

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on January 26, 2006, regarding Detailed Site Plan DSP-05040 for Marlboro Ridge, the Planning Board finds:

1. **Request:** The subject application is an “umbrella” architecture proposal intended to encompass all single-family detached houses in all sections of Marlboro Ridge, formerly known as Clagett Property, which is a recreational community development with an equestrian component in the R-R Zone.
2. **Development Data Summary:** (for entire Clagett Property)

	Existing	Proposed
Zone	R-R	R-R (Recreation Community Development-Equestrian)
Use	Agriculture	Residential (Single-family detached and attached with an equestrian center)
Gross tract area	588.63 Acres	588.63 Acres
Of which area within 100 year floodplain	95.20 Acres	95.20 Acres
Net tract area	493.43 Acres	493.43 Acres
Area of equestrian related	N/A	150 Acres
Area of stream park dedication	N/A	63 Acres

SINGLE-FAMILY DETACHED ARCHITECTURAL MODELS

Model	Base Finished Square Footage
Assateague	3,102 (2-car garage)
Bromley	3,542 (3-car garage)
Brookline	2,613 (2-car garage)
Carlton	4,030 (3-car garage)
Chelsea	3,889 (3-car garage)
Chesterfield	4,208 (3-car garage)
Chincoteague	3,131 (2-car garage)
Columbia	3,151 (2-car-garage)
Davidson	3,135 (2-car garage)
Duke	3,588 (3-car garage)
Elkins	3,408 (2-car garage)
Elkton	3,408 (3-car garage)
Essex	3,119 (2-car-garage)
Hampton	4,793 (3-car garage)
Harvard	3,411 (2-car garage)
Hopewell	3,447 (3-car garage)
Langley	3,821 (3-car garage)
Malvern	4,955 (4-car garage)
Mansfield	2,602 (2-car garage)
Monroe	3,687 (3-car garage)
Montclair	2,400 (2-car garage)
Mt. Vernon	2,953 (2-car garage)
Norfolk	2,602 (2-car garage)
Preston	3,211 (3-car garage)
Richmond	2,852 (2-car garage)
Rydal	3,576 (2-car garage)
Waterford	2,947 (3-car garage)
York	2,888 (2-car garage)

3. **Location:** The Clagett project site as a whole is located southwest of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road, in Planning Area 78, Council District 6.
4. **Surroundings and Use:** The Clagett property site is bounded to the northeast by the right-of-way of Ritchie Marlboro Road. To the south of the property is an existing single-family detached residential subdivision in the R-R Zone; to the north and west are vacant and wooded properties in the R-A Zones; and to the east is a property zoned R-A.
5. **Previous Approvals:** The Clagett property is designed as a residential/recreational community with an equestrian center in the R-R Zone under the recreational community development code of Section 27-444. The entire Clagett property has an approved conceptual site plan (CSP-03005) including a Type I tree conservation plan (TCPI/81/03), which was approved by the Planning Board (PGCPB No. 04-161) on July 8, 2004. Subsequently, Preliminary Plan of Subdivision 4-04080 was approved by the Planning Board (PGCPB No. 04-255) on October 28, 2004; a detailed site plan for Part A, Phase I, for 32 single-family dwelling units and 32 townhouse units, including Type II Tree Conservation Plan TCPII/83/05, was approved by the Planning Board (PGCPB No. 05-136) on July 7, 2005. The site also has an approved Stormwater Management Concept Plan 21383-2003-00.
6. **Design Features:** The subject DSP is an umbrella architecture approval for single-family detached houses for the Clagett Property. The DSP proposes 28 models to be constructed by the applicant, Toll Brothers, Inc. Of the proposed 28 models, 25 models have been approved with the detailed site plan for Phase I Part 1A, DSP-04088, which is located in the middle of the eastern property of the Clagett project, right after the equestrian center around the main entrance area.

The 28 single-family detached models are standard Toll Brothers products in three production lines—Estates, Executive and Points—and are shown in various styles. The 28 single-family detached houses have numerous elevations in different styles such as Brougham, Carolina, Charleston, Chateau, Classic, Colonial, Country Manor, Eastern Shore, Federal, Georgian, Gettysburg, Heritage, Lexington, Manchester, Manor, New England, Options 672, 673 & 674, Provincial, Savannah, Tara, Traditional, Versailles, Victorian, Virginian, Williamsburg elevations; specifically each model has the following elevations:

Model Name	Proposed Elevations
Assateague	Colonial, Federal, Provincial
Bromley	Colonial, Federal, Provincial
Brookline	Federal, Manor, New England, Provincial
Carlton	Chateau, Classic, Colonial, Federal, Provincial, Williamsburg
Chelsea	Colonial, Federal, Georgian, Provincial, Savannah, Williamsburg
Chesterfield	2 Chateau, 2 Federal, 2 Heritage, 2 Provincial, 2 Williamsburg
Chincoteague	Charleston, Manor, Eastern Shore, Victorian
Columbia	Chateau, Colonial, Federal, Georgian, Gettysburg, Heritage, Manor, Provincial, Savannah, Traditional, Versailles, Virginian, Williamsburg
Davidson	Federal, Heritage, Savannah, Williamsburg
Duke	Classic, Colonial, Federal, Lexington, Provincial
Elkins	Chateau, Colonial, Federal, Georgian, Heritage, Manor, Provincial, Savannah, Versailles, Williamsburg
Elkton	BDX., Brougham, Colonial, Federal, Georgian, Heritage, Lexington, Manchester, Savannah, Traditional, Versailles, Virginian, Williamsburg
Essex	Chateau, Federal, Heritage, Manor, Provincial, Versailles, Williamsburg
Hampton	Chateau, Colonial, Federal, Georgian, Heritage, Lexington, Provincial, Savannah, Traditional, Versailles, Williamsburg
Harvard	Brougham, Chateau, Classic, Colonial, Federal, Heritage, Lexington, Provincial, Williamsburg
Hopewell	Brougham, Chateau, Colonial, Federal, Lexington, Provincial, Williamsburg
Langley	Colonial, Federal, Provincial, Williamsburg
Malvern	Carolina, Chateau, Classic, Provincial, Versailles, Williamsburg
Mansfield	Colonial, Federal, Heritage, New England, Provincial, Savannah, Traditional, Williamsburg
Monroe	Brougham, Classic, Colonial, Federal, Georgian, Heritage, Provincial, Savannah, Traditional, Tara, Versailles, Williamsburg
Montclair	Colonial, Federal, New England, Provincial
Mt. Vernon	Colonial, Federal, New England, Provincial
Norfolk	Classic, Colonial, Federal, New England, Provincial, Williamsburg
Preston	Classic, Country Manor, Federal, Manor, Traditional, Versailles
Richmond	Carolina, Chateau, Classic, Colonial, Federal, Gettysburg, New England, Provincial, Traditional, Williamsburg
Rydal	Chateau, Classic
Waterford	Chateau, Colonial, Country Manor, Federal, Georgian, Heritage, Manchester, Options 672, 673 & 674, Provincial, Savannah, Traditional, Versailles, Williamsburg
York	Classic, Colonial, Federal, New England, Provincial, Traditional

The front elevations of the single-family detached houses are finished with either brick veneer or textured stucco. The rear and side elevations are finished with standard siding. Each front elevation features a rich roofline and shows various architectural details, such as brick quoined corners, brick arched window with keystone, frieze board with dentil molding, etc. Fifteen single-family detached models have two-car garages, 12 models have two-car garages, and one model has a four-car-garage as a standard feature. The base finished square footage of the single-family detached models varies from 2,400 to 4,955 square feet. Since no specific architectural requirements for both the front and side elevations are prescribed in the Zoning Ordinance, the Urban Design Section recommends two conditions of approval, which were attached to similar projects by the District Council in the past, to ensure a high-quality development for Marlboro Ridge.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements in the R-R Zone, the additional requirements for recreational community development, and the site design guidelines of the Zoning Ordinance:
 - a. The subject application is in accordance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs development in the residential zones. The single-family detached dwellings are a permitted use in the R-R Zone under the recreational community development provisions (Section 27-444).
 - b. The subject application is an umbrella approval for single-family detached houses without changing any of the approved plans for this site. Therefore, the application is in general accordance with the requirements of Section 27-442, Regulations, those as modified in Section 27-444, and is also in conformance with requirements of Section 27-444, Recreation Community Development.
8. **Conceptual Site Plan CSP-03005:** Conceptual Site Plan CSP-03005 was approved by the Planning Board on July 8, 2004, subject to 13 conditions. The District Council affirmed the Planning Board's decision on November 22, 2004, with two additional conditions attached to the order of approval. None of the conditions of approval is applicable to the review of this umbrella architecture approval for single-family detached houses.
9. **Preliminary Plan of Subdivision 4-04080:** Preliminary Plan of Subdivision 4-04080 was approved by the Planning Board on October 28, 2004, subject to 32 conditions, of which no condition is applicable to the review of this DSP.
10. **Detailed Site Plan DSP-04088:** DSP-04088 is a detailed site plan for Phase I, Part A for the Village of Clagett Farm (formerly Clagett Property), which was approved by the Planning Board on July 7, 2005, subject to eight conditions. This approval includes 25 (out of the 28) single-family detached models that are contained in the subject application. None of the eight conditions of approval is specifically related to the review of this umbrella architecture detailed site plan for single-family detached houses.

11. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-05040, subject to the following conditions:

1. A minimum of 75 percent of single-family detached models in Marlboro Ridge shall have a full front façade (excluding gables, bay windows, trim, and door) of brick or equivalent masonry treatment.
2. Every side elevation on a corner lot that is visible from the public street shall display significant architectural features as provided in one of the following options:
 - a. Full brick, stone, stucco, or other masonry treatment combined with at least three windows, doors, or other substantial architectural features; or
 - b. Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side-entry door.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Eley, with Commissioners Squire, Eley, Vaughns and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, January 26, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of February 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator