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SPECIFIC DESIGN PLAN SDP-9910/02

Application	General Data
Project Name HAMPTON PROPERTY - ARCHITECTURE Location Approximately one mile northbound on Crain Highway from the intersection of Branch Avenue and Crain Highway. Applicant/Address Capitol Properties 65 Culpepper Street, Suite 240 P.O. Box 740 Warrenton, VA 20186	Date Accepted 6/27/2001
	Planning Board Action Limit NA
	ZHE Hearing Date N/A
	Plan Acreage 189.32
	Zone R-S
	Dwelling Units 287
	Square Footage NA
	Planning Area 85A
	Council District 9
	Municipality
	200-Scale Base Map 217SE7

Purpose of Application	Notice Dates
To apply for 14 house types	Adjoining Property Owners 05-11-01 (CB-15-1998)
	Previous Parties of Record 07-03-01 (CB-13-1997)
	Sign(s) Posted on Site 09-26-01
	Variance(s): Adjoining Property Owners

Staff Recommendation			Staff Reviewer: Laxmi Srinivas
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 3, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SDP-9910/02
Hampton Property - Architecture

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

EVALUATION CRITERIA

- a. Zoning Map Amendment A-9853
- b. Comprehensive Design Plans CDP-9403
- c. Preliminary Plats 4-95052 and 4-99048
- d. Specific Design Plans SDP-9517, SDP-9910 and subsequent revisions
- e. The requirements of the Zoning Ordinance regarding the R-S Zone
- f. Referrals.

FINDINGS

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

1. A Specific Design Plan (SDP-9910) for the approval of infrastructure for 287 single-family detached lots was previously approved by the Prince George's County Planning Board on March 30, 2000 (PGCPB No.00-32). A revision to the Specific Design Plan SDP-9910/01 was approved by the Planning Board on May 17, 2001 (PGCPB No. 01-96) to add a Phasing Plan to the Specific Design Plan.

2. The subject revision to the Specific Design Plan is for the proposed architecture for the development. The applicant, Ryan Homes, is proposing the following 14 new architectural models for the development:

<u>Model</u>	<u>Minimum Square Feet</u>
Avalon	2,867 square feet
Waverly	3,189 square feet
Stenbeck	1,654 square feet
Dunkirk	2,027 square feet
Savoy	1,944 square feet
Vienna	1,414 square feet
Ravenwood	2,261 square feet
Zachary	2,249 square feet
Belvedere	1,998 square feet
Halifax	1,675 square feet
Victoria	2,439 square feet
Courtland	2,907 square feet
Yorkshire	2,508 square feet
Jefferson	2,680 square feet

The proposed architecture features various design elements like brick or siding facades, arches, bay windows, decorative windows, porches, etc. The proposed design features contribute to the overall superior quality of architecture proposed for this development.

3. Specific Design Plan SDP-9910 was found to be in conformance with the conditions of Zoning Map Amendment A-9853-C, Comprehensive Design Plan CDP-9403 and Preliminary Plat 4-99048. The Specific Design Plan was also found to be in conformance with the regulations governing development in the R-S Zone. Therefore, the subject Revision to the Specific Design Plan which is for architecture only is also in conformance with the Zoning Map Amendment A-9853-C, Comprehensive Design Plan CDP-9403, Preliminary Plat 4-99048 and the regulations governing development in the R-S Zone.
4. The following conditions of approval of the previous approval are applicable to the subject revision to the Specific Design Plan:

Basic Plan A-9853 Findings

Finding #7 To protect residences along US 301 from potential noise intrusion, a noise study shall be submitted with the CDP and reviewed by the Natural Resources Division prior to CDP approval showing a typical cross-section along the noise transmission path, with appropriate noise attenuation measures, as necessary, such as building materials, screening, buffering and fencing.

A noise study was submitted and in accordance with the noise study, a retaining wall was proposed along the spine road and an extensive berm system was proposed along US 301.

The retaining wall and berm were reviewed as a part of the original Specific Design Plan SDP-9910. Building materials with noise attenuation measures are discussed in Finding #8.

Condition 12.a. The Specific Design Plan shall address the recommendations of the Noise Study prepared by Polysonics, Inc., dated April 1994. Elements proposed for noise mitigation purposes shall be reviewed by the Environmental Planning Section and Urban Design Review Section.

The information required by the Noise Study is discussed in Finding #8.

Condition 18.a. The following additional conditions apply to all of Hampton and shall be incorporated into the CDP text:

Gables atop brick facade walls shall be finished in brick, wood, stucco, or a dryvit type material. If siding is used, the design shall include an architectural feature such as louver or vent.

The applicant has provided brick facades and architectural features such as louvers and vents for the brick and siding gabled elevations for most of the architectural models. Therefore, the proposal complies with the intent of the above condition.

Preliminary Plat 4-99048

Condition 14.a At time of Specific Design Plan, the Specific Design Plan shall address the recommendations of the Noise Study prepared by Polysonics, Inc., and dated April 1994. The noise barrier along the north side of the spine road between US 301 and Dyson Road, and the buffer strip adjacent to US 301, shall be reviewed by the Environmental Planning and Urban Design Sections for adequate and attractive noise mitigation measures.

A noise study was submitted and in accordance with the noise study, a retaining wall was proposed along the spine road and an extensive berm system was proposed along US 301. The retaining wall and berm were reviewed as a part of the original Specific Design Plan SDP-9910. Building materials with noise attenuation measures are discussed in Finding #8.

SDP-9910 Conditions

Condition 2.k. Prior to architectural approval for residential structures adjacent to the spine road, the applicant shall submit certification by a professional with competency in acoustical analysis to the Environmental Planning Section indicating that the design and construction of building shells will attenuate noise to interior noise level of 45 dBA (Ldn) or less.

The information required by this condition is discussed in Finding #8

Condition 8 The applicants shall provide the Historic Preservation Commission with a copy of the recorded survey of the Environmental Setting, i.e., Lot 14 as officially delineated after revisions to street and lot configuration.

The applicant did not provide this information prior to certification of the original SDP-9910. Therefore, this condition is being carried forward to the subject revision to the Specific Design Plan.

Condition 10 When a Specific Design Plan for architecture is submitted, a review focused on architecture, compatibility, siting issues and landscape screening shall be required for Lots 7, 8, 13 and 15, which adjoin the Historic Site.

A condition of approval has been added to require the applicant to submit site, landscaping and architectural drawings for Lots 7, 8, 13 and 15, which adjoin the Historic Site.

Condition 11 Prior to approval of the SDP for architecture of the Hampton dwelling units, a maintenance plan for Gwynn Park, including an exterior evaluation by a qualified professional in rehabilitation (for purposes of identifying those exterior repairs required to preserve the integrity of the structure) shall be approved by the Planning Board or its designee, with advice and recommendation from the Historic Preservation Commission.

This condition is being carried forward to the subject Specific Design Plan.

Condition 12 Prior to approval of the SDP for architecture of the Hampton dwelling units, the applicants shall prepare a historic marker to be erected at the entrance to the Historic Site, with text to be approved by the Planning Board upon advice from the Historic Preservation Commission.

This condition is being carried forward to the subject Specific Design Plan.

Referral Responses

5. The Transportation Planning Section (Masog to Srinivas, September 25, 2001, telephone conversation) has no objections to the proposal.
6. The Subdivision Section (Del Balzo to Srinivas, July 9, 2001) has stated that the proposal must be consistent with the Preliminary Plat conditions of 4-99048 regarding noise issues. Compliance with the noise conditions is discussed in Finding #8.
7. The Planning and Preservation Section of the Community Planning Division (Pearl to Srinivas, August 20, 2001) has stated that the proposed development is adjacent to Historic Site 85A-13, Gwynn Park. Gwynn Park is a two-story, five-bay plantation house with a Georgian Plan, wide molded wood lintels and louvered shutters at the principal windows, and a decorative cornice composed of courses of molded corbeled bricks. Conditions of approval for SDP-9910 required various site planning modifications like addition of landscape buffers, screening, etc. The site planning conditions were addressed at the original

Specific Design Plan. Conditions of approval of SDP-9910 pertaining to the architecture SDP are being carried forward to this Specific Design Plan. Condition #8 of SDP-9910 that was not fulfilled at the original SDP stage is also being carried forward. The Section has stated that the architecture for the lots adjacent to the Historic Site (Lots 7,8, 13 and 15) must achieve compatibility with the historic site with the use of design elements that replicate some of the design elements of the Historic House. The Section has recommended the use of the following design elements:

- elimination of multiple gables, pseudo-Palladian windows and arched openings
- a relatively simple Georgian Plan
- brick facing for all the elevations
- louvered shutters for windows on all elevations
- attached garages for the sides of the house farthest from the Historic Site

A condition of approval has been added to require the above design elements for Lots 7, 8, 13 and 15.

8. The Environmental Planning Section (Finch to Srinivas, July 23, 2001) has stated that an analysis of interior noise levels must be completed to determine mitigation measures required for noise-impacted dwellings. The following information will be required to determine the mitigation measures:

- An analysis of interior noise levels based on the proposed architecture shall be provided to determine necessary interior noise mitigation measures. The analysis shall be prepared by a professional with competency in acoustical analysis and address measures necessary to reduce interior noise levels in noise impacted areas to 45 dBA (Ldn). The analysis shall include plans, drawings, and details deemed necessary for inclusion in the approved Specific Design Plan for implementation of the required interior noise mitigation measures
- Acoustical certification by a professional with competency in acoustical analysis shall be provided indicating that the design and construction of building shells proposed will attenuate noise to an interior noise level of 45 dBA (Ldn) or less.

The Section has also asked for information on noise contours along US 301 and the spine road and the lots requiring noise mitigation measures. Conditions of approval have been added to require all the above information.

9. *Section 27-530 (a), Amendments, of the Zoning Ordinance states that:*

All amendments of approved Specific Design Plans shall be made in accordance with the provisions of this division for initial approval.

The subject revision must conform with the required findings for approval of a Specific Design Plan.

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 revision will not alter the original Specific Design Plan SDP-9910. Therefore the plan would continue to conform to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.

- 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.*

Findings for adequate public facilities were made in conjunction with the Preliminary Plat and the original Specific Design Plan for the development. The subject architecture SDP will not alter the findings made for the Specific Design Plan that the development will be adequately served within a reasonable period of time with existing or programmed facilities.

- 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 subject architecture SDP will not alter the findings made for the Specific Design Plan that adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

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

The subject architecture SDP will not alter the findings that the original SDP to be in conformance with an approved Tree Conservation 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 SDP-9910/02 subject to the following conditions:

1. Prior to certification of the Specific Design Plan, the applicant shall:
 - a. Submit site, landscape and architectural drawings showing the exact model and elevation to be constructed for review and approval by the Urban Design Review Section and the Planning and Preservation Section for Lots 7, 8, 13 and 15 which adjoin the Historic Site. The architecture drawings for these lots shall incorporate the following design elements for compatibility with the adjacent Historic Site:
 - elimination of multiple gables, pseudo-Palladian windows and arched openings
 - a relatively simple Georgian Plan
 - brick facing for all the elevations

- louvered shutters for windows on all elevations
- attached garages for the sides of the house farthest from the Historic Site

Alternatively, the applicant shall obtain approval of revisions of the Specific Design Plan by the Planning Board or its designee for the above lots (Lots 7, 8, 13 and 15) prior to obtaining building permits for these lots. The architecture shall incorporate the design elements mentioned above for compatibility with the adjacent historic site.

- b. Submit a maintenance plan for Gwynn Park, including an exterior evaluation by a qualified professional in rehabilitation (for purposes of identifying those exterior repairs required to preserve the integrity of the structure). The maintenance plan shall be approved by the Planning Board or its designee, with advice and recommendation from the Historic Preservation Commission.
 - c. Prepare a historic marker to be erected at the entrance to the Historic Site, with text to be approved by the Planning Board or its designee upon advice from the Historic Preservation Commission.
 - d. Submit an analysis of interior noise levels based on the proposed architecture to determine necessary interior noise mitigation measures. The analysis shall be prepared by a professional with competency in acoustical analysis and address measures necessary to reduce interior noise levels in noise impacted areas to 45 dBA (Ldn). The analysis shall include plans, drawings, and details deemed necessary for inclusion in the approved Specific Design Plan for implementation of the required interior noise mitigation measures
 - e. Provide acoustical certification by a professional with competency in acoustical analysis indicating that the design and construction of the proposed building shells will attenuate noise to an interior noise level of 45 dBA (Ldn) or less.
 - f. Revise the site and landscape drawings to show the following:
 - (1) the mitigated 65 and 70 dBA (Ldn) first floor noise contour along US 301 and the spine road based on approved noise mitigation measures
 - (2) the location of the 70 dBA (Ldn) second floor noise contour along US 301 and the spine road
 - (3) lots requiring second floor noise mitigation construction techniques.
2. Prior to obtaining the first building permit for this development, the applicant shall provide the Historic Preservation Commission with a copy of the recorded survey of the Environmental Setting, i.e., Lot 14, as officially delineated after revisions to street and lot configuration.

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3. The subject architecture shall apply to all the lots in the development except Lots 7, 8, 13 and 15 adjacent to the Historic Site. For these lots, revisions to the architecture shall be required to conform to Condition 1.a above.