

Case No.: DSP-13001 Westphalia Town Center
Umbrella DSP for Residential Architecture

Applicant: Walton Westphalia Development USA, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 13-107, to approve with conditions a detailed site plan for approval of an umbrella DSP for residential architecture (excluding multifamily buildings) for the Westphalia Town Center development, a multiphase development project, located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road and east of the interchange of Suitland Parkway and Pennsylvania Avenue, in Planning Area 78, Council District 6, within the Developing Tier, is:

AFFIRMED, subject to the District Council's original jurisdiction pursuant to §27-132(f)(1) of the Zoning Ordinance and its authority to modify the decision of the Planning Board pursuant to 27-290(d) of the Zoning Ordinance.

As the basis for this action, the District Council, pursuant to §27-132(f)(1) and §27-290 of the Zoning Ordinance, adopts and incorporates by reference as if fully stated herein, the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-107, except as otherwise stated herein.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall:
 - a. Revise the brick percentage exhibit to increase the brick percentage from 50 to 70 percent at three locations as shown on Staff Exhibit 1.

- b. Provide a separate section in the DSP booklet to discuss specific green building techniques that may be used in this project to the extent possible.
 - c. Provide site plan notes to be added on this DSP as follows:
 - i. Brick, stone or other equivalent masonry shall be utilized in areas designated on the Brick Chart.
 - ii. 100 percent of the attached homes that front on Eastland Circle shall feature a full brick, or other masonry front façade.
 - iii. Chimneys that extend above the roof line shall be of masonry materials.
 - iv. “Minimum finished footage for townhouse models is 1,200 square feet, for two-over-two models is 1,350 square feet, and for single-family detached models is 2,400 square feet.”
 - v. “A minimum of three architectural elevations shall be used in each block that includes more than 20 dwelling units.”
 - vi. “No more than 50 percent of the units in any given townhouse or two-over-two building stick may be units containing the minimum finished square footage for that unit type.”
 - vii. “No permits shall be issued based solely on this umbrella DSP for residential architecture.”
 - viii. “Any front-loaded garage door shall include window features.”
2. Prior to the approval of single family residential building permits for each phase of development of single family residential units, including Phase I (DSP-13006), the applicant shall submit to the Urban Design Staff, as designee for the Planning Board, the builder names and elevations for each model type within the given phase for review.
 - a. Prior to administrative approval of the elevations, the Staff shall notify the District Council of its intent to review the proposed elevations.
 - b. The approved elevations shall be filed in the appropriate Detailed Site Plan file unless the District Council notifies Staff within ten (10) days of its intent to review any of the proposed elevations.
 3. At time of each full-scale DSP review and approval, the applicant shall:

- a. Provide a brick façade tracking table and a specific reference to the approved brick percentage exhibit in this umbrella DSP for architecture.
 - b. List the specific green building features that will be used in the DSP.
 - c. Applicant shall provide a tabulation chart of all lots approved previously for this project that includes an inventory of architectural models and elevations to ensure effective integration of subsequent phases and a minimum of three elevation types in each block that includes more than 20 dwelling units.
4. Dead end and cul-de-sac streets shall be utilized only when it can be affirmatively demonstrated to staff as designee of the Planning Board that a suitable grid pattern alternative cannot be utilized for that particular location and adequate turnarounds are provided at each such termination of a street. This may result in loss of lots.
 5. Within the areas specified for 30% brick minimum, the following additional requirement shall apply:
 - Any townhouse buildings with more than 5 units per stick shall have a minimum of 3 units with a full brick facade.

Ordered this 24th day of February, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Lehman, Olson, Patterson

and Turner.

Opposed:

Abstained:

Absent: Council Members Harrison and Toles.

Vote: 7-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council