




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.ig2.com/Citizens/Default.aspx>

Specific Design Plan Locust Hill - Architecture

SDP-2101

| REQUEST | | STAFF RECOMMENDATION | |
|---|---------------------|---|------------|
| Umbrella architecture for 31 single-family detached home models. | | APPROVAL with conditions | |
| Location: On the north and south sides of Oak Grove Road, west of its intersection with Leeland Road. | |  | |
| Gross Acreage: | 505.81 | | |
| Zone: | R-L | | |
| Dwelling Units: | N/A | | |
| Gross Floor Area: | N/A | | |
| Planning Area: | 79 | | |
| Council District: | 06 | | |
| Election District: | 03 | | |
| Municipality: | N/A | | |
| 200-Scale Base Map: | 202SE12 and 202SE13 | | |
| Applicant/Address: WBLH, LLC - John Harris, 7164 Columbia Gateway Drive, Suite 230 Columbia, MD 21046 | | Planning Board Date: | 03/31/2022 |
| Staff Reviewer: Rachel Guinn Phone Number: 301-952-4534 Email: Rachel.Guinn@ppd.mncppc.org | | Planning Board Action Limit: | 04/07/2022 |
| | | Staff Report Date: | 03/15/2022 |
| | | Date Accepted: | 01/27/2022 |
| | | Informational Mailing: | 08/12/2022 |
| | | Acceptance Mailing: | 01/25/2022 |
| | | Sign Posting Deadline: | 03/01/2022 |

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-2101
 Locust Hill - 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-9975-C, as amended;
- b. The requirements of the Prince George's County Zoning Ordinance in the Residential Low Development (R-L) Zone;
- c. The requirements of Comprehensive Design Plan CDP-0506;
- d. The requirements of Preliminary Plan of Subdivision 4-06075;
- e. The requirements of Specific Design Plan SDP-1705;
- f. Other site plan related regulations.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** This application requests approval of an umbrella architecture package for 31 single-family detached home models for the Locust Hill subdivision.

2. **Development Data Summary:**

| | EXISTING | PROPOSED |
|-----------------------------|----------|--|
| Zones | R-L | R-L |
| Use | Vacant | Single-family Detached and Attached Dwelling Units |
| Gross Total Acreage | 505.81 | 505.81 |
| Total Dwelling Units | 0 | 471-706 |
| Single-Family Detached | 0 | 306-635 |
| Single-Family Attached | 0 | 47-247 |

3. **Location:** The Locust Hill development is located on the north and south sides of Oak Grove Road, west of its intersection with Leeland Road, in Upper Marlboro. The subject property is in Planning Area 79 and Council District 6.
4. **Surrounding Uses:** The site is bounded to the north by the Oak Creek Club subdivision in the Residential Low Development (R-L) Zone. To the northeast is Leeland Road, which also crosses through the subject site, and beyond are the National Capital Business Park and the Collington Corporate Center in the Residential Suburban Development (R-S), Light Industrial, and Employment and Institutional Area Zones. To the east is the Beech Tree subdivision in the R-S Zone, and to the south are single-family detached homes in the Residential Estate (R-E) Zone. To the west are developed residential properties in the R-S Zone, the Perrywood development and the St. Barnabas Church and Cemetery historic site in the Residential-Agricultural (R-A) Zone, and the Queen Anne Parish property in the R-E Zone.
5. **Previous Approvals:** The subject property was rezoned from the R-A and R-E Zones to the R-L Zone through the approval of Zoning Map Amendment (Basic Plan) A-9975-C, by the Prince George's County District Council (Zoning Ordinance No. 19-2006), on October 31, 2006. This resulted in an approved residential dwelling unit range of 475-581 dwelling units, subject to 18 conditions and 5 considerations.

On January 4, 2007, Comprehensive Design Plan CDP-0506 and Type I Tree Conservation Plan TCPI-024-06 were approved by the Prince George's County Planning Board (PGCPB Resolution No. 06-274), subject to 44 conditions. This CDP was approved for 552 dwelling units, which included single-family detached and a maximum of 110 attached dwelling units on approximately 503.53 acres of land. The District Council affirmed the findings of the Planning Board and approved CDP-0506 on April 9, 2007, with all 44 conditions.

On March 15, 2007, Preliminary Plan of Subdivision (PPS) 4-06075, with TCPI-024-06-01, was approved by the Planning Board (PGCPB Resolution No. 07-28), subject to 26 conditions. The approval was for 554 lots and 24 parcels.

On May 13, 2019, Basic Plan A-9975-C-01 was approved by the District Council (Zoning Ordinance No. 6-2019), subject to 21 conditions and 9 considerations. The residential dwelling unit range was approved for 471-706 dwelling units on an adjusted gross tract area of 471.21 acres, with 58 acres of public open space and 65 acres of private open space.

On April 9, 2020, Specific Design Plan SDP-1705 for Locust Hill, Phase 1, was approved by the Planning Board (PGCPB Resolution No. 2020-57) for infrastructure only to support the development of 285 single-family detached and 53 single-family attached residential lots.

The project is also the subject of Stormwater Management (SWM) Concept Plan 47462-2005-00 dated March 25, 2009, and valid until March 25, 2022. A condition has been included herein, to provide an updated SWM concept plan that is currently valid.

6. **Design Features:** The subject application requests approval of 31 single-family detached architectural models by three builders: 8 models by Toll Brothers, 12 models by NV Homes, and 11 models by Ryan Homes. This architecture SDP will apply to the entire Locust Hill community. The following models and gross floor areas are proposed with this application:

| Toll Brothers | | | |
|---------------|--|---------------------------|---------------------|
| Model | Elevations | Base Finished Square Feet | Garage |
| Cooke | Traditional, Brandywine, Fairview, and Farmhouse | 2,539 sf | 2-Car |
| Fallon | Traditional, Brandywine, Fairview, and Farmhouse | 2,685 sf | 2-Car |
| Kincaid | Traditional, Brandywine, Fairview, and Farmhouse | 3,071 sf | 2-Car |
| Tilden | Traditional, Brandywine, Fairview, and Farmhouse | 3,171 sf | 2-Car/ 3-Car option |
| Gibson | Traditional, Brandywine, Fairview, and Farmhouse | 3,242 sf | 2-Car/ 3-Car option |
| Haddon | Traditional, Brandywine, Fairview, and Farmhouse | 3,397 sf | 2-Car/ 3-Car option |
| Lochlan | Traditional, Brandywine, Fairview, and Farmhouse | 3,644 sf | 2-Car/ 3-Car option |
| Roberts | Traditional, Brandywine, Fairview, and Farmhouse | 3,884 sf | 2-Car/ 3-Car option |

| NV Homes | | | |
|----------------|----------------------------|---------------------------|------------------------|
| Model | Elevations | Base Finished Square Feet | Garage |
| Edgewood | Elevation A, K and L | 2,098 sf | 2-Car |
| Fairhaven | Elevation A, K and L | 2,324 sf | 2-Car |
| Stonehill | Elevation A, K and L | 2,738 sf | 2-Car |
| Westminster | Elevation A, K and L | 3,031 sf | 2-Car |
| Baldwin | Elevation A, B, K, L and R | 3,049 sf | 2-Car / 3-Car option |
| Bridgewater | Elevation A, B, K, L and R | 3,242 sf | 2-Car / 3-Car option |
| Danville | Elevation A, B, K, L and R | 3,343 sf | 2-Car / 3-Car option |
| Longwood | Elevation A, B, K, L and R | 3,531 sf | 2-Car / 3-Car option |
| Tyler | Elevation A, B, K, L and R | 3,641 sf | 2-Car / 3-Car option |
| Marymount | Elevation A, B, K, L and R | 3,820 sf | 2-Car / 3&4-Car option |
| Radford | Elevation A, B, K, L and R | 3,869 sf | 2-Car / 3-Car option |
| Stratford Hall | Elevation A, B, K, L and R | 4,290 sf | 2-Car / 3&4-Car option |

| Ryan Homes | | | |
|------------------|----------------------------|---------------------------|----------------------|
| Model | Elevations | Base Finished Square Feet | Garage |
| Alberti Ranch | Elevation A, B, K and L | 1,421 sf | 2-Car |
| Bramante Ranch | Elevation A, B, K and L | 1,666 sf | 2-Car |
| Palladio Ranch | Elevation A, B, K and L | 1,947 sf | 2-Car |
| Ballenger | Elevation A, B, C, K and L | 2,114 sf | 2-Car |
| Bramante 2-Story | Elevation A, B, K and L | 2,324 sf | 2-Car |
| Columbia | Elevation A, B, C, K and L | 2,424 sf | 2-Car / 3-Car option |
| Palladio 2-Story | Elevation A, B, K and L | 2,626 sf | 2-Car |
| Hudson | Elevation A, B, C, K and L | 2,718 sf | 2-Car / 3-Car option |
| Lehigh | Elevation A, B, C, K and L | 3,010 sf | 2-Car / 3-Car option |
| Seneca | Elevation A, B, C, K and L | 3,306 sf | 2-Car / 3-Car option |
| York | Elevation A, B, C, K and L | 3,656 sf | 2-Car / 3-Car option |

Architecture

The proposed one- and two-story single-family detached models range in size from 1,421 to 4,290 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 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 water tables, and front porches.

An exhibit identifying the single-family detached, highly visible side elevation units was provided. High visibility elevations should include a minimum of three standard architectural features in addition to a brick, stone, or other masonry water table. A condition is included herein, for the applicant to provide elevation drawings for all proposed highly visible side elevations.

COMPLIANCE WITH EVALUATION CRITERIA

7. **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 homes are permitted uses.

- b. 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)(1.1), 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)(11), 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 relevant conditions of approval, as discussed in Finding 9 below. As the application is for approval of architecture only, many of the site-related review components do not apply to this SDP.

- (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;**

This finding was made at the time of PPS 4-06075 and SDP-1705, which meets the adequacy test for the required public facilities serving this development. The applicant noted that substantial improvements and realignment to Leeland Road will occur as part of the Locust Hill project in phase with development. The applicant is coordinating with the Prince George's County Department of Permitting, Inspections and Enforcement and the Prince George's County Department of Public Works and Transportation regarding the acceptable roadway improvements. The applicant will also make contributions to the US 301 Capital Improvement Project fund with the submission of each building permit, as required by Condition 2 of PPS 4-06075.

- (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 SDP 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 SWM regulations.

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

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, a Type 2 Tree Conservation Plan, TCP2-027-2015-01, was approved with SDP-1705 on April 9, 2020, for development of infrastructure on the Locust Hill site.

- (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).**

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, the previously approved SDP-1705 demonstrated conformance with this requirement.

- 8. Zoning Map Amendment (Basic Plan) A-9975-C-01:** Basic Plan A-9975-C-01 was approved on May 13, 2019, subject to 21 conditions and 9 considerations, to increase the number of dwelling units by 125, to increase the percentage of single-family attached dwelling units allowed, to add townhouses as an attached dwelling unit type, and revise the conditions of A-9975-C. None of the conditions are relevant to the review of this umbrella architecture SDP. The following considerations are relevant to the review of this umbrella architecture SDP:

- 6. Single-family dwelling units shall have a range of lot sizes and lot standards to ensure a variety of housing types.**

The SDP provides a range of single-family dwelling unit sizes, and the corresponding lot sizes are noted on the plans. Future SDPs will propose additional housing types per CDP-0506.

- 7. To ensure that the increase from 20 percent to 35 percent in single-family attached units will continue to provide a high-quality suburban development and will be in keeping with previous approvals and surrounding developments in terms of site design, lot size, dwelling units size, even “architecture and scale” (Master Plan page 179), at the next stages of the review process, such as at the time of the CDP, PPS, and SDP, the development proposal shall be carefully reviewed and attention should be given to the design of the project to ensure the site provides various lot sizes, house types, and architectural design that is compatible with surrounding land uses.**

To support the residential low (R-L) zoning of the community, but also allow the flexibility requested by the Applicant, a varied housing stock is appropriate. The carriage home lot sizes shall be comparable to the CDP approved lot sizes, to be determined with the CDP. This will ensure a more integrated layout with single-family dwellings on varying lot sizes, attached carriage homes on large lots, and townhouses, which will provide for a varied ownership interest that will support an integrated development. The increase in dwelling units and change in house types will require careful site planning to preserve the natural features of the site.

The subject SDP contains a mix of single-family detached dwelling unit sizes with architectural designs that are compatible with the surrounding residential developments. The dwelling units will be located on various lot sizes within the Locust Hill community, as shown in Figures 1–3 below. The lot sizes were previously approved with CDP-0506, as discussed in Finding 9 below.

| Toll Brothers Single Family Detached Models | | | |
|---|------------|------------|-------------|
| Model Name | Lot Area | | |
| | Small Lot | Medium | Large |
| | 55' X 110' | 72' X 110' | 125' X 150' |
| Cooke | X | | |
| Fallon | X | | |
| Gibson | | X | X |
| Haddon | | X | X |
| Kincaid | X | | |
| Lochlan | | X | X |
| Roberts | | X | X |
| Tilden | | X | |

Figure 1. Toll Brothers Models and Corresponding Lot Sizes

| NV Homes Single Family Detached Models | | | |
|--|------------|------------|-------------|
| Model Name | Lot Area | | |
| | Small Lot | Medium | Large |
| | 55' X 110' | 72' X 110' | 125' X 150' |
| Baldwin | X | | |
| Bridgewater | | X | X |
| Danville | X | | |
| Edgewood | | X | X |
| Fairhaven | | X | X |
| Longwood | | X | X |
| Marymount | | X | X |
| Radford | | X | X |
| Stonehill | | X | X |
| Stratford Hall | | X | X |
| Tyler | X | | |
| Westminster | | X | X |

Figure 2. NV Homes Models and Corresponding Lot Sizes

| Ryan Homes Single Family Detached Models | | | |
|--|------------|------------|-------------|
| Model Name | Lot Area | | |
| | Small Lot | Medium | Large |
| | 55' X 110' | 72' X 110' | 125' X 150' |
| Alberti Ranch | X | | |
| Ballenger | X | | |
| Bramante 2-Story | X | | |
| Bramante Ranch | X | | |
| Columbia | X | | |
| Hudson | X | | |
| Lehigh | X | | |
| Palladio 2-Story | X | | |
| Palladio Ranch | X | | |
| Seneca | X | | |
| York | X | | |

Figure 3. Ryan Homes Models and Corresponding Lot Sizes

The application included an analysis of housing market trends, and the proposed unit types were chosen to provide a range of cost and size options to encourage an inclusive and diverse community. The design and finishes for each dwelling unit is high quality and consistent to provide an integrated neighborhood aesthetic. The locations of the proposed dwelling units and lots are consistent with the previous approvals and preserve the natural features of the site.

- 8. As the original Basic Plan required carriage homes, there shall be some percentage of carriage homes provided.**

The subject SDP is for single-family detached homes only. Carriage homes will be proposed in future SDPs.

- 9. Comprehensive Design Plan CDP-0506:** CDP-0506 was approved by the Planning Board on January 4, 2007 (PGCPB Resolution No. 06-274). The District Council affirmed the Planning Board's approval on April 9, 2007. The following conditions of approval are relevant to this SDP:

- 5. All future submissions to the Development Review Division regarding Locust Hill, CDP-0506 shall indicate the PMA as shown on the NRI submitted with the subject application.**

The natural resources inventory (NRI) submitted with the application is consistent with the NRI approved with CDP-0506.

- 12. At time of Specific Design Plan submission, each SDP shall include a statement regarding how the proposal uses green building techniques and alternative energy sources.**

The models proposed by this SDP will include energy efficient appliances, thermal insulation, and will feature environmentally friendly materials such as engineered wood that reduces impacts to the environment from the timber industry. The site design for Locust Hill preserves woodlands and sensitive environmental features and will utilize low impact development techniques to capture stormwater runoff, in conformance with this condition.

- 31. At the time of Specific Design Plan, all planting within the scenic easement shall be native plant material.**

This condition will be addressed with future SDPs for site development.

- 10. Preliminary Plan of Subdivision 4-06075:** On January 25, 2007, the Planning Board approved PPS 4-06075 (PGCPB No. 07-28(C)(A)), which provided for 554 lots and 24 parcels, subject to 29 conditions. The conditions relevant to the review of this SDP are as follows:

- 23. Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.**

While the subject SDP is for architecture only, the applicant provided the following update on the status of this condition: detailed construction drawings for park facilities were submitted to the Prince George's County Department of Parks and Recreation (DPR) and were initially reviewed in May of 2017. Revised detailed construction drawings were resubmitted to DPR on September 21, 2017. The applicant further met with DPR on November 14, 2019 to discuss an updated park concept plan.

- 11. Specific Design Plan SDP-1705:** SDP-1705 and TCP2-027-2015-01 were approved by the Planning Board on April 9, 2020 (PGCPB Resolution No. 2020-57) for Locust Hill, Phase 1, for infrastructure only, to support the development of 285 single-family detached and 53 single-family attached residential lots, subject to 4 conditions. The landscaping and recreational facilities for the development will need to be approved under an SDP before building permits can be issued. The subject SDP plans are consistent with SDP-1705 and none of the conditions are relevant to the subject SDP.

- 12. 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 SDP for site development.

- b. Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The Locust Hill development is not subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has a TCPI approved prior to September 1, 2010. This site is subject to the provisions of the 1993 Woodland Conservation and Tree Preservation Ordinance, as established with the initial approval of TCPI-024-06 and carried forward with subsequent entitlements. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDP 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-2101, for Locust Hill - Architecture, subject to the following condition:

1. Prior to certification of the specific design plan (SDP), the applicant shall provide this information and/or revise the site plan as follows:
 - a. Provide a valid stormwater management concept plan.
 - b. Provide drawings for all highly visible side elevations. All highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.
 - c. Provide updated side elevation drawings with a minimum of two standard features per side elevation.
 - d. Add the following note to the plans:

"No two houses directly adjacent to each other or across the street from one another shall have the same elevation."
 - e. Add the building heights to all the architectural templates.
 - f. At least 50 percent of the total number of single-family detached units shall have full brick or stone front façades. A facade tracking chart shall be added to the SDP.