



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

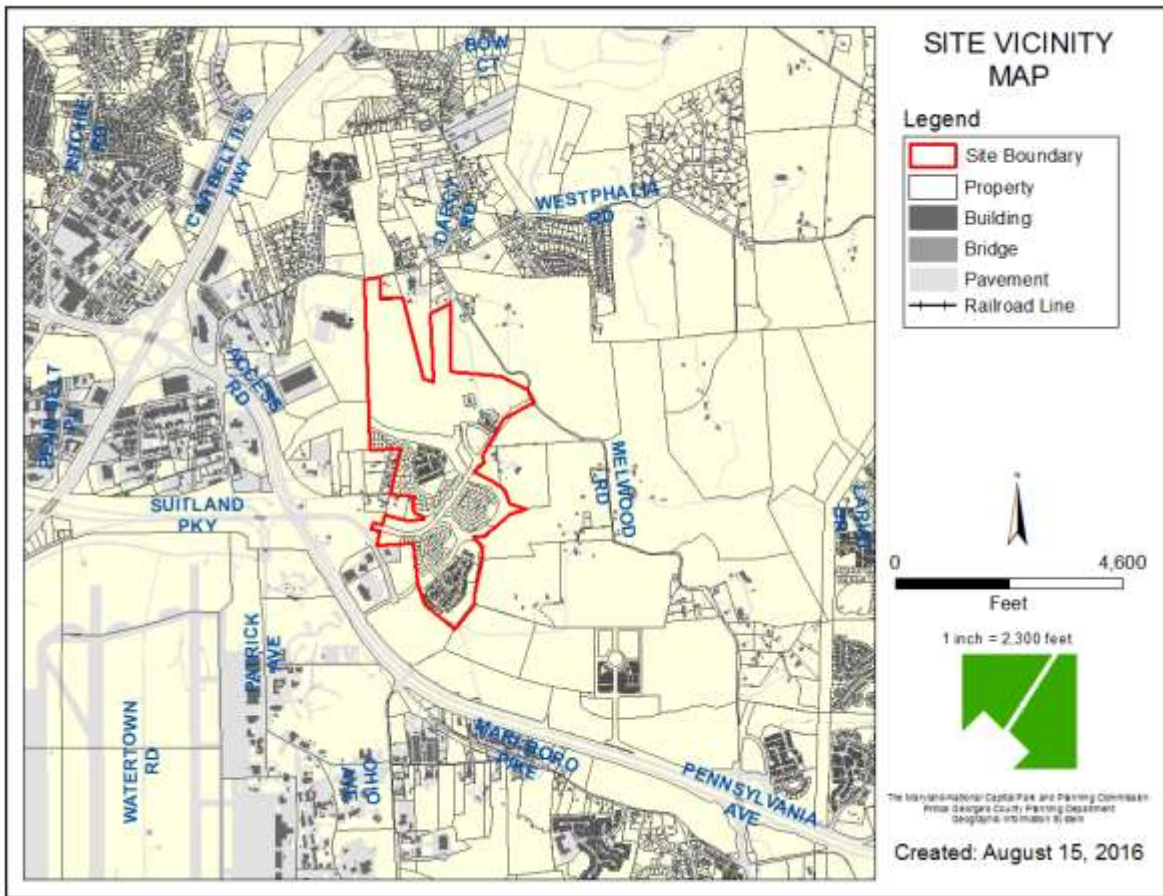
Specific Design Plan

SDP-1003-09

Application	General Data	
Project Name: Parkside (formerly Smith Home Farm) Section 1A Location: On the eastern side of Pennsylvania Avenue (MD 4), approximately 1,800 feet east of its intersection with Suitland Parkway. Applicant/Address: SHF Project Owner, LLC. 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067	Planning Board Hearing Date:	09/08/16
	Staff Report Date:	08/15/16
	Date Accepted:	06/13/16
	Planning Board Action Limit:	09/22/16
	SDP Acreage:	76.44
	Zone:	R-M
	SDP Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	NA
	200-Scale Base Map:	206SE08

Purpose of Application	Notice Dates	
To add a main entrance monument sign along Central Park Drive.	Informational Mailing:	04/28/16
	Acceptance Mailing:	06/06/16
	Sign Posting Deadline:	08/09/16

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: (301) 952-4689 email address: jill.kosack@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-1003-09
Parkside (formerly Smith Home Farm), Section 1A

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This revision to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment A-9965-C;
- b. The requirements of Comprehensive Design Plans CDP-0501 and CDP-0501-01;
- c. The requirements of Preliminary Plan of Subdivision 4-05080;
- d. The requirements of Specific Design Plan SDP-1003 and its revisions;
- e. The requirements of the Prince George's County Zoning Ordinance, specifically:
 - (1) Sections 27-507, 27-508, and 27-509 governing development in the R-M Zone;
 - (2) Section 27-274, Design Guidelines; and Section 27-528(a) and (b).
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject revision to a specific design plan, the Urban Design staff recommends the following findings:

1. **Request:** To add a main entrance monument sign for the entire residential development along Central Park Drive, as required by SDP-0506-03 Condition 1(d).

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zones	R-M	R-M
Uses	Vacant	Residential
Acreage of Smith Home Farm	757	757
Acreage of Section 1A	76.44	76.44

3. **Location:** Smith Home Farm is a tract of land consisting of wooded undeveloped land and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4), and measuring approximately 757 acres, in Planning Area 78, Council District 6. Section 1A, totaling approximately 76.44 acres, is located in the far southwestern portion of the larger Smith Home Farm development.
4. **Surrounding Uses:** Specific Design Plan SDP-1003 is bounded to the north by existing subdivisions and undeveloped land in the Rural-Residential (R-R) and Residential-Agricultural (R-A) Zones and undeveloped land in the Light Industrial (I-1), Commercial-Miscellaneous (C-M), Commercial Office (C-O), and Townhouse (R-T) Zones; to the east by other portions of the Parkside development (formerly Smith Home Farm); to the south by existing development, such as the Catholic Charities building/facility and single-family detached houses, and undeveloped land in the R-A Zone; to the west by existing development (Mirant Center) in the I-1 Zone, existing residences in the R-R and R-A Zones, and undeveloped land in the I-1 and Mixed-Use Transportation-Oriented (M-X-T) Zones.
5. **Previous Approvals:** The larger Parkside development (formerly Smith Home Farm) includes 727 acres in the Residential Medium Development (R-M) Zone and 30 acres in the Local-Activity Center (L-A-C) Zone, which was rezoned from the R-A Zone through Zoning Map Amendments A-9965-C and A-9966-C for residential (a mixture of single-family detached, single-family attached, and multifamily condominiums) and commercial/retail space. Zoning Map Amendments A-9965-C and A-9966-C were approved by the Prince George's County District Council on February 13, 2006 (Zoning Ordinance Nos. 4-2006 and 5-2006), subject to three conditions. On May 22, 2006, the District Council amended this zoning approval to move the L-A-C line further south about 500 feet, retaining the same acreage in the L-A-C Zone.

On June 12, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the District Council, subject to 34 conditions. A single revision, CDP-0501-01, was approved by the District Council on May 21, 2012, subject to five conditions.

On April 6, 2006, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Subsequently, two reconsiderations of 4-05080 were filed and approved as memorialized in PGCPB Resolution No. 06-64(A), adopted by the Planning Board on September 7, 2006; and PGCPB Resolution No. 06-64(A/2)(C), adopted by the Planning Board on June 14, 2012 and administratively corrected on February 19, 2013.

Specific Design Plan SDP-0506 for road infrastructure was approved by the Planning Board on July 27, 2006 and PGCPB Resolution No. 06-192 was adopted on September 7, 2006 formalizing that approval. A single revision to that SDP (SDP-0506/01) was approved on December 12, 2007 by the Planning Director as designee of the Planning Board to revise A-67 to a 120-foot right-of-way and to add bus stops and a roundabout. Specific Design Plan SDP-0506-02 was approved by the Planning Board on February 23, 2012 and PGCPB Resolution No. 12-14 was adopted on March 29, 2012.

Specific Design Plan SDP-1002 for stream restoration was approved by the Planning Board on January 26, 2012 and PGCPB Resolution No. 12-07 was adopted on February 16, 2012 formalizing that approval, subject to seven conditions.

Specific Design Plan SDP-1003 for Sections 1A, 1B, 2, and 3 of the Smith Home Farm development was approved by the Planning Board on March 12, 2012, and formalized by the Planning Board's adoption of PGCPB Resolution No. 12-21 on March 29, 2012. On July 24, 2012, the District Council affirmed the Planning Board's decision with two additional conditions to the approval.

Specific Design Plan SDP-1003-01, a revision to add townhouse architecture, widen some townhouses to 22 feet, and to reorient six groups of townhouses, was approved by the Planning Board on May 30, 2013 and formalized in PGCPB Resolution No. 13-62. The District Council approved the revision by an order dated September 23, 2013.

Specific Design Plan SDP-1003-02 was pre-reviewed, but then withdrawn on May 29, 2013 never having been accepted or approved.

Specific Design Plan SDP-1003-03, a revision to add the Westphalia model to the approved architecture for Section 1B, was approved by the Planning Board on September 19, 2013 and formalized in the Planning Board's adoption of PGCPB Resolution No. 13-106 on October 10, 2013.

Specific Design Plan SDP-1003-04, a revision to add the Arcadia model to Section 1A, was approved by the Planning Board on January 16, 2014. The Planning Board adopted PGCPB Resolution No. 14-02 on February 6, 2014.

Specific Design Plan SDP-1003-05 was approved for the Parkside development to revise the central recreational area included in Section 3 of the SDP. The Planning Board approved the application on September 10, 2015 and adopted PGCPB Resolution No. 15-91 on October 1, 2015.

Specific Design Plan SDP-1003-06 to revise Section 3 was approved by the Planning Board on July 21, 2015. The Planning Board subsequently adopted PGCPB Resolution No. 15-36 on May 7, 2015, formalizing that approval. The District Council subsequently reviewed the case and approved it by an order dated July 21, 2015.

Note: The '-06' revision was approved on April 16, 2015 and, before the '-05' revision was approved on September 10, 2015, the name of the project was changed from "Smith Home Farm" to "Parkside."

Specific Design Plan SDP-1003-07 to revise Section 2 was approved by the Planning Board on November 19, 2015. The Planning Board subsequently adopted PGCPB Resolution No. 15-121 on December 10, 2015, formalizing that approval.

The District Council subsequently reviewed the case and approved it by an order dated March 28, 2016. Specific Design Plan SDP-1003-08 to add and modify entrance signs was approved by the Planning Director on December 21, 2015.

Lastly, the project is subject to approval of Stormwater Management Concept Plan 24819-2006-03 dated March 25, 2015 and valid until May 4, 2017.

6. **Design Features:** The subject application requests to add a main entrance monument sign, along the south side of Central Park Drive, for the entire Parkside residential development, as required by Specific Design Plan SDP-0506-03 Condition 1(d) (PGCPB Resolution No. 14-70). Specific Design Plan SDP-0506 was originally approved for the infrastructure improvements of Central Park Drive (MC-631) and Rock Spring Drive (C-627). The '-03' revision of that application proposed to add entrance features, fencing, and landscaping along these roadways. However, during the review of that application, it was determined that the signs along Central Park Drive were technically not within the boundary of SDP-0506-03 and the actual sign locations would need to be addressed through future plan revisions to the correct SDPs. This was formalized in Condition 1(d) of that approval as follows:

1. **Prior to certificate approval of this specific design plan (SDP), the applicant shall:**

- d. **Remove the entrance signs along Central Park Drive (MC-631) from the limit of this SDP, or provide plan notes that clearly state that the off-site signs are not approved by Specific Design Plan SDP-0506-03 and that their ultimate location must be addressed through plan revisions connected to the underlying land areas.**

Therefore, this application was submitted to add the proposed entrance sign located within Section 1A of Specific Design Plan SDP-1003.

The proposed sign is a V-shaped wall facing toward the roadway on the south side of Central Park Drive, at the far western end of the Parkside development. The sign will sit behind the public utility easement (PUE), outside of the right-of-way, within homeowners' association land known as Parcel A1. The remainder of this parcel contains only infrastructure elements and environmental features. The main part of the sign will be a six-foot-high stone-veneered wall with a single, engraved, precast concrete panel reading "Parkside Westphalia." The far northeastern end will have a square, ten-foot-high pier with a black, metal lantern fixture on top. Because of the change in grade, the rear of the sign will sit on top of an approximate six-foot-high, concrete, retaining wall facing the existing woodlands on the parcel. Decorative shrub and annual plantings are proposed in front of the sign, and a row of evergreen trees behind.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9965-C:** On August 18, 2006, the District Council approved Zoning Map Amendment A-9965-C to rezone 757 acres of the subject property from the R-A Zone to the R-M Zone. The proposed monument sign does not alter the previously made findings of conformance with the basic plan that were made at the time of approval of the CDP.
8. **Comprehensive Design Plans CDP-0501 and CDP-0501-01:** Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the Planning Board on February 23, 2006 and by the District Council on June 12, 2006. This approval was reconsidered to revise five

conditions and findings related to certain services for the design, grading, and construction of the Westphalia Central Park and the issuance of building permits and reapproved by the District Council on March 28, 2016. On December 1, 2011, Comprehensive Design Plan CDP-0501-01 was approved by the Planning Board subject to four conditions, modifying Conditions 3, 7, and 16 of the original approval. On May 21, 2012, the District Council affirmed the Planning Board's decision and approved CDP-0501-01. The proposed monument sign does not alter the previously made findings of conformance with the CDP that were made at the time of approval of the previous SDPs.

9. **Preliminary Plan of Subdivision 4-05080:** On April 6, 2006, the Planning Board approved Preliminary Plan of Subdivision 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64(A/2)(C). The proposed monument sign does not alter the previously made findings of conformance with the PPS that were made at the time of approval of the previous SDPs.
10. **Specific Design Plan SDP-1003 and its revisions:** Specific Design Plan SDP-1003 was approved by the Planning Board on March 8, 2012 (PGCPB Resolution No. 12-21), subject to 31 conditions. Subsequently, the District Council reviewed the case on July 24, 2012 and affirmed the Planning Board's resolution with two additional conditions, for a total of 33, none of which are applicable to the subject revision.

Specific Design Plans SDP-1003-01 through SDP-1003-07 all involve various revisions to the residential and recreational areas of the development to revise layouts and/or add architecture as previously noted. Some of these approvals included details for entry signage to the neighborhoods and central park area and included conditions regarding a six-foot-high maximum height for the signage, except for decorative piers. Specific Design Plan SDP-1003-08 was a Planning-Director level revision to modify the entrance sign designs. The current proposed main entry sign matches the materials and design of these previously approved signs with piers. Technically, because of the retaining wall, the main sign wall is more than six feet high; however, the retaining wall is necessary structurally and will not be visible from the public view, so the sign will still only appear to be six-foot-high as viewed from the roadway.

11. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:
 - a. The subject SDP is consistent with Sections 27-507, 27-508, and 27-509 of the Zoning Ordinance governing development in the R-M Zone.
 - b. Freestanding signs in the R-M Zone are subject to Section 27-614(f)(1) of the Zoning Ordinance, which states:
 - (1) **In the Comprehensive Design Zones, the Design Standards for all freestanding on-site signs shall be determined by the Planning Board for each individual development at the time of Specific Design Plan review. Each Specific Design Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign support, and other information the Planning Board requires. In approving these signs, the Planning Board shall find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the development. As a guide, the**

Planning Board shall consider how on-site signs are regulated in the Commercial and Industrial Zones.

Comment: The Planning Board is the approval authority for all on-site signs located on the subject site, which is located in a comprehensive design zone. However, the subject proposal includes signage for a residential development. As a guide for the subject proposal, staff has evaluated the requirements for gateways signs which apply to standard residential zones, not the R-M Zone, which is a comprehensive design zone. A permanent gateway sign identifying a residential subdivision is permitted in any standard residential zone subject to the following design standards contained in Section 27-624(a), Gateway Signs of the Zoning Ordinance:

(1) Maximum lettering area per sign - twelve (12) square feet;

Comment: The proposed lettering does not exceed 12 square feet.

(2) Maximum height - six (6) feet above established grade;

Comment: The monument wall upon which the sign is mounted is six feet in height. However, a decorative pier is approximately 14 feet high and, where the grade falls off at the rear, a retaining wall makes the total structure height approximately 12 feet. The pier embellishment is attractive and will add to the visual experience of the sign and the retaining wall portion is necessary to accommodate the grade change and will not be visible from the roadway.

(3) Location - at the entrance to a residential subdivision, set back from the roadway to maintain unobstructed lines of vision for five hundred (500) feet in all directions of travel;

Comment: The proposed sign is located along the south side of Central Park Drive, a two-lane divided roadway, and is setback approximately 40 feet from the southern curb line. It is also located over 300 feet east of the intersection of Central Park Drive and Presidential Parkway. Therefore, it should not obstruct any lines of vision.

(4) Materials - low maintenance, durable, and in keeping with the character of the community. Plastic signs with internal illumination are prohibited; and

Comment: The signage features themselves are stone veneer with precast concrete inserts. These features are low-maintenance and durable and will be in keeping with the character of the future community.

(5) Landscaping which is attractive year-round shall be provided at the base of a gateway sign.

Comment: A landscape plan was provided that shows the use of attractive plant materials at the base of the sign, including evergreen shrubs and an annual planting bed. A row of evergreen trees is planted behind the sign to provide a solid backdrop.

While the subject site is not required to strictly conform to the above regulations because it is located within a comprehensive design zone, the proposal is largely consistent with the general requirements for gateway features in Euclidian zones. Therefore, staff recommends approval of the proposed monument entrance sign.

c. Section 27-528 requires the following findings for approval of a SDP:

(a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

(1) **The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual...;**

Comment: The SDP has been previously evaluated for conformance with approved Comprehensive Design Plans CDP-0501 and CDP-0501-01 as discussed above in Finding 8. The proposed monument sign does not alter the previously made findings of conformance with the CDP that were made at the time of approval of the previous SDPs. Therefore, it may be said that the plan conforms to the approved CDP approvals. As detailed in Finding 12 below, the subject revision application conforms to the applicable standards of the 2010 *Prince George's County Landscape Manual*.

(2) **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...;**

Comment: Findings for adequate public facilities including fire, rescue, police, and transportation were made in conjunction with the preliminary plan and subsequent SDPs for infrastructure. The subject revision application will have no effect on the previous findings of adequacy made in conjunction with those plans.

(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;**

Comment: Findings for adequate provision for draining surface water was made in conjunction with the previous SDPs. The subject revision application will have no effect on the previous findings of adequacy made in conjunction with those plans.

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

Comment: The applicable previously approved Type II Tree Conservation Plan, TCPII-008-12, is not proposed to be revised with the subject application as the improvements do not affect any environmental features. Therefore, it may be said that the subject project conforms to the requirements of the Prince George's County Woodland Conservation Ordinance.

- (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).**

Comment: Specific design plans for grading, development, and tree conservation have been approved separately and contain findings regarding regulated environmental features. The subject revision application will have no impact of any kind on regulated environmental features or on the preservation of those features.

12. **2010 Prince George's County Landscape Manual:** The Urban Design Section has reviewed the submitted landscape plan against the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The overall Parkside project is subject to the requirements of the Landscape Manual. However, the subject revision for the addition of a monument sign is only subject to Section 4.9 Sustainable Landscaping Requirements, which requires that a percentage of the proposed plant materials be native plants and that no invasive plants be proposed. The submitted SDP proposes new plantings around the proposed sign, including an invasive species of shrub. Therefore, a condition has been included in the Recommendation section of this report requiring this to be changed to a non-invasive species.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The approval of a new monument entrance sign has no impact on the previous findings of compliance with the requirements of the Woodland Conservation Ordinance made in conjunction with the approval of previous SDPs for the subject property.
14. **Prince George's County Tree Canopy Coverage Ordinance:** The approval of a new monument entrance sign has no impact on the previous findings of compliance with the requirements of the Tree Canopy Coverage Ordinance made in conjunction with the approval of previous SDPs for the subject property.
15. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the following agencies or divisions:
- a. **Permit Review**—In a memorandum dated June 30, 2016, the Permit Review Section offered numerous comments that are being addressed through this Planning Board-level SDP revision.

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-1003-09 for Parkside (formerly Smith Home Farm), Section 1A, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors, and/or assignees shall revise the proposed shrubs to a non-invasive species.