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## Specific Design Plan

**SDP-0413/02**

Application	General Data	
<b>Project Name:</b> Balmoral, Phase I, Architecture  <b>Location:</b> West side of Robert Crain Highway (US 301), south of Village Lane  <b>Applicant/Address:</b> M/I Homes 21355 Ridgetop Circle, Suite 160 Sterling, VA 20166	Staff Report Date:	10/19/09
	Date Accepted:	09/02/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	194.77
	Zone:	R-S
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	79
	Tier:	Developing
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	206SE13

Purpose of Application	Notice Dates	
Adding five M/I Homes architectural models to the approved architecture for Phase I.	Informational Mailing:	07/16/09
	Acceptance Mailing:	08/24/09
	Sign Posting Deadline:	10/06/09

Staff Recommendation		Staff Reviewer: Jeanette Silor	
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-0413/02  
Balmoral, Phase I, Architecture

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

EVALUATION

This specific design plan (SDP) was reviewed and evaluated for compliance with the following criteria:

- a. Zoning Map Amendment A-9952.
- b. Comprehensive Design Plan CDP-0302.
- c. Specific Design Plan SDP-0413.
- d. The requirements of the Zoning Ordinance, specifically, Sections 27-511, 27-512, 27-513, and 27-514 of the Zoning Ordinance governing development in the R-S (Residential Suburban Development) Zone.

FINDINGS

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

1. **Request:** The subject application is a request for approval of five additional single-family detached architectural models to be available for construction within Phase I of the Balmoral development.

2. **Development Data Summary**

	<b>Existing</b>	<b>Proposed</b>
Zones	R-S	R-S
Uses	Vacant/Single-family detached	Single-family detached
Acreage	194.77	194.77

3. **Location:** The Balmoral project site is located on the west side of Robert Crain Highway (US 301), south of its intersection with Village Lane, in Planning Area 79 and Council District 6 within the Developing Tier.
4. **Surrounding Uses:** The Balmoral development, as a whole, is bounded to the north by the Beech Tree development in the R-S Zone, to the east by Robert Crain Highway (US 301), to the south and west by various residentially zoned (R-A, Residential-Agricultural; R-E, Residential-Estate; and R-80, One-Family Detached Residential) properties.
5. **Previous Approvals:** The subject site was rezoned from the E-I-A (Employment and Institutional Area) and R-A Zones to the R-S Zone through Zoning Map Amendment A-9952. Zoning Map Amendment A-9952 was approved (Zoning Ordinance No. 8-2002) by the District Council on June 10, 2002, subject to 37 conditions. On April 26, 2004, Comprehensive Design Plan CDP-0302 for the entire Balmoral development (known at that time as the Buck Property) was approved by the District Council subject to 35 conditions. Following the approval of CDP-0302, Preliminary Plan of Subdivision 4-03100 was approved by the Planning Board (PGCPB Resolution No. 04-21) on January 29, 2004 for 346 lots, 21 parcels, and one outparcel.
- Specific Design Plan SDP-0413 was approved by the District Council on November 14, 2005 for 114 single-family detached lots within Phase I and rough grading of Phase II, subject to 12 conditions. One revision, SDP-0413/01, was filed to allow the relocation of the entrance feature and was approved by the Planning Director on February 4, 2009. On March 23, 2009, the District Council approved SDP-0609 for 160 single-family detached lots within Phase II. Twelve architectural models ranging in size from 2,595 to 4,078 square feet were approved at the same time by the District Council specifically for construction within Phase II.
6. **Design Features:** The subject application proposes to add five M/I Homes models to the approved architecture for the Balmoral development. If approved, the proposed models would be available for construction within Phase I of Balmoral, which has been previously approved for single-family detached residential homes. The following M/I Homes models are proposed:

<b>Model</b>	<b>Base Square Footage</b>
Doral	3,496
Eagleton	3,204
Keystone	3,276
Montana	2,595
Westmoreland	2,949

The total base finished area of the proposed models ranges from 2,595 to 3,496 square feet. The base finished area of the previously approved models in Phase I vary between 3,668 and 7,943 square feet. It should be noted, however, that all of the architectural models proposed with this Phase I application were approved for construction within Phase II with SDP-0609 by the Planning Board and again by the District Council in March 2009. The models are of the

traditional style of single-family detached houses that are popular in the Washington Metropolitan area. The five models all have two above-grade stories and all have a two-car garage as a standard feature. Building materials for the architecture include a combination of brick, stone, vinyl siding, asphalt shingles and standing-seam metal roofs, and a variety of styles and roof pitches.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9952:** Zoning Map Amendment A-9952 was approved (Zoning Ordinance No. 8-2002) by the District Council on June 10, 2002, subject to 37 conditions, none of which is applicable to the review of this specific design plan.
8. **Comprehensive Design Plan CDP-9706:** On April 26, 2004, Comprehensive Design Plan CDP-0302 for the entire Balmoral development (known at that time as the Buck Property) was approved by the District Council subject to 35 conditions, of which the following are applicable to the subject specific design plan and warrant discussion as follows:

22. **The most visible side elevations of dwelling units on corner lots or other lots whose side or rear elevation is highly visible to public rights-of-way shall employ a minimum of three standard architectural features on those elevations, such as windows, doors and fireplace chimneys, and these features shall form a reasonably balanced composition.**

**Comment:** This condition was carried forward in modified form as Conditions 1(a) and 3 of SDP-0413. The subject specific design plan's conformance to these conditions is discussed below in Finding 9.

33. **The three smallest models (Emory I, Oxford I, Syracuse) shall have a minimum of 2,400 square feet of gross floor area.**

**Comment:** The smallest unit proposed with this application is the Montana at 2,595 square feet, which exceeds the minimum requirement established with the CDP.

9. **Specific Design Plan SDP-0413:** Specific Design Plan SDP-0413 was approved by the District Council on November 14, 2005 for 114 single-family detached lots within Phase I and rough grading of Phase II, subject to 12 conditions, of which the following are applicable to the review of this specific design plan and warrant discussion as follows:

1. **Prior to certification of the specific design plan, the following revisions or information shall be provided or inserted:**
  - a. **All side and rear elevations shall be revised so that at least three standard architectural features, such as windows, doors, and fireplace chimneys, are shown on those elevations.**

**Comment:** This condition remains valid and has been carried forward as a recommended condition of approval of this specific design plan.

3. **At least 90% of the single family detached units shall have a full front façade (excluding gables, windows, trim and doors) constructed of brick, stone, or stucco, or shall be treated with a full-width front porch. All chimneys shall be constructed**

of brick or stone. All side elevations directly facing the public street shall be designed with materials and details in a manner consistent with the front elevation. All side elevations which are highly visible from the public street, as a result of being angled on a corner lot, or which project forward from the two neighboring houses more than 20 feet, shall display significant architectural features which contribute to the design aesthetic of the unit. Significant architectural features include, but are not limited to, bay projections, wraparound porches, sunrooms, conservatories, pergolas, and other architectural embellishments consistent with the architecture defined in the front elevation of the unit.

**Comment:** This condition is applicable to the subject specific design plan and has been carried forward in modified form as Conditions 2 and 3 in the recommendation section of this report. The modifications recommended are discussed below in Finding 11.

10. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:

a. The proposed addition of five architectural models will have no effect on the findings of the previously approved specific design plan regarding conformance with the requirements of the R-S Zone as stated in Sections 27-511, 512, 513, and 514 with regards to permitted uses and other regulations such as general standards and minimum size of property.

b. Section 27-528 requires the following findings for approval of a specific design plan:

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

(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)(1.1), 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)(1)(B) and (a)(11), 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);**

**Comment:** As stated in Finding 8, the proposed specific design plan conforms to the approved comprehensive design plan. The proposed addition of five architectural models will not have any effect on the previously approved specific design plan's conformance to the applicable standards of the *Prince George's County Landscape Manual*.

- (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 or provided as part of the private development;**

**Comment:** Findings for adequate public facilities including fire, rescue, police, and transportation have been made in conjunction with the preliminary plan of subdivision and specific design plan. The addition of five architectural models will have no effect on previous findings of adequacy made in conjunction with the preliminary plan of subdivision and specific design plan.

- (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; and**

**Comment:** The addition of five architectural models will have no effect on findings that adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties, which have been made with the previously approved specific design plan.

- (4) **The plan is in conformance with an approved Tree Conservation Plan.**

**Comment:** Findings of conformance with the tree conservation plan have been made in conjunction with the previously approved specific design plan. The addition of five architectural models will have no effect on previously made findings of conformance.

11. **Urban Design Analysis:** This application is technically not subject to the conditions attached to the approval of SDP-0609 for Phase II of Balmoral. However, to help achieve a sense of unity and consistency within the Balmoral development as a whole, it is important that the architectural models approved in Phase I receive similar treatment and exhibit the same level of quality and detailing as those approved in Phase II. Two architecturally-related conditions imposed upon Phase II warrant discussion as follows:

- 1(f) **Employ a minimum of three standard architectural features on those elevations, such as windows, doors, and fireplace chimneys so that these features shall form a reasonably balanced composition on the most visible side elevations of dwelling units on corner lots, or other lots whose side elevations are highly visible to public rights-of-way.**

**Comment:** This condition is similar to Condition 1(a) of SDP-0413, discussed above in Finding 9. Condition 1(a) is more stringent in that it requires a minimum of three standard features on all side and rear elevations regardless of their visibility. Condition 1(a) has been carried forward as a recommended condition of approval of this specific design plan.

8. **Prior to certification approval of SDP-0609, the applicant shall identify high visibility side elevations, which directly face the public street on corner lots or other lots whose side and rear elevations are highly visible to public right-of-way. The high visibility elevations shall be designed with materials and details in a manner**

**consistent with the front elevation and employ significant architectural features which contribute to the aesthetics of the unit. Significant architectural features include, but are not limited to, bay windows, box windows, wrap-around porches, sunrooms, conservatories, pergolas and other architectural embellishments consistent with the architecture defined on the front elevation of the unit to form a reasonably balanced composition. At time of building permit, in the event the opposite side of such dwelling unit is not highly visible from the public street and, as a result, the homeowner chooses not to display such treatment, the side yard of such unit shall be planted with an evergreen buffer.**

**Comment:** Although Condition 3 of SDP-0413 addresses the treatment of highly visible elevations, it does not address the treatment of an opposite side elevation that is not highly visible. Condition 3 of SDP-0413 should be carried forward in modified form, incorporating the requirement for opposite side elevations that are not highly visible as specified above in Condition 8 of SDP-0609. In addition, the note below the tracking chart on the SDP should be revised to reflect the evergreen buffer requirement.

## 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-0413/02 for Balmoral, Phase I, Architecture, subject to the following conditions:

1. Prior to certification of the specific design plan, all side and rear elevations shall be revised so that at least three standard architectural features, such as windows, doors, and fireplace chimneys are shown on those elevations.
2. At least 90 percent of the single-family detached units in Phase I shall have a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco, or shall be treated with a full-width front porch.
3. All chimneys shall be constructed of brick or stone. All side elevations directly facing the public street shall be designed with materials and details in a manner consistent with the front elevation. All side elevations which are highly visible from the public street, as a result of being angled on a corner lot or which project forward from the two neighboring houses more than 20 feet, shall display significant architectural features which contribute to the design aesthetic of the unit. Significant architectural features include, but are not limited to, bay projections, wraparound porches, sunrooms, conservatories, pergolas, and other architectural embellishments consistent with the architecture defined in the front elevation of the unit. At the time of building permit, in the event the opposite side of such dwelling unit is not highly visible from the public street and, as a result, the homeowner chooses not to display such treatment, the side yard of such unit shall be planted with an evergreen buffer. The note below the tracking chart on the SDP shall be revised to reflect the requirements of this condition prior to certification.