



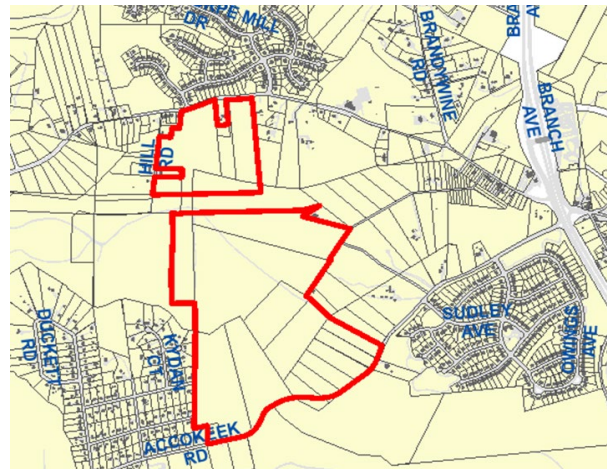
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Specific Design Plan Saddle Ridge

SDP-2501

REQUEST	STAFF RECOMMENDATION
Umbrella architecture for 19 single-family detached and nine single-family attached home models.	With the conditions recommended herein: APPROVAL of SDP-2501

Location: On the north side of MD 373 (Accokeek Road), approximately 0.75 miles west of its intersection with MD 5 (Branch Avenue), and south of Floral Park Road.	
Gross Acreage:	289.36
Zone:	LCD
Prior Zone:	R-S
Reviewed per Prior Zoning Ordinance:	Section 27-1704(g)
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	217SE06, 218SE06 and 219SE06
Applicant/Address: D.R. Horton, Inc. 137 Mitchells Chance Road, Suite 300 Edgewater, MD 21037	
Staff Reviewer: Dexter E. Cofield Phone Number: 301-952-4325 Email: Dexter.Cofield@ppd.mncppc.org	



Planning Board Date:	10/09/2025
Planning Board Action Limit:	10/15/2025
Staff Report Date:	09/24/2025
Date Accepted:	07/07/2025
Informational Mailing:	03/12/2025
Acceptance Mailing:	06/23/2025
Sign Posting Deadline:	09/09/2025

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-2501
Saddle Ridge

The Urban Design staff have reviewed the specific design plan (SDP) 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 property is located within the Legacy Comprehensive Design (LCD) Zone. Pursuant to Section 27-4205(c)(3) of the Prince George's County Zoning Ordinance, development within the LCD Zone shall comply with the applicable approved Basic Plan, conceptual design plan (CDP), specific design plan (SDP), and with the procedures and standards applicable in the zone in which the development was located prior to its placement in the LCD Zone, in accordance with Section 27-1700 of the Zoning Ordinance, Transitional Provisions. Section 27-1704(g) states that property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to the effective date of this Ordinance (prior Zoning Ordinance). Under the prior Zoning Ordinance, the property is subject to the standards of the Residential Suburban (R-S) Zone, which applied to this property prior to April 1, 2022. Therefore, staff considered the following in reviewing this SDP:

- a. Zoning Map Amendment (Basic Plan) A-10060 as amended;
- b. The regulations of the prior Prince George's County Zoning Ordinance in the Residential Suburban Development (R-S) Zone;
- c. Comprehensive Design Plan CDP-22001;
- d. Preliminary Plan of Subdivision 4-24013;
- e. Specific Design Plan SDP-2304;
- f. 2010 Prince George's County Landscape Manual;
- g. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance; and
- h. Community feedback.

FINDINGS

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

1. **Request:** This application requests approval of an umbrella architecture package of nine single-family attached home models and 19 single-family detached home models for the Saddle Ridge subdivision.
2. **Development Data Summary:**

	EXISTING	APPROVED WITH CDP-22001	EVALUATED
Zones	LCD	R-S (prior)	R-S (prior)
Use	Vacant	Single-family Detached and Attached Dwelling Units	Single-family Detached and Attached Dwelling Units
Gross Total Acreage	289.36	289.36	289.36
Total Dwelling Units	1	Up to 954	783
Single-Family Attached	0	Up to 333	253
Single-Family detached	0	Up to 621	530

3. **Location:** The Saddle Ridge development is located on the north side of MD 373 (Accokeek Road), approximately 0.75 mile west of its intersection with MD 5 (Branch Avenue), and south of Floral Park Road. The subject property is in Planning Area 85A and Council District 9.
4. **Surrounding Uses:** The subject site is bounded to the north by Floral Park Road, with land in the Residential, Rural (RR) Zone (prior Rural Residential (R-R) Zone) beyond, developed with single-family detached homes. The subject site is bound to the south by MD 373, with land also zoned RR (prior R-R Zone) beyond, developed with the Millville Quarry. The subject site is bisected by an approximate 350-foot-wide strip of land owned by the Potomac Electric Power Company (PEPCO), which contains power transmission lines and structures, separating the site into two development pods. The northern section of the development bisected by this PEPCO-owned tract is located on the south side of Floral Park Road, at its intersection with Whitaker Park Drive. The southern section of the development is located on the north side of MD 373, approximately 0.75 mile west of its intersection with MD 5. To the west of the site lies land in the Residential Estate (RE) Zone (prior Residential-Estate (R-E) Zone) developed with single-family detached homes, with land in the Agricultural-Residential Zone (prior Residential-Agricultural Zone) beyond. To the east of the site lies land in both the RE and RR (prior R-E and R-R) Zones sparsely developed with single-family detached homes, and also abutting The Maryland-National Capital Park and Planning Commission-owned and operated Pleasant Springs Park (Park ID: WO7), with MD 5 beyond.
5. **Previous Approvals:** The subject property was rezoned from the R-E and R-R Zones to the R-S Zone through the approval of Zoning Map Amendment (Basic Plan) A-10060, on October 17, 2022, by the Prince George's County District Council (Zoning Ordinance

No. 9-2022). This approved the development of up to 955 dwelling units, with no conditions.

On November 9, 2023, CDP-22001 and Type I Tree Conservation Plan TCPI-012-2023, were approved by the Prince George’s County Planning Board (PGCPB Resolution No. 2023-108), subject to nine conditions and two considerations. This CDP was approved for 954 dwelling units, which included the development of up to 621 single-family detached and 333 single-family attached dwelling units, on approximately 289.36 acres of land.

On July 11, 2024, Specific Design Plan SDP-2304, with Type 2 Tree Conservation Plan TCP2-011-2024 for Saddle Ridge, was approved by the Planning Board (PGCPB Resolution No. 2024-057) for infrastructure improvements for public streets, water, sewer, storm drain utilities, and stormwater management facilities. On October 29, 2024, the District Council affirmed the Planning Board’s decision.

On July 31, 2025, Preliminary Plan of Subdivision (PPS) 4-24013, with TCPI-012-2023-01, was approved by the Planning Board (PGCPB Resolution No. 2025-060). The approval was for 783 lots and 97 parcels for residential development.

6. **Design Features:** The subject application requests approval of nine single-family attached and 19 single-family detached architectural models by D.R. Horton. This architecture SDP will apply to the entire Saddle Ridge community. The following models and gross floor areas are proposed with this application:

D.R. Horton – Single-Family Attached			
Model	Elevations	Base Finished Square Feet	Garage
Brentwood II	A3, B1, C1, D3, E5, F5, G5	2,042 SF	2-Car
Columbus	N4, P5, Q6, S8, T8	1,962 SF	2-Car
Crofton	F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8, R8, S8, U8	2,313 SF	2-Car
Delmar	A3, B3, C5, D5, E5, F2, G2, H4, J4, K4, L6, N8, P6, P8, Q6, R6, R8, A1, E1, F1, B32, F3, B1, C1	1,500 SF	1-Car
Delmar II	A2, B2, C4, D4, E4, F3, G3, H5, J5, K5, L1, M1, N1, L8, M6, N6, P6, Q2	1,509 SF	1-Car
Lafayette	WC5, WD5, WE5, WE7, WM4, WM8, WN5, WN6, WP8, WQ8, WR4, WT4	1,969 SF	1-Car
Norris	N4, P5, Q6, S8, T8	1,763 SF	2-Car
Regent	N4, P5, Q6, R7, S8, T8	2,208 SF	2-Car
Royal	WN4, WQ6, WQ8, WS8, WT8, WP5, WF5, WR7, WC5	2,471 SF	2-Car

D.R. Horton – Single-Family Detached			
Model	Elevations	Base Finished Square Feet	Garage
Bristol	A4, B4, C4, L4	1,748 SF	2-Car
Cabral	B4, C4, D4, F4	1,657 SF	2-Car
Clifton	A4, B4, C4, D4	1,865 SF	2-Car
Deerfield	A2, B2	1,906 SF	2-Car
Denver II	T1, T2, T3, T4, C1, C2, C3, C4	3,386 SF	2-Car
Elm	A4, B4, C4, D4	2,415 SF	2-Car
Galen	A2, B2	2,340 SF	2-Car
Hadley	A4, B4, C4, E4	2,628 SF	2-Car
Hampshire	A4, B4, C4, H4	3,233 SF	2-Car
Hampton II	T1, T2, T3, T4, C1, C2, C3, C4	5,217 SF	2-Car/3-Car option
Hanover	G, H	2,804 SF	2-Car
Hayden	B4, C4	2,511 SF	2-Car
Jamestown II	T1, T2, T3, T4, C1, C2, C3, C4	3,126 SF	2-Car/3-Car option
Laurel	A4, B4, C4, D4	1,738 SF	2-Car
Neuville	A4, B4, C4, L4	1,700 SF	2-Car
Penwell	E4, F4	2,148 SF	2-Car
Pine	A4, B4, D4, F4	1,953 SF	2-Car
Stonehaven II	T1, T2, T3, T4, C1, C2, C3, C4	3,916 SF	2-Car/3-Car option
Summit	A4, B4, C4, F4	3,150 SF	2-Car

Architecture

The included models of single-family attached (townhouse) units range in size from 1,500 to 2,582 square feet. Each model includes a variety of finishes to ensure a mix of materials and colors. Of the nine models provided, six are front loaded and three are rear loaded. The units range from two-story to four-story and include roofline variation through the use of dormers and offsets between individual units. Further options include bay windows, brick or stone water tables, various types of shutters, balconies on the rear elevations, and multiple garage door trims. One model, the Delmar, has two proposed front elevations,

A-1 and C-1, which contain only one primary material, horizontal siding. Staff find that to maintain high-quality architectural consistency throughout the project, elevations with all-siding front elevations should be removed. A condition is included herein to remove these two front elevations.

The proposed one- and two-story single-family detached models range in size from 1,657 to 5,217 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. Garages for several of the model types can be either front loaded or side loaded. The proposed front façades offer finishes including brick, stone, vinyl, shake siding, shutters, specialty windows, stone or brick water tables, and front porches.

High-visibility side elevations were provided for each single-family attached and detached model. A condition is included herein ensuring that all highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.

An exhibit identifying the exterior finish selections was provided including color options for the front door, siding, shutters, and garages, as well as material finishes including the available options for brick, stone, and siding.

Note that a subsequent SDP application will be required for the overall development of the site. The architecture approval herein shall not be determinative of the site layout and/or any modifications to the development to be analyzed under separate future SDP applications.

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-S Zone, as the single-family attached and detached dwellings are permitted uses.
 - b. Section 27-480 of the prior Zoning Ordinance contains the following required findings for the general development regulations in the comprehensive design zone as they relate to this SDP for architecture:
 - (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.**

The minimum lot area requirement for townhomes was set in the approved CDP-22001. The subject SDP is for architecture only and proposes no changes to the standards set forth in CDP-22001. Multifamily dwellings are

not proposed. The above requirements will be further reviewed during a subsequent SDP application for site development.

- (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 façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.**

The minimum of 60 percent of townhouses to have a full front façade of brick, stone, or stucco was established with CDP-22001. This SDP provides model types that have full front façades of brick or stone. To ensure that upon construction 60 percent of façades will be full brick or stone, a façade tracking chart should be provided on the SDP as conditioned herein.

- (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.**

The subject SDP proposes townhouses with a minimum building width of 20 feet and base square footage of 1,500 square feet, meeting the above-requirements.

- c. Section 27-528 of the prior 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)(I.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)(I)(B) and (a)(II), 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 evaluated at the time of PPS 4-24013 and with the accompanying approved Certificate of Adequacy ADQ-2024-019.

- (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, TCP2-011-2024, was approved with SDP-2304 on July 11, 2024, for development of infrastructure on the Saddle Ridge 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-2304 demonstrated conformance with this requirement.

8. **Zoning Map Amendment (Basic Plan) A-10060:** Basic Plan A-10060 was approved on July 29, 2021, with no conditions, to rezone the site from the R-E and R-R Zones to the R-S or LCD Zone.

9. **Comprehensive Design Plan CDP-22001:** CDP-22001 was approved by the Planning Board on November 9, 2023 (PGCPB Resolution No. 2023-108). The following conditions of approval and consideration are relevant to this SDP:

3. **At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.**

The applicant submitted documentation of the green building techniques that will be used in the home models proposed for this development. Utilizing the HERS Index, a nationally recognized home energy rating system, the applicant asserts that the homes they provide perform approximately 30 percent more efficiently than a standard new home. This increased efficiency will be achieved through the installation of energy-saving products such as high-efficiency lighting, water heaters, air conditioning, and Energy Star-rated windows and doors. During construction, the applicant will use recycled concrete for temporary drives. As this application is for umbrella architecture, further site sustainability measures will be evaluated with subsequent SDP applications for site development.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.

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

Consideration(s):

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

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

- 10. Specific Design Plan SDP-2304:** SDP-2304 and TCP2-011-2024 were approved by the Planning Board on July 11, 2024 (PGCPB Resolution No. 2025-057) and further approved by the District Council on October 29, 2024 for Saddle Ridge, for infrastructure improvements, including public streets, water, sewer, stormdrain utilities, and stormwater management facilities, subject to six conditions and one consideration. The subject SDP plans are consistent with SDP-2304 and none of the conditions are relevant to the subject SDP.
- 11. Preliminary Plan of Subdivision 4-24013:** On July 31, 2025, the Planning Board approved PPS 4-24013 (PGCPB No. 2025-060), which provided for 783 lots and 108 parcels, subject to 23 conditions. Four conditions are relevant to SDP review for the residential development, but are not relevant to architecture to which the subject application pertains. Conditions from PPS 4-24014 shall be further evaluated with subsequent SDP applications for site development.
- 12. 2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior 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.
- 13. Prince George's County Woodland Conservation and Wildlife Habitat Conservation Ordinance:** TCP2-011-2024 was approved with SDP-2304. This subject SDP is for umbrella architecture and proposes no changes to the approved tree conservation plan.

- 14. Community feedback:** At the time of the writing of this technical staff report, the Planning Department has not received any written comments from the community on the subject application.

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-2501, for Saddle Ridge, subject to the following condition:

1. Prior to certification of the specific design plan (SDP), the applicant shall provide information and/or revise the site plan as follows:
 - a. Remove front elevations “A1” and “C1” from the Delmar elevations.
 - b. Correct Sheet A.2.3 for the Columbus black and white elevations, to identify the left side elevation as high visibility.
 - c. Correct Sheet A.2.5 for the Columbus black and white elevations, to identify the right-side elevation as high visibility.
 - d. All highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.
 - e. 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.”
 - f. At least 60 percent of the total number of single-family attached dwelling units shall have full brick or stone front façades and be tracked using a façade tracking chart, pursuant to Section 27-480(c) of the prior Prince George’s County Zoning Ordinance.
 - g. Add additional brick color scheme options for the single-family detached dwelling units to the color palette exhibit, for consistency in architectural design with the brick colors proposed on the single-family attached models, Columbus and Royal.