

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 29, 2018, regarding Specific Design Plan SDP-1003-16 for Parkside (formerly Smith Home Farm), Section 3, the Planning Board finds:

1. **Request:** This approval of an amendment to a specific design plan (SDP) is to add one single-family attached (townhouse) architectural model, specifically the Stanley Martin Homes ‘Reese’ model, to the approved architecture for Section 3 of Parkside, in the Residential Medium Development (R-M) and Military Installation Overlay (M-I-O) Zones.

2. **Development Data Summary:**

Zones	EXISTING	APPROVED
Uses	R-M/M-I-O	R-M/M-I-O
	Vacant and Residential	Residential
Overall Parkside Acreage	757	757
Acreage (Section 3)	27.85	27.85
Townhouse Lots	210	210

3. **Location:** Parkside (formerly Smith Home Farm) is a tract of land consisting of wooded undeveloped land and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue), and measuring approximately 757 acres. Specific Design Plan SDP-1003, including Sections 1A, 1B, 2, and 3 and totaling approximately 251 acres, is located in the western portion of the development. Section 3 is located in the eastern/central portion of SDP-1003 in the triangle of land north of the intersection of Central Park Drive and Rock Spring Drive. The project is also located in Planning Area 78 and Council District 06.
4. **Surrounding Uses:** Section 3 of the subject SDP, where the revisions approved herein are to occur, is bounded to the north by Section 4 of the Parkside development (formerly Smith Home Farm); to the southeast by Central Park Drive, with the future Westphalia Central Park beyond; and to the south/southwest by Rock Creek Drive, with Sections 1B and 2 of SDP-1003 of the Parkside development (formerly Smith Home Farm) beyond.
5. **Previous Approvals:** The larger Parkside development (formerly Smith Home Farm) includes 727 acres in the R-M and M-I-O Zones, and 30 acres in the Local Activity Center (L-A-C) and M-I-O Zones. It was rezoned from the R-A Zone through Zoning Map Amendments A-9965-C

and A-9966-C for residential (a mixture of single-family detached, single-family attached, and multifamily condominiums) and commercial/retail space. Zoning Map Amendments A-9965-C and A-9966-C were approved by the Prince George's County District Council on February 13, 2006 (Zoning Ordinance Nos. 4-2006 and 5-2006), subject to three conditions.

On June 12, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the District Council, subject to 34 conditions. A single revision, CDP-0501-01, was approved by the District Council on May 21, 2012, subject to five conditions.

On April 6, 2006, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Subsequently, two reconsiderations of 4-05080 were filed and approved, as memorialized in PGCPB Resolution No. 06-64(A), adopted by the Planning Board on September 7, 2006; and PGCPB Resolution No. 06-64(A/2)(C), adopted by the Planning Board on June 14, 2012 and administratively corrected on February 19, 2013.

Specific Design Plan SDP-0506 for road infrastructure was approved by the Planning Board on July 27, 2006 and PGCPB Resolution No. 06-192 was adopted on September 7, 2006, formalizing that approval. An amendment (SDP-0506-01) was approved on December 12, 2007 by the Planning Director, as designee of the Planning Board, to revise the master plan roadway, A-67, to a 120-foot right-of-way, and to add bus stops and a roundabout. Specific Design Plan SDP-0506-02 was approved by the Planning Board on February 23, 2012 to reduce the right-of-way width of MC-631 (Central Park Drive) to 100 feet, to relocate five stormwater management facilities, to change the grading associated with the proposed roadways and stormwater management facilities, to add a roundabout at the intersection of MC-631 and C-627 (Rock Creek Drive) and at the intersection of C-627 and future Road A, and to add culs-de-sac on existing Melwood Road (south of the Cook and Wright properties) and close to the intersection of Melwood Road and Westphalia Road. Specific Design Plan SDP-0506-03 was approved by the Planning Board on July 17, 2014 to add entrance features, fencing, and landscaping along MC-631 and C-627.

Specific Design Plan SDP-1002 for stream restoration within Parkside was approved by the Planning Board on January 26, 2012 and PGCPB Resolution No. 12-07 was adopted on February 16, 2012, formalizing that approval, subject to seven conditions.

Specific Design Plan SDP-1101 was approved by the Planning Board on February 26, 2016 for the Westphalia Central Park. On March 17, 2016, the Planning Board approved PGCPB Resolution No. 16-32, formalizing that approval. Subsequently, the District Council heard the case in oral argument and affirmed the Planning Board's decision on May 16, 2016. Specific Design Plan SDP-1302 was approved by the Planning Director on November 8, 2013. Specific Design Plan SDP-1302-01 was approved by the Planning Board on February 1, 2015 and PGCPB Resolution No. 16-140 was adopted on February 15, 2015, formalizing that approval.

Specific Design Plan SDP-1003 for infrastructure of Sections 1A, 1B, 2, and 3 of the Smith Home Farm development was approved by the Planning Board on March 12, 2012 and formalized by the Planning Board's adoption of PGCPB Resolution No. 12-21 on March 29, 2012. On July 24, 2012, the District Council affirmed the Planning Board's decision with two additional conditions of approval.

Specific Design Plan SDP-1003-01, an amendment to add townhouse architecture, to widen some townhouses to 22 feet, and to reorient 6 groups of townhouses within Section 1A, was approved by the Planning Board on May 30, 2013 and formalized in PGCPB Resolution No. 13-62. The District Council approved the amendment by an order dated September 23, 2013.

Specific Design Plan SDP-1003-02 was pre-reviewed, but then withdrawn on May 29, 2013.

Specific Design Plan SDP-1003-03, an amendment to add the Westphalia model to the approved architecture for Section 1B, was approved by the Planning Board on September 19, 2013 and formalized in the Planning Board's adoption of PGCPB Resolution No. 13-106 on October 10, 2013.

Specific Design Plan SDP-1003-04, an amendment to add the Arcadia model to Section 1A, was approved by the Planning Board on January 16, 2014. The Planning Board adopted PGCPB Resolution No. 14-02 on February 6, 2014.

Specific Design Plan SDP-1003-05 was approved to revise the central recreational area in Section 3, including the layout of the clubhouse and bath house, lighting, and architecture. The Planning Board approved the application on September 10, 2015 and adopted PGCPB Resolution No. 15-91 on October 1, 2015. It should be noted that before the '-05' amendment was approved, the name of the project was changed from "Smith Home Farm" to "Parkside."

Specific Design Plan SDP-1003-06 to revise Section 3 to include 140 two-family dwellings, to reduce the number of townhouses from 210 to 130 units, to add several models to the approved architecture, and to revise the permit trigger for approval of an SDP for the Westphalia Central Park was approved by the Planning Board on July 21, 2015. The Planning Board subsequently adopted PGCPB Resolution No. 15-36 on May 7, 2015. The District Council subsequently reviewed the case and approved it by an order dated July 21, 2015.

Specific Design Plan SDP-1003-07 to revise the proposed development layout and unit mix for Section 2, to add a single-family detached unit and 26 townhouses to the approved architecture, and to adjust the location of the mixed retirement development was approved by the Planning Board on November 19, 2015. The Planning Board subsequently adopted PGCPB Resolution No. 15-121 on December 10, 2015. The District Council subsequently reviewed the case and approved it by an order dated March 28, 2016.

Specific Design Plan SDP-1003-08 to add and modify entrance signs was approved by the Planning Director on December 21, 2015.

Specific Design Plan SDP-1003-09 to add a main entrance monument sign along Central Park Drive was approved by the Planning Board on September 8, 2016. On September 29, 2016, the Planning Board adopted PGCPB Resolution No. 16-105.

Specific Design Plan SDP-1003-10 was approved by the Planning Director to add the Davenport II townhouse model by Dan Ryan Builders on January 17, 2017.

Specific Design Plan SDP-1003-11 was approved by the Planning Director to update the previously approved Arcadia townhouse model on January 17, 2017.

Specific Design Plan SDP-1003-12 was approved by the Planning Director to add two townhouse models, Alden and Camden, by Dan Ryan Builders on April 7, 2017.

Specific Design Plan SDP-1003-13 was approved by the Planning Director to increase the gross floor area of the previously approved clubhouse building on April 7, 2017. The case was appealed and approved by the Planning Board on September 28, 2017. On October 19, 2017, the Planning Board adopted PGCPB Resolution No. 17-133.

Specific Design Plan SDP-1003-14 was approved by the Planning Director to widen the single-family detached lots, decreasing the number of total lots by two, and to add entrance features within Section 2 on November 7, 2017.

Specific Design Plan SDP-1003-15 is pending at the time of this approval for the addition of a retaining wall.

County Council Resolution CR-97-2016

The property was placed in the M-I-O Zone by County Council Resolution CR-97-2016 on November 15, 2016.

Stormwater Management Concept Plan 24819-2006-03

The project is subject to approved Stormwater Management Concept Plan 24819-2006-03 dated March 25, 2017, and valid until May 25, 2020.

6. **Design Features:** This SDP revision adds a Stanley Martin Homes townhouse model, the 'Reese', to the approved architecture for Section 3 of SDP-1003 (Sections 1A, 1B, 2, and 3) of the overall Parkside development (previously Smith Home Farm).

The 'Reese' townhouse model is a three-story, maximum 38.5-foot-high, 24-foot-wide unit with a base square footage of 2,456 square feet. It offers nine different front elevations, all of which have a front-loaded two car garage and a main entry door on the lowest level. Three of the elevations (Elevations D, E, and F) include full-brick fronts. The units feature gabled and varied dormer

features and high-quality detailing such as enhanced trim, keystone treatments above windows, and paneled shutters. The side elevations include three architectural features, which creates visual interest in the otherwise plain façades.

Pursuant to prior approvals, 60 percent of the single-family attached units must be built with a full brick or other masonry façade. A tracking chart is included on the plan as required by a previous approval.

Another prior condition requires that three architectural features be included on the highly-visible side elevations. As a minimum of three architectural features are provided on all versions of the 'Reese' model, any of the models may be utilized in the highly-visible locations. The lots which have to comply with this requirement are noted on the SDP cover sheet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments A-9965-C and A-9966-C:** On August 18, 2006, the District Council approved Zoning Map Amendments A-9965-C and A-9966, rezoning 757 acres of the Parkside development (formerly Smith Home Farm) from the R-A Zone to the R-M Zone and 30 acres from the R-E Zone to the L-A-C Zone, both subject to three conditions. Of the considerations and conditions attached to the approvals, the following is applicable to the approval of this SDP:

2. **The following conditions of approval shall be printed on the face of the Basic Plan:**

- P. **Prior to issuance of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This condition has been carried forward in subsequent applications and has also been made a condition of this approval.

The subject approval to add a townhouse model to the architecture for Section 3 of the SDP will not otherwise alter the previously made findings of conformance with the requirements of Zoning Map Amendments A-9965-C and A-9966-C.

8. **Comprehensive Design Plans CDP-0501 and CDP-0501-01:** On February 23, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the Planning Board, subject to 30 conditions. On March 16, 2006, the Planning Board adopted PGCPB Resolution No. 06-56, formalizing the approval. The District Council then reviewed and approved the CDP on June 12, 2006. The CDP was subsequently reconsidered and approved on December 17, 2015. On January 16, 2016, the Planning Board adopted PGCPB No. 06-56, formalizing the approval. The District Council then called up the case and reapproved it on March 28, 2016. On December 1, 2011, CDP-0501-01 was approved by the Planning Board, subject to four conditions,

modifying Conditions 3, 7, and 16 of the original approval. On May 21, 2012, the District Council affirmed the Planning Board's decision and approved CDP-0501-01. Relevant conditions of CDP-0501 approval, as modified by CDP-0501-01, are included in **boldface** type below and followed by Planning Board comment:

9. At time of the applicable SDP, the following areas shall be carefully reviewed:

h. The architectural design around the central park and the view sheds and vistas from the central park.

The subject amendment involves an area of the site bounded by two roads, Central Park Drive and Rock Spring Drive, and is visible from the Central Park. The architecture herein approved, which has three architectural features on its side elevations and several full-brick options, meets the requirements for highly-visible lots in Section 3, in accordance with this requirement.

i. The subject site's boundary areas that are adjacent to the existing single-family detached houses.

The subject amendment involves an area of the site that is not adjacent to existing single-family detached houses.

12. All future SDPs shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include the breakdown of each type of housing units approved, SDP number and Planning Board resolution number.

The specified tabulation is provided on the submitted SDP, and a condition of this approval requires that the tabulation be updated to include the subject amendment prior to certification.

19. Prior to the approval of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans in the R-M Zone stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.

This requirement was carried forward as a condition of subsequent approvals and has been included as a condition of this approval.

29. At time of the applicable Specific Design Plan approval, an appropriate bufferyard shall be evaluated and be determined to be placed between the proposed development and the existing adjacent subdivisions.

This condition does not apply, as the subject Section 3 is not adjacent to existing subdivisions.

34. Prior to SDP approval, the height for all structures shall be determined, and the density percentages shall be determined based on any variances necessary.

The townhouse architecture approved herein has a maximum height of 38.5 feet, which is within the limit of 40 feet that was established with the original SDP-1003 approval.

9. **Preliminary Plan of Subdivision 4-05080:** On April 6, 2006, the Planning Board approved PPS 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Of those conditions, the following are applicable to this SDP approval (underlining indicates new language pursuant to subsequent approvals of PPS 4-05080):

2. A Type II Tree Conservation Plan shall be approved with each specific design plan.

The subject approval is for lots within approved Type II Tree Conservation Plan TCPH-011-12-03, which will not need to be revised, as this approval only involves the addition of architecture.

10. Prior to the issuance of building permits for proposed residential structures, the applicant shall submit certification by a professional engineer with competency in acoustical analysis to the Environmental Planning Section demonstrating that the design and construction of building shells will attenuate noise to interior noise levels of 45 dBA (Ldn) or less.

This requirement has been carried forward as a condition of approval of this SDP.

62. Prior to the approval of any residential building permits within the 65 or 70 dBA Ldn noise contours, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.

This requirement has been included as a condition of approval of this SDP.

10. **Specific Design Plan SDP-1003:** Specific Design Plan SDP-1003 was approved by the Planning Board on March 8, 2012 (PGCPB Resolution No. 12-21), subject to 31 conditions. Subsequently, the District Council reviewed the case on July 24, 2012 and affirmed the Planning Board's resolution, with two additional conditions, for a total of 33. The relevant conditions of this approval are included below in **boldface** type, followed by Planning Board comment:

5. Prior to issuance of each residential building permit for construction of a unit within the 65 dBA Ldn line, plans for that building shall be certified by an acoustical engineer stating that internal noise levels shall be 45 dBA Ldn or less.

This condition remains valid and has been carried forward as a condition of approval of this SDP.

9. **At the time of approval of an umbrella architecture specific design plan for the subject project, the individual single-family detached units shall be dimensioned on a template sheet. Also in that application, set back requirements shall be established for additions, such as decks.**

The subject SDP revision only includes architecture for townhouses and is not the umbrella architecture SDP for single-family detached units.

22. **All future specific design plans for the project shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include a breakdown of each type of housing units approved, the specific design plan number, and the Planning Board resolution number.**

The specified tabulation is provided on the submitted SDP and, pursuant to a condition of this approval, will be updated to include this revision.

Specific Design Plans SDP-1003-01 through SDP-1003-12 all involve various amendments to the residential and recreational areas of the development to revise layouts and/or add architecture as previously noted. Specific Design Plans SDP-1003-08, SDP-1003-09, SDP-1003-10, SDP-1003-11, and SDP-1003-12 were approved at the Planning Director level and, thus, without conditions that would affect the subject approval. The remainder of the amendments were approved by the Planning Board with conditions.

Specific Design Plan SDP-1003-05 revised the approved central recreational center within Section 3, herein discussed, including the clubhouse and two bath house floor plans and architecture. This SDP was approved with a single condition, with which the project was judged to be in conformance with at the time of plan certification. Therefore, there are no conditions of that approval relevant to the subject approval. Condition 1.r. of the approval of SDP-1003-06 is relevant to the approval of the subject amendment and has been brought forward as a condition of this approval. It reads:

Sixty percent of the single-family attached townhouses in Section 3 shall feature a full brick or other masonry front façade. In aggregate, the total area of the front facades of the two-family attached dwellings within Section 3 shall contain a minimum of 70 percent brick, excluding windows and doors, or other masonry front façade. All the units in Section 3 which front on Central Park Drive shall have a full brick or other masonry front and side facades.

11. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance, as follows:
 - a. The subject SDP is consistent with Sections 27-507, 27-508, and 27-509 of the Zoning Ordinance governing development in the R-M Zone.

- b. The project is also consistent with Sections 27-213.23 through Section 27-213.30 of the Zoning Ordinance regarding development in the M-I-O Zone. The project is located within the Noise Intensity Zone (60–74 dBA noise contour) of the M-I-O Zone. Residential structures in this noise contour are required to demonstrate that all interior noise levels of the residential homes will be mitigated to 45 dBA Ldn, or less, and that there is no outdoor play area located within noise levels higher than 65 dBA Ldn. A condition of this approval requires that, prior to issuance of a building permit utilizing the model herein approved, the permit application be reviewed and certified by an acoustical engineer stating that the residential home will have interior noise levels of 45 dBA, or less, and that no outdoor play area is located in an area with higher than 65 dBA Ldn.

The project is also located in Surface Area E, which requires a maximum height of 231.65 feet. Using the Zoning Ordinance definition of height (the vertical distance from grade to average height of roof), the model herein approved is 38.5 feet tall and is, therefore, well below the maximum building height limits for Surface Area E.

- c. Section 27-528 requires the following findings for approval of an SDP:

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

(1) The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual...;

The SDP has been previously evaluated for conformance with approved Comprehensive Design Plans CDP-0501 and CDP-0501-01, as discussed above in Finding 8. The addition of a townhouse model does not alter the previously made findings of conformance with the CDP that were made at the time of previous approvals. Therefore, it may be said that the plan conforms to the approved CDPs. As detailed in Finding 12 below, the subject revision approval does not affect previous findings of conformance to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

(2) The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development...;

Findings for adequate public facilities including fire, rescue, police, and transportation were made in conjunction with the PPS and subsequent SDPs. The subject amendment will have no effect on the previous findings of adequacy made in conjunction with those plans.

- (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;**

In a memorandum dated February 6, 2018, the Prince George's County Department of Permitting, Inspections and Enforcement stated that the subject SDP is in accordance with the requirements of Stormwater Management Concept Plan 24819-2006-03 dated March 25, 2017 (originally approved on August 25, 2006, Parent Approval 36059-2005). This will ensure that adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties, in accordance with this required finding.

- (4) **The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The addition of a townhouse model to the approved architecture for the project will not affect prior findings of conformance with approved Type II Tree Conservation Plan TCP II-011-12-03. Therefore, it may be said that the plan is in conformance with an approved Type 2 tree conservation plan, in accordance with this requirement.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

SDPs including grading, development, and tree conservation have been approved previously and contain findings regarding regulated environmental features. The subject amendment will have no impact of any kind on regulated environmental features or on the preservation of those features.

12. **2010 Prince George's County Landscape Manual:** The approval of an architectural model has no impact on the previous finding of conformance to the Landscape Manual made in conjunction with the approval of previous SDPs for the subject property.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The approval of an architectural model has no impact on the previous findings of compliance with the Woodland and Wildlife Habitat Conservation Ordinance made in conjunction with the approval of previous SDPs for the subject property.
14. **Prince George's County Tree Canopy Coverage Ordinance:** The approval of an architectural model has no impact on the previous findings of compliance with the requirements of the Tree Canopy Coverage Ordinance made in conjunction with the approval of previous SDPs for the subject property.

15. **Further Planning Board Findings and Comments from Other Entities:** The subject application was only referred to the following agencies, as it involves only architectural issues and no other improvements or impacts:
- a. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated February 6, 2018, DPIE stated that the subject SDP was in accordance with the requirements of Stormwater Management Concept Plan 24819-2006-03, dated March 25, 2017 and valid until May 25, 2020. They also offered various standard technical comments and stated that they had no objection to the proposed amendment.
 - b. **Westphalia Civic Association/Advisory Council**—On August 30 and August 31, 2017, respectively, Mr. Redell Duke and Mr. Melvin Henderson stated that the Westphalia Civic Association/Advisory Council had no comment on the subject project.

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 Specific Design Plan SDP-1003-16 for the above-described land, subject to the following conditions:

1. Prior to issuance of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA Ldn or less.
2. Sixty percent of the single-family attached townhouses in Section 3 shall feature a full brick or other masonry front façade. In aggregate, the total area of the front façades of the two-family attached dwellings within Section 3 shall contain a minimum of 70 percent brick, excluding windows and doors, or other masonry front façade. All the units in Section 3 which front on Central Park Drive shall have a full brick or other masonry front and side façades.
3. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s):
 - a. Four dwelling units in any building group containing five or six units; or
 - b. Three dwelling units in any building group containing four units; or
 - c. Two dwelling units in any building group containing three units.
4. The specific design plan (SDP) tabulation included on the cover sheet of the plan set for the subject project shall be updated to include the subject SDP.

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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, and Hewlett voting in favor of the motion, with Commissioner Doerner absent, and with Commissioner Geraldo absent at its regular meeting held on Thursday, March 29, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of April 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

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