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Detailed Site Plan

DSP-02024-06

Application	General Data	
Project Name: Town Center at Camp Springs Phase 1-B Lots 225–230, 269–290 Location: Northwest of the intersection of Auth Way and Telfair Boulevard, approximately 1,500 feet north of the intersection of Britannia Way and Auth Way Applicant/Address: Ryan Homes 4780 Corridor Road Suite B Beltsville, MD 20705	Planning Board Hearing Date:	01/21/10
	Staff Report Date:	01/13/10
	Date Accepted:	11/09/09
	Planning Board Action Limit:	Waived
	Plan Acreage:	47.25
	Zone:	M-X-T
	Dwelling Units:	28
	Gross Floor Area:	N/A
	Planning Area:	76A
	Tier:	Developed
	Council District:	09
	Election District	06
	Municipality:	N/A
200-Scale Base Map:	206SE05	

Purpose of Application	Notice Dates	
Request for approval of architectural elevations for two new model types for Ryan Homes.	Informational Mailing:	10/09/09
	Acceptance Mailing:	11/09/09
	Sign Posting Deadline:	12/22/09

Staff Recommendation		Staff Reviewer: Susan Lareuse	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-02024/06
Town Center at Camp Springs
Phase 1-B, Lots 225–230, 269–290

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

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. Conformance to the M-X-T Zone (Mixed-Use Transportation-Oriented) Section 27-542 through 27-546 and Section 27-548.
- b. Section 27-274 of the Zoning Ordinance for conformance to the Site Design Guidelines.
- c. Conformance to the requirements of the *Prince George's County Landscape Manual*.
- d. Conformance to the requirements of the Woodland Conservation and Tree Preservation Ordinance.
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests the approval of a revision to an approved detailed site plan (DSP) to add two architectural models for previously approved single-family attached dwelling units. The applicant has asked that the architecture be approved so it can be built on Lots 225–230 and 260–290.

2. **Development Data Summary:**

Zone	M-X-T
Gross Tract Area	47.25 acres
Area within 100-year floodplain	6.05 acres
Net Tract Area	41.20 acres
Area within nontidal wetlands	5.27 acres
Proposed Use	Single-family attached

3. **Location:** The subject property is located northwest of the intersection of Auth Way and Telfair Boulevard, approximately 1,500 feet of the north intersection of Britannia Way and Auth Way. The site is in Planning Area 76A and Council District 9.

4. **Surrounding Uses:** The majority of the lots within this subdivision are developed. The lots to which these architectural elevations apply are currently surrounded by other single-family attached lots. To the north of the subject lots is open space owned by the homeowner association (HOA) which abuts Suitland Parkway.

5. **Previous Approvals:** The subject property was previously zoned I-1 and was known as Capital Gateway Office Park. The property had a preliminary plan approved in 1990, and subsequently the property received approval for final plats of subdivision. The property was rough graded and infrastructure was placed on the site including stormwater management, the main loop road (Auth Way/Capital Gateway Drive), street trees, and sidewalks. The Washington Metropolitan Area Transit Authority (WMATA) acquired a portion of the land for the terminus of the Green Line, which is the Branch Avenue Metro Station.

In October 2000, the District Council rezoned the property from the I-1 and R-R Zones to the M-X-T Zone by Sectional Map Amendment. The Conceptual Site Plan (CSP-01015) was reviewed and approved by the Planning Board on June 28, 2001.

The original detailed site plan for this property was approved on June 27, 2002. Since that time, a number of revisions have been approved at the Planning Director level for minor revisions and to add additional architectural elevations to the project. It should be noted that Detailed Site Plan DSP-02024-05 is a pending case and no action by the Planning Board has been taken, as of the writing of this report.

6. Ryan Homes is requesting approval of the following models:

Builder/Models	Minimum Base Finished Area (square feet)
Ryan Homes	
Lafayette	2156
Hazelton	2110

7. The proposed revision to add two new architectural elevations to the set of approved models will have no impact on the previous findings made for conformance to Section 27-546 of the Zoning Ordinance for development in the M-X-T Zone.
8. Section 27-274 of the Zoning Ordinance establishes the required Design Guidelines for the site for detailed site plans. The proposed revision to add two new architectural models continues to meet all of the applicable site design guidelines.
9. Section 27-548(d) of the Zoning Ordinance states the following:

Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

Comment: The proposal to revise the plans to add two architectural elevations to the approved architecture for the development will have no impact on the previous findings of conformance to the *Prince George's County Landscape Manual*.

10. **The Woodland Conservation and Tree Preservation Ordinance:** The proposal to revise the plans to add two architectural elevations to the approved architecture for the development will have no impact on the previous findings of conformance to the Woodland Conservation and Tree Preservation Ordinance.
11. The detailed site plan is in conformance with the conceptual site plan and its conditions.
12. The proposed architectural elevations have been reviewed for conformance to the previously approved Detailed Site Plan DSP-02024 and the associated conditions of approval. The following conditions warrant discussion:

12. The architectural elevations shall be revised prior to signature approval to indicate that all front facades of the multifamily units and the townhouse units shall incorporate brick elements. At a minimum, the units shall include either a first-story brick front or other primary brick element giving the appearance of the majority of the front facade being brick. Brick shall be provided on the sides of highly visible end units and transition units. The entire building stick must appear to be harmoniously designed. All future architectural revisions shall be governed by Exhibits B-K.

Comment: The first story of the front façade of all of the units is proposed to be brick as shown on the architectural elevations. The sides of the end units should be revised to show a minimum of the first floor clad in brick, as well as a full brick side elevation for the Lafayette model. The elevations for the rears of the units which do not apply to the specific lots that are the subject of the DSP should be deleted from the set.

13. The rear of each townhouse located near the right-of-way of Suitland Parkway (Lots 96-117, 191-208, and 266-287 as shown on the site plan) shall provide a minimum of two of the following features: (a) shutters and/or other upgraded window trim treatments, (b) transom or Palladian windows, (c) bay windows, (d) reverse gable or hip roof, or (e) standing seam metal roof over bumpouts.

Comment: Lots 269–290 back up to Suitland Parkway. The rear elevations for these units could be improved with additional features such as reverse gables, decorative windows, prominent trim and/or other architectural detailing. Conditions have been included in the Recommendation Section to address this issue.

13. **Referral Comments:** The subject application was referred to the concerned agencies/divisions and is summarized as follows:
 - a. **Historic Preservation Section**—The Historic Preservation staff has reviewed the applicant’s submittal for revised architectural elevations for townhouses to be built on the subject property. Staff finds that the rear and side elevations of the 22 townhouses to be located within Parcel 1 at Talmadge Circle (lots 269–290) will be at least partially visible from Suitland Parkway (National Register/Historic Site 76A-022). Therefore, the architectural details of the side and rear elevations of these units should be enhanced as stated in the Recommendation Section of this report.
 - b. **The National Park Service**—A copy of the application was sent to this agency. No comment has been submitted as of the writing of this report. The Urban Design Section called the staff of the National Park Service and left a message regarding this case on January 6, 2010.
14. In accordance with Section 27-285 (b) and Section 27-548.25 of the Zoning Ordinance, 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.

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 Detailed Site Plan DSP-02024-06, Town Center at Camp Springs, subject to the following conditions:

1. Prior to signature approval the detailed site plan shall be revised as follows:
 - a. The site plan shall be revised to delete any content relating to the development of future lots within the development.
 - b. The 24-foot-wide Lafayette model shall be shown for all of the end units and the 22-foot-wide Hazelton model shall be shown as the interior unit for all of the proposed building sticks.
2. Prior to signature approval the architectural elevations shall be revised as follows:
 - a. Provide an 8/12 pitch roofline for each of the units as a standard feature and notes relating to the 6/12 pitch roofline shall be deleted from the plans.
 - b. The side elevation for the Hazelton model shall be deleted from the plans.

- c. The side elevation for the Lafayette model shall delete the 100 percent siding elevation, add a side elevation featuring 100 percent brick and retain the side elevation designed with the first floor as brick.
 - d. End units for lots 269 and 290 shall be faced entirely of brick, above grade on both the front and side elevations. Window openings for these side elevations shall include consistent lintel and sill treatments and shall be flanked by appropriately sized louvered shutters.
 - e. Rear elevations for lots 269–290 shall include upgraded four-inch-wide trim for all window and door openings. Window openings at the second and third stories shall be flanked by appropriately sized louvered shutters. Windows shall be arranged in a generally balanced fashion across the building elevations; uneven lintel and sill heights should be avoided, as should the use of irregularly sized and asymmetrically placed windows.
 - f. Rear roofs for lots 269–290 shall include fenestrated dormers either in pairs, or as an appropriately scaled single unit, to alleviate large expanses of uninterrupted roofing visible from the parkway. In each stick of five or six attached units, two units may have a standard roof (without a dormer or dormers). All other units shall provide a rear roof treatment consisting of either a pair of fenestrated dormers or an appropriately scaled, single fenestrated dormer. Both dormer types may be located randomly to avoid repetitive patterns; these dormers shall be standard details for these units and shall be provided by the homebuilder. In all cases, dormers shall include windows of identical detail and scale to those used on primary building elevations; no un-fenestrated dormers or reverse gables shall be used on these rear elevations.
 - g. For lots 269–290, lighting for rear yards and decks shall be full cut off optics to avoid impacting Suitland Parkway with light.
3. Prior to the issuance of a building permit for Lot 225, the front and side elevations shall be shown as entirely brick.