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Detailed Site Plan

DSP-04040-04

Application	General Data	
Project Name: Waterford Location: North side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road. Applicant/Address: Stanley Martin Homes 11111 Sunset Hills Road, Suite 200 Reston, VA 20190	Planning Board Hearing Date:	03/29/12
	Staff Report Date:	03/14/12
	Date Accepted:	01/20/12
	Planning Board Action Limit:	03/30/12
	Plan Acreage:	2.01
	Zone:	R-A
	Dwelling Units:	1
	Gross Floor Area:	6,186 sq. ft.
	Planning Area:	74A
	Tier:	Developing
	Council District:	06
	Election District	07
	Municipality:	N/A
200-Scale Base Map:	205NE11	

Purpose of Application	Notice Dates	
Review of building architecture and building siting for Lot 17 in accordance with Condition 15 of the District Council Order for DSP-04040.	Informational Mailing:	05/12/10
	Acceptance Mailing:	01/20/12
	Sign Posting Deadline:	02/28/12

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@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-04040-04
Waterford

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 detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the Residential-Agricultural (R-A) Zone.
- b. The requirements of Detailed Site Plan DSP-04040.
- c. The requirements of Preliminary Plan of Subdivision 4-03111.
- d. The requirements of the 2010 *Prince George's County Landscape Manual*.
- e. The requirements of the Woodland and Wildlife Habitat Conservation Ordinance.
- f. The requirements of the Tree Canopy Coverage Ordinance.
- g. Referrals.

FINDINGS

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

1. **Request:** The subject application is for approval of architecture and building siting on Lot 17 in accordance with Condition 15 of the District Council Order for Detailed Site Plan DSP-04040.
2. **Location:** The site is in Planning Area 74A, Council District 6. Waterford is located on the south side of John Hanson Highway (US 50) and on the north side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road. The subject lot (Lot 17) is located within Waterford across from the Pleasant Prospect Historic Site 74A-6, at the northeast quadrant of the intersection of Waterford Mill Road and Winding Creek Lane.

3. **Surroundings and Use:** A Potomac Electric Power Company (PEPCO) right-of-way, undeveloped farmland, and large single-family lots within the Woodmore Subdivision surround the Waterford development.
4. **Previous Approvals:** Waterford has a number of previous site plan approvals. Waterford was previously the subject of Pre-Preliminary Plan of Subdivision P-03011; Preliminary Plan of Subdivision 4-03111 and Type I Tree Conservation Plan TCPI/72/03; and Detailed Site Plan DSP-04040 and Type II Tree Conservation Plan TCPII/152-04. The Planning Board's action of approval for Preliminary Plan 4-03111 is found in PGCPB Resolution No. 04-24, adopted on March 24, 2004; and for Detailed Site Plan DSP-04040 in PGCPB Resolution No. 05-61, adopted on March 3, 2005. The District Council took action on DSP-04040 on September 12, 2005 and affirmed the Planning Board's decision with additional conditions.

An -01 revision to DSP-04040 was reviewed at staff level for architecture on Lot 100, although that application remains dormant. Detailed Site Plan DSP-04040-02 and TCPII/152-04-05 were approved for the addition of vegetative berms within the larger property. An entrance monument and security cameras were added under an -03 revision to the previously approved detailed site plan. Various revisions to the Type II tree conservation plan (TCPII) were also reviewed at staff level.

5. **Design Features:** Lot 17 is an 87,564-square-foot (2.01 acre) lot located across from Pleasant Prospect Historic Site 74A-6, at the northeast quadrant of the intersection of Waterford Mill Road and Winding Creek Lane. Driveway access to the proposed single-family home on Lot 17 is from Waterford Mill Road. For additional discussion regarding the architecture proposed for Lot 17, see Finding 7.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-A (Rural-Agricultural) Zone. The subject site is in compliance with the requirements of Section 27-426 of the Zoning Ordinance for the R-A Zone.
7. **Detailed Site Plan DSP-04040:** Detailed Site Plan DSP-04040 was approved by the District Council on September 12, 2005 with 24 conditions. Condition 15 requires a limited detailed site plan for the subject site.

15. **Prior to the issuance of building permit, a limited detailed site plan to be approved by the Planning Board or its designee, for architecture for the proposed houses on Lots 4, 17, 18 and 19 shall be required. Particular attention shall be given to the siting of the houses on Lots 4 and 17 for compatibility to the Historic Site. The architectural elevations shall indicate brick on front and side façades, and some Federal-style architectural elements (such as pedimented entrances, fanlights, flat-arch brick lintels and shutters) shall be incorporated into the design of these houses.**

Comment: The subject lot identified as Lot 17, Block A, Waterford Subdivision, is adjacent to Pleasant Prospect (74A-006) a National Register historic site. Staff offers the following discussion regarding the plan's conformance with the above condition:

Pleasant Prospect

Pleasant Prospect was built in 1798 for Dr. Isaac Duckett. It is a two and one-half-story brick plantation house with side passage and a kitchen wing. The walls are laid in Flemish bond, which is a decorative style of bricklaying that alternately lays headers and stretchers in a single course. The home is an important example of a Federal plantation house. Pleasant Prospect was listed in the National Register of Historic Places in 1976 and is protected by a preservation easement held by the Maryland Historical Trust (MHT).

The historic home lies within a five-acre environmental setting on Parcel 10. The main structure is set back approximately 390 feet from Waterford Mill Road.

Federal-style architectural elements

Condition 15 specifies that Federal-style architectural elements shall be incorporated into the design of the houses on Lots 4, 17, 18, and 19. Traditional building materials, such as brick, pedimented entrances, fanlights, flat-arch brick lintels, and shutters are frequently used in Federal-style buildings. While the proposed residence on Lot 17 is not a Federal-style building, as Federal-style buildings are most often symmetrical on either side of the building entrance, it does include architectural elements that make it compatible with Pleasant Prospect.

The applicant proposes the Colton 750 architectural model on Lot 17. As required by condition, the building will have full brick on the front and sides with limited exceptions. The elevations indicate one large central gable at the front facing elevation, dormers with gables above the garage, and square pediment above the front door. The façade also incorporates decorative brick work. A combination of flat and arched brick lintels is proposed above many of the windows on the front elevation. These lintels incorporate keystone features. Black shutters are also proposed on the front elevations.

Currently, the building elevations indicate that the Federal-style architectural elements are included on the front building elevation only. Appropriate Federal-style architectural elements should be included on the side elevations as well. The submitted black and white building elevations for other Colton models indicate that details above the garage doors, similar to the flat brick lintels with keystones above the front windows, are standard features above garage entrances. This detail above all three garage doors should be required. Staff additionally recommends that shutters be provided for windows on the side elevations.

Staff also recommends the rear elevation of the sunroom located on the south side of the building be revised to indicate full brick. That elevation currently indicates brick at the watertable only, which is inconsistent with the treatment of all other architectural elevations.

The proposed single-family home will be set back approximately 87 feet from Winding Creek Lane. The house will therefore not block views of Pleasant Prospect from those traveling west on Winding Creek Lane to its intersection with Waterford Mill Road.

8. **Preliminary Plan of Subdivision 4-03111:** The detailed site plan is in conformance with approved Preliminary Plan 4-03111. The following condition is relevant to the subject review:
 18. **Prior to the issuance of building permits for Lots 16 and 89 through 91, a limited detailed site plan shall be approved by the Planning Board or its designee to address the materials, elevations and architecture of proposed houses on these lots.**

Comment: Lot 17 was previously known as Lot 91. At the time of preliminary plan of subdivision, it was determined that the houses on Lots 89 through 91 would be visible from the historic site. A limited detailed site plan is required to show the siting, size, materials, elevations, and architectural elements of the proposed houses, prior to issuance of building permits. The subject application was submitted in fulfillment of the above requirement.

9. **The requirements of the 2010 Prince George’s County Landscape Manual; the Woodland and Wildlife Habitat Conservation Ordinance; and the Tree Canopy Coverage Ordinance:**

The subject application is for the review of architectural materials, building siting, and general compatibility with the historic site. The review does not include evaluation of landscaping or a tree conservation plan. Conformance with the requirements of the 2010 *Prince George’s County Landscape Manual*, the Woodland and Wildlife Habitat Conservation Ordinance, and the Tree Canopy Coverage Ordinance should be verified at the time of building and grading permits, as applicable.

10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Historic Preservation**—In revised comments dated February 28, 2012, the Historic Preservation Section stated that the revised building elevations and computer generated façade drawings of the proposed dwelling indicate full brick walls on the front and sides of the building. This change to proposed DSP-04040-04, Waterford, is adequate in meeting the requirements of the District Council resolution for DSP-04040, Condition 15.

11. As required by Section 27-285(b) 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.

Since the subject site (Lot 17) contains no regulated environmental features, the finding required by Section 27-285(b)(4) need not be made in this case.

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 DSP-04040-04, Waterford, with the following condition:

1. Prior to signature approval of the detailed site plan (DSP), the following information shall be provided or revisions made:
 - a. A brick jack arch with precast keystone shall be provided above each garage door.
 - b. Shutters shall be provided for windows on the side elevations.
 - c. The rear elevation of the sunroom located on the south side of the building shall be revised to indicate full brick.