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Detailed Site Plan

DSP-04074-04

Application	General Data	
Project Name: Simmons Ridge Location: West side of Brandywine Road, approximately 1.5 miles south of the intersection of Brandywine Road and Surratts Road. Applicant/Address: Ryan Homes 4780 Corridor Place, Suite B Beltsville, MD 20705	Planning Board Hearing Date:	07/08/10
	Staff Report Date:	06/23/10
	Date Accepted:	05/05/10
	Planning Board Action Limit:	07/08/10
	Plan Acreage:	54.326
	Zone:	R-R
	Dwelling Units:	85
	Gross Floor Area:	N/A
	Planning Area:	81A
	Tier:	Developing
	Council District:	09
	Election District	09
	Municipality:	N/A
200-Scale Base Map:	214SE06	

Purpose of Application	Notice Dates	
Addition of six Ryan Homes models to the approved site plan.	Informational Mailing:	12/13/10
	Acceptance Mailing:	05/03/10
	Sign Posting Deadline:	06/08/10

Staff Recommendation		Staff Reviewer: Sherri Moseley Phone Number: 301-952-3168 E-mail: Sherri.Moseley@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: Detailed Site Plan DSP-04074-04
Simmons Ridge, Umbrella Architecture

The Urban Design staff has completed the 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 detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the Rural Residential (R-R) Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-04021.
- c. The requirements of Detailed Site Plan DSP-04074.
- d. The requirements of the *Prince George's County Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.

FINDINGS

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

1. **Request:** The subject application is a request for approval of six additional single-family detached architectural models for the Simmons Ridge development.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Residential/Vacant	Residential
Acreage	54.33	54.33
Number of lots	85	85
Number of parcels	4	4

3. **Location:** The subject property is located on the west side of Brandywine Road, approximately 1.5 miles south of the intersection of Brandywine Road and Surratts Road, in Planning Area 81A and Council District 9.

4. **Surroundings and Use:** The proposed development is bounded to the west by the right-of-way of Brandywine Road. To the north of the property are existing single-family residences in the One-Family Detached Residential (R-80) Zone and to the south and east are R-R-zoned properties; further across Brandywine Road are existing single-family detached houses in the R-80 Zone. An existing church is identified to the south of the subject property in the R-R Zone fronting on Brandywine Road.

5. **Previous Approvals:** The subject site has a Preliminary Plan of Subdivision, 4-04021 (PGCPB Resolution No. 04-143), including a Type I Tree Conservation Plan, TCPI/14/04, which was approved by the Planning Board on July 15, 2004. The site also has an approved Stormwater Management Concept Plan, 37990-2003.

A Detailed Site Plan, DSP-04074, including a Type II Tree Conservation Plan, TCPII/22/05, was approved for the subject property by the District Council on November 28, 2005, subject to six conditions. Three revisions to DSP-04074 to add architectural models have since been approved.

6. **Design Features:** The subject application proposes to add the following six Ryan Homes models to the approved architecture for the Simmons Ridge development:

ARCHITECTURAL MODEL DATA

Model	Base Finished Area (sq. ft.)
Yorkshire	2,508
Savoy	2,509
Ravenna	2,560
Belford	2,518
Victoria Falls	2,472
Zachary Place	2,305

Most of the models feature varied roof patterns and decorative architectural elements which are comparable to the previously approved models in the Simmons Ridge development. Each model is two-story, has a two-car garage as a standard feature, and is finished with standard vinyl siding, brick veneer, stone veneer, or a combination of these materials. Front elevations feature decorative headpieces or brick jack-arch, paneled shutters and garage doors, and front entries defined with pilasters and crosshead treatments. The architectural models previously approved for

this site ranged from 2,610 to 3,387 square feet. The total base finished area of the proposed models, as indicated in the Architectural Model Data table, varies from 2,305 to 2,560 square feet, which is smaller than any of the previously approved models. Currently, there are only two models built in the subject development, both of which are owned by the developer.

Several architectural design-related conditions have been included in the recommendation section of this report to ensure that the proposed models maintain architectural consistency with one another and with previously approved models in regard to detailing. All side elevations should feature a minimum of three architectural features in a reasonably balanced composition. Elevation A of the Belford model, which does not include the bonus room, and Elevation A of the Savoy model should be eliminated from the application due to a significant lack of roofline variations and offsets on the front façade that are typical of other models. The proposed vinyl-sided front elevations for the Savoy model do not incorporate decorative trim above garage doors which is typical of other models. The front elevations of the Savoy model should be revised to include a headpiece over the garage door that is consistent with the headpieces featured atop windows on the front façade. To ensure a variety in building materials and to help offset the proposed smaller square footage of the models, a minimum of 50 percent of all front façades should be constructed of 100 percent brick.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed single-family detached dwellings are a permitted use in the R-R Zone.
 - b. The subject site was previously found to be in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density. The proposed addition of six architectural models has no impact on the previous finding of conformance.
 - c. 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.
8. **Preliminary Plan of Subdivision 4-04021:** Preliminary Plan of Subdivision 4-04021 was approved by the Planning Board on July 15, 2004, subject to 23 conditions. Of the 23 conditions, none were specifically related to the design of architecture.
9. **Detailed Site Plan DSP-04074:** Detailed Site Plan DSP-04074 was approved for the subject property by the District Council on November 28, 2005, subject to six conditions. Specific conditions that warrant discussion regarding conformance with architectural design are considered below.

2. **At time of building permit, the applicant shall:**
 - a. **Show exact building footprints on the site plan.**
 - b. **Provide the elevation for each house.**
 - c. **Provide lot coverage information on the coversheet of the site plan.**
5. **No two units located next to or immediately across the street from each other may have identical front elevations.**
6. **The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.**

Comment: These conditions have been carried forward in the recommendation section of this report.

10. **Prince George’s County Landscape Manual:** The proposed addition of six architectural models has no impact on the previous findings of conformance to the Landscape Manual.
11. **Woodland Conservation Ordinance:** The proposed addition of six architectural models has no impact on the previous findings of compliance with the requirements of the Woodland Conservation and Tree Preservation Ordinance.

RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04074-04 for Simmons Ridge, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Revise all side elevations to include a minimum of three standard architectural features in a reasonably balanced composition.
 - b. Remove Elevation A of the Belford and Savoy models from the architectural package.
 - c. Revise all front elevations of the Savoy model which feature siding to include a headpiece over the garage door that is consistent with the headpieces featured atop windows on the front façade.
 - d. Revise the coversheet to include a brick front tracking chart.
2. At the time of building permit, the applicant shall:
 - a. Show the exact building footprints on the site plan.
 - b. Provide the elevation for each house.
 - c. Provide lot coverage information on the coversheet of the site plan.

3. No two units located next to or immediately across the street from each other may have identical front elevations.
4. The developer, his heirs, successors, and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.
5. A minimum of 50 percent of all front façades shall be 100 percent brick.