) units shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.”
- g. “No structure within APA-6 shall be higher than 50 feet.”
- h. Add heights (not to exceed the comprehensive design plan maximum height of 40 feet) and base square footages to all the architectural templates.
- i. Revise the cover sheet to include a clearly legible overall plan of the project, on which are shown, in their correct relation to one another, all phase or section numbers, all approved or submitted SDP numbers, all approved or submitted tree conservation plan numbers, and the number and percentage.
- j. Remove the Fairmount, Portfield, and Somerset models from the SDP or increase their base finished square footage to 2,400.