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SPECIFIC DESIGN PLAN

SDP-9614/03

Application	General Data
Project Name BRANDYWINE VILLAGE Location NORTHEAST OF INTERSECTION OF CHADDS FORD DRIVE AND GENERAL LAFAYETTE BLVD, WEST OF US 301 Applicant/Address WASHINGTON HOMES 1802 BRIGHTSEAT ROAD LANDOVER, MD 20785	Date Accepted 07/15/2002
	Planning Board Action Limit NA
	Plan Acreage 44.3303
	Zone R-M
	Dwelling Units 295
	Square Footage NA
	Planning Area 85A
	Council District 09
	Municipality NA
	200-Scale Base Map 220SE06

Purpose of Application	Notice Dates
REVISION TO THE SPECIFIC DESIGN PLAN FOR THE PROPOSED TOWNHOUSE ARCHITECTURE , MINOR GRADING REVISIONS AND A LOT WIDTH OF 22 FEET INSTEAD OF 20 FEET FOR THE END UNITS.	Adjoining Property Owners 07/16/02 (CB-15-1998)
	Previous Parties of Record 08/02/02 (CB-13-1997)
	Sign(s) Posted on Site 09/13/02
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: SRINIVAS, LAXMI
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

September 25, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-9614/03
Brandywine Village

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION CRITERIA

- a. Approved Basic Plan A-8838
- b. Comprehensive Design Plan CDP-9202
- c. Preliminary Plan 4-94052
- d. The requirements of Section 27-509 of the Zoning Ordinance governing development in the R-M Zone
- e. Specific Design Plan SDP-9614
- f. The requirements of the *Landscape Manual*
- g. The Woodland Conservation and Tree Preservation Ordinance
- h. Referral responses from concerned agencies and divisions.

FINDINGS

- 1. The proposed Revised Specific Design Plan for Brandywine Village includes architectural plans for the townhouse portion of the proposed residential development. Minor site grading revisions for the townhouse portion of the site are proposed to balance the grading on the site and reduce the amount of fill for the overall site. The applicant is also proposing a lot width of 22 feet for the end units, instead of 20 feet. Architectural drawings for the single-family houses have been approved by the Planning Board during the review of the original Specific Design Plan SDP-9614.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-M	R-M
Use(s)	Residential Subdivision	Residential Subdivision
Acreage	64.74 acres	64.74 acres
Dwelling Units:		295 (total)
Townhouses	0	247
Detached	0	48
Multifamily	NA	NA

3. The subject site, consisting of 64.7 acres of R-M zoned land, is located on the east side of McKendree Road, approximately 3,000 feet south of Accokeek Road. The site is bisected by a stream that flows into Timothy Branch, a tributary of Mattawoman Creek. It is densely wooded with gently sloping terrain and extensive wetland areas. SDP-9614 was approved for townhouses on the east side of the stream and single-family houses on the west side of the stream.
4. The Specific Design Plan for Brandywine Village, SDP-9614, was approved by the Planning Board on September 17, 1998 (PGCPB No. 98-245). The Specific Design Plan was found to be in general conformance with Basic Plan A-8838 and Comprehensive Design Plan CDP-9202. SDP-9614 proposed 247 townhouses and 48 single-family houses. A revision to Specific Design Plan SDP-9614/01 was approved by the Planning Board on June 17, 1999 (PGCPB No. 99-107), for deletion of a section of a proposed subdivision road (Chadds Ford Drive) that connected the east and west sides of this residential development project, minor alterations to the layout of the single-family houses and relocation/elimination of the stormwater management ponds. The total number of units and the relative number of single-family units and townhouses proposed were not altered.
5. Findings 4, 5 and 6 of SDP-9614 indicate the SDP was determined to be in conformance with Basic Plan A-8838 and the Comprehensive Design Plan CDP-9202. Finding 7 found that the proposal complied with the requirements of the *Landscape Manual*. Finding 9 found that the public facilities were adequate for the project. Since the proposed revision to the SDP does not alter the number of units and is basically for the purpose of adding architectural elevations to the previously approved plans, the proposed Specific Design Plan SDP-9614/03 will have no impact on these previous findings and will also be in compliance with these findings of SDP-9614.

Conformance of the Proposed Specific Design Plan with the findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action):

- a. *The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.*

The subject Specific Design Plan conforms to the Comprehensive Design Plan (CDP-9202) and the *Landscape Manual* as indicated below:

(1) *Development Program:*

Compliance with this section was established by Finding 6 of SDP-9614.

(2) *Public Benefit Features:*

Compliance with this section was established by Finding 6 of SDP-9614.

(3) *Site Design Criteria and Guidelines:*

Compliance with this section was established by Finding 6 of SDP-9614. The proposed minor grading changes and the increase in lot width of the end units to 22 feet will not significantly alter the previously approved Specific Design Plan. Therefore, the minor site design changes will also be consistent with the previous findings for compliance with this section.

(4) *Transportation Planning:*

Compliance with this section was established by Finding 6 of SDP-9614.

(5) *Architecture*

The applicant is proposing the ‘Adams’ model with four elevations as options. The proposed townhouses will have asphalt shingle roofs with optional gables, window heads, window shutters, bay windows and optional siding or brick facades as design elements. The minimum square footage of the proposed townhouses is 1,400. The proposed development standards for the townhouses are as follows:

Maximum building coverage:	50 percent
Minimum lot area:	1,300 square feet
Minimum yards:	Front- 5 feet
	Rear- 15 feet
	Side- 0 for interior units and 2 feet for one of the sides of the end units

Townhouses must be setback a minimum of ten feet from the face of the curb. Decks may project into the rear building restriction line a maximum of ten feet (i.e., be no closer than five feet from the rear property line).

The following Condition #8 of SDP-9614 was added to address consistency of the proposed townhouses with the design guidelines in Comprehensive Design Plan CDP-9202:

“Prior to submission of the architectural drawings for the proposed townhouses, the applicant shall add notes and/or provide details to show compliance of the proposed architecture and the site design with the design principles for street image listed on Pages 56 and 57 and, design standards for residential construction listed in the Architecture, Siting of Structures, Parking and Paving, and Sidewalks and Pathways sections on Pages 62 to 70 of the Comprehensive Design Plan CDP-9202.”

Compliance of the Brandywine Village layout proposal with the site planning criteria of the design guidelines referenced above was addressed in the Revision to Specific Design Plan SDP-9614/01. The proposed minor grading changes and the increase in lot width of the end units to 22 feet will not significantly alter the previously approved Specific Design Plan. Therefore, the minor site design changes proposed in the subject SDP will also be consistent with the previous findings for compliance with the site planning criteria.

The design guidelines address the overall architecture, chimneys, accessory storage structures, foundation walls, materials, colors, detailing, roof pitches, posts, lighting, address numbers, shingles, doors, porches, siting and setback requirements. Conditions of approval have been proposed to address those criteria with which the proposed townhouse architecture is not completely in conformance.

A condition of approval regarding a minimum number of standard architectural features on the end walls and repetition of identical units on adjacent lots has been added to ensure architectural quality of the units and a variation of architectural units in the development.

The rear elevations of the following townhouses will either face the internal streets or the homeowners association open space:

Gidgeon Gilpin Street
Units 107-119
Units 128-141

Benjamin King Street
Units 142-156
Units 66-82

In order to conform to the CDP design standards, the rear elevations of these units must have additional articulation to make them as attractive as the front elevations. A condition of approval has been added to require that the applicant submit additional rear elevations for the referenced units that include more articulation and design features.

The end units of the townhouse groups must also have additional articulation to break the monotony of the units and provide design articulation to each group. A condition of approval has been added to require the applicant to submit elevations of townhouse groups that show additional articulation for the end units.

With the proposed conditions, the proposed townhouses will be consistent with the intent of the design guidelines specified for residential architecture in CDP-9202.

(6) *Parking*

Compliance with this section was established by Finding 6 of SDP-9614.

- b. *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.*

Compliance with this section was established by Finding 9 of SDP-9614 and the proposed revision to add architectural elevations will have no impact on this previous finding.

- c. *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 Department of Environmental Resources has stated that the proposal is consistent with approved stormwater management concept plan #978005380. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects.

- d. *The Plan is in conformance with an approved Tree Conservation Plan.*

The Environmental Planning Section has stated that Tree Conservation Plan TCP/II/7/97 was approved for the entire site. The proposal and the Tree Conservation Plans are consistent with the previous approvals.

Referral Comments

6. The Community Planning Division (Rovelstad to Srinivas, August 16, 2002) has stated that there are no master plan issues associated with the proposal.
7. The Department of Environmental Resources (De Guzman to Srinivas, August 2, 2002) has stated that the proposed site plan is consistent with approved stormwater management concept plan #978005380.
8. The Environmental Planning Section (Markovich to Srinivas, August 6, 2002) has stated that Tree Conservation Plan TCP/II/7/97 was approved for the subject site. The proposal and the Tree Conservation Plan are consistent with previous approvals. Since the proposal does not alter previous approvals, there are no additional requirements for the subject proposal. The Section has recommended minor changes to the legend and approval stamp of the Tree Conservation Plan. Conditions of approval have been added to require the same.
9. The Transportation Planning Section (Masog to Srinivas, September 22, 2002) has stated that the proposal is consistent with past approved plans including the approved Comprehensive Design Plan.

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-9614/03 and TCP/II/7/97 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, the architectural drawings shall be revised to show the following:

- a. All the proposed townhouse groups with a minimum of two standard architectural features (windows, doors, fireplaces etc.) on the end walls and with no unit located next to or across the street from a unit with an identical front elevation.
- b. The rear elevations of the following townhouses with additional articulation and design elements to make them as attractive as the front elevations:

Gidgeon Gilpin Street
Units 107-119
Units 128-141

Benjamin King Street
Units 142-156
Units 66-82

Additional articulation for the end units only to break the monotony of the townhouse units and provide design articulation to each bay.

- 2. The Tree Conservation Plan TCPII/7/97 shall be revised to show:
 - a. A legend for the split rail fence the same as the split rail fence shown on the plan view.
 - b. The TCPII approval stamp revised to eliminate the printed signature so that the approved TCPII can be signed with the original signature.