

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive 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 May 4, 2000, regarding Comprehensive Design Plan CDP-9705/02 for Cameron Grove the Planning Board finds:

1. On November 24, 1997, the District Council approved Zoning Map Amendment Application No. A-9839-C for Cameron Grove. This Zoning Map Amendment revised the previously approved Basic Plan to allow a Mixed Retirement Development on the western portion of the property (156" acres), which is the subject of this Comprehensive Design Plan application. The remaining 149" acres, east of the Black Branch, are in the R-L zone portion and are designated as future residue development. The Basic Plan requires a separate Comprehensive Design Plan to be filed for the eastern portion of the property. Under Section 27-107.01 (a) (151.1), a Mixed Retirement Development is defined as Aa residential community for retirement aged persons developed under a uniform scheme of development, containing a mix of attached, detached, or multifamily dwelling units, nursing or care homes, or assisted living facilities. Each community shall be developed with not less than two (2) types of dwelling units.@
2. The District Council approved the amended Basic Plan application, A-9839-C for Cameron Grove, subject to 40 conditions, and the following land use types and quantities (for the Mixed Retirement Development only):

Mixed Retirement Development

Land Use Types

Single-family detached and attached dwellings

Multifamily dwellings

- Assisted living
- Recreation center of other recreational facilities
- Accessory uses

Quantities

Gross Acreage	157.8 acres
Half the floodplain (Black Branch)	-2.2 acres
Adjusted Gross acreage	155.6 acres
Base Density (4.0 x 155.6 ac.)	622 dwelling units
Approved Density (6.45 x 155.6 ac.)	1,004 dwelling units
Maximum Allowed (8 x 155.6 ac.)	1,245 dwelling units

Note: The land use quantities are slightly different for the CDP. The following are the adjusted land use quantities:

Gross Acreage	157.8 acres
Half the floodplain (Black Branch)	-2.6 acres
Adjusted Gross acreage	155.2 acres
Base Density (4.0 x 155.2 ac.)	621 dwelling units
Requested CDP Density (5.515 x 155.2 ac.)	856 dwelling

units

1. On February 19, 1998, the Planning Board approved Comprehensive Design Plan, CDP-9705. The resolution for CDP-9705 was adopted on March 12, 1998. The CDP provided for a maximum of 856 dwelling units on approximately 156" acres located on the west side of the Black Branch with sole access from Md. 214, Central Avenue. The development is comprised of a mixture of dwelling types, including multifamily apartments and condominiums, cottage duplex units and villa quadraplex units. The intent of the development is to cluster the multifamily units in the center of the development and radiate the single-family attached units outward towards the borders of the development. The applicant proposes to simulate a town center by clustering the higher density units in the center of the project, which surrounds a community recreation area with a community building and community green.

CDP-9705/01 was approved by the Planning Board on April 13, 2000. The purpose of that revision was for the provision of an accessory parking lot on Outlot 1 in the R-L zone, east of the Black Branch, to be used by Evangel Temple Church located on Lot 1 in the R-A zone.

2. The subject application is for approval of single-family detached housing and revised distribution of units as follows:

	Range of Units per CDP-9705	
	Phase I 25-300 multi-family & single-family attached	
dwelling		
	Phase II	100-144 single-family attached dwellings
	Phase III 50-300 multi-family and single-family attached	
dwelling		
	Total	not to exceed 856 dwelling units

	Proposed Range of Units	
	Phases II & III 70-310 single-family attached dwellings	
		40-170 single-family detached dwellings
		30-150 multi-family dwellings
	Total	*not to exceed 588 dwelling units

*The total number of dwelling units approved for Phase I is 268, thus the maximum density approved in the Basic and Comprehensive Design Plans, 856 units, will remain in effect and will not be exceeded if the subject revision is approved.

The request for approval of the dwelling unit type is based on the applicant's desire to provide a wider range of unit types that will accommodate a diverse market and target population. Phase I of the subject development, SDP-9802, has been approved by the Planning Board and the detached units will not be provided therein. The proposed units will only be offered in Phases II and III, of which an application

for Phase II, SDP-0002, has been submitted and is currently under review. Phase III will be submitted for approval in the future. No other revision to the approved CDP is proposed at this time.

Staff does not oppose the subject revision, and believes that the inclusion of the single-family detached unit type in the overall scope of available alternatives for prospective homeowners to chose from will only strengthen and add diversity to an evolving market.

Findings Required by Section 27-521 of the Zoning Ordinance
(Findings 5-14 below)

Findings 5-14 of this staff report provide the required findings of Section 27-521 of the Zoning Ordinance for CDP review. The requirements of Section 27-521 were satisfied per the original CDP approval and the applicable Basic Plan conditions were either satisfied or CDP conditions were provided to ensure compliance. Given the minor nature of this revision the said requirements are not affected and remain enforced per the original CDP approval.

1. **AThe plan is in conformance with the approved Basic Plan.@**

Comment: The Comprehensive Design Plan for Cameron Grove, when modified by the proposed condition described below, will be in conformance with the conditions of Zoning Application No. A-9839-C. A detailed discussion of all conditions required per A-9839-C and Section 27-521 can be found as an attachment to this technical staff report (PGCPB No. 98-35C). Specific conditions which warrant discussion regarding conformance of the Comprehensive Design Plan with the Basic Plan are considered below:

1. **In no event shall the maximum density exceed 1,004 dwelling units in the Mixed Retirement Development**

and 166 dwelling units in the standard R-L Development portion.

Comment: The maximum number of units proposed and approved for CDP-9705 for Cameron Grove is 856, and the proposed plan revision does not alter the density.

2. **A minimum of 100 feet wide nondisturbed tree buffer shall be maintained along the boundary shared with the Kettering Subdivision except where stormwater management facilities or utility crossings exist.**

Comment: This condition has been satisfied, and the proposed revision does not apply to this area.

3. **At each access point off of Church Road and Central Avenue, the amended Basic Plan will provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.**

Comment: This condition has been satisfied, and the proposed revision does not apply to these area.

4. **Prior to approval of a preliminary plan of subdivision, the Maryland State Highway Administration shall modify the Central Avenue (MD 214)/Church Road intersection to provide for Level-of-Service AD@ during both peak hours. Full construction funding shall be identified in the Maryland Department of Transportation=s Consolidated Transportation Program, the Prince George=s County Capital Improvement Program or from private sources. If the warrant is met and signalization is deemed necessary, the State Highway Administration (SHA) and/or the Prince George=s County Department of Public Works & Transportation (DPW&T), the applicant shall be responsible for assuring that traffic**

signalization equipment and necessary geometric improvements have been provided.

Comment: This condition has been satisfied, and is not affected by the proposed revision.

5. Prior to the issuance of any building permits, the applicant shall bond to construct improvements for the Mixed Retirement Development=s site access with Central Avenue which will provide the following improvements:

- a. A westbound-to-southbound left-turn lane and an eastbound-to-southbound right-turn lane with adequate storage length and taper as determined by the State Highway Administration.
- b. If warrants are met, and if deemed appropriate by the State Highway Administration, traffic signalization equipment which can be interconnected with traffic signals at the MD 193/MD 214 and Central Avenue (MD 214)/Church Road intersection.

Comment: This condition has been satisfied, and is not affected by the proposed revision.

6. Prior to the issuance of any building permits for the balance of the property which is not developed as a Mixed Retirement Development (i.e. the 150+A. portion fronting on Church Road), the applicant shall dedicate the 200-foot right-of-way from the proposed future baseline of Church Road along the proposed development=s frontage to provide a four-lane, divided collector to rural parkway standards with an open median of varying width. Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

Comment: No building permits have been issued for the portion of the property which will not be developed as a Mixed Retirement Development.

7. **Prior to the issuance of any building permits for the balance of the property which is not developed as a Mixed Retirement Development (i.e. the 150+A. portion fronting on Church Road), the applicant shall bond to construct access improvements at the site access on Church Road to provide for separate right and left turn lanes on the eastbound approach.**

Comment: See discussion at Condition No. 6 above of the approved Basic Plan , A-9837-C.

8. **The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of the Specific Design Plan (SDP).**

Comment: The areas and limits of existing 100-year floodplain for the site have been approved. The proposed revision poses no impacts to the 100-year floodplain on the subject property.

9. **The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.**

Comment: The proposed revision poses no impacts to wetlands on the subject property.

10. **All nontidal wetland mitigation areas shall be shown on the Comprehensive Design Plan (CDP) or Specific Design Plan (SDP).@**

Comment: The proposed revision poses no impacts to wetland mitigation areas on the subject property.

11. **Technical approval of the location and sizes of Stormwater Management Facilities is required prior to the approval of any SDP.**

Comment: This condition will be enforced at the time of SDP review.

12. **APrior to submittal of a CDP, the applicant and M-NCPPC Natural Resources Division staff shall determine if a noise study, which considers the impact of Central Avenue and Church Road on the subject property, is necessary. If such a study is required it shall be submitted with the CDP.@**

Comment: The applicant provided a noise study with the original approved CDP, and it was found to be acceptable. The proposed approval of detached single-family-dwelling units does not impact the noise study findings and results.

13. **AAll nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.@**

Comment: It is not possible to determine if this condition is being satisfied by the proposed plan revisions since the increased lot and unit sizes have not been reflected on plans. It should be noted that some reduced disturbances to the 25-foot wetland buffers have been reflected on the Specific Design Plan for Phase II currently under review, SDP-0002, and that some increased disturbances have been reflected. Generally where there are increased disturbances there is some opportunity to reduce or eliminate the impacts. The subject condition is still in effect, and

specific conformance to it will be evaluated at the time of SDP review.

- 14. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.@**

Comment: Streams, floodplains, wetlands and associated buffers which comprise the Patuxent River Primary Management Area (PMA) have been identified on the TCPI for this application. The application has also been found to be in general compliance with the buffer guidelines for the PMA which precludes disturbances to these features.

- 15. AAs part of the submittal of the CDP, the applicant shall include a conceptual layout of water and sewage service to the site, and an analysis of the impact of the construction of water and sewer lines on the subject property.@**

Comment: The conceptual sewer and water plan has been reviewed by the Environmental Planning Section. A copy of the plan has also been forwarded to DER and WSSC for review and comment. It should be noted that other than three (3) sewer outfalls, two (2) water mains and the relocation of an existing six (6) inch force sewer main, that all sewer and water will be located in roads or yards. The sewer and water alignments have generally avoided impacts to the PMA.

- 16. AAs part of the submittal of the CDP, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay, if any.@**

Comment: This condition is satisfied, as an acceptable soils study was submitted as part of the approved original CDP.

17. **All commercial and public assembly structures shall be fully sprinklered in accordance with National Fire Protection Standards (NFPA) 13 and all applicable County laws.**

Comment: No commercial or public assembly structures are proposed as part of the subject revision.

18. **All residential structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13D and all applicable County laws.**

Comment: The requirement of sprinkler systems for all residential structures is still in effect, and specific conformance to this condition will be a condition of approval for all SDP=s. Approval of Phase I included the community building for the subject development, and the subject condition was enforced at that time.

19. **The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch shall be dedicated to the M-NCPPC.**

Comment: The subject condition has been satisfied, and the proposed revision does not impact the floodplain and adjoining buffer along Black Branch.

21. **A separate internal trail system for the Mixed Retirement Development shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging, and biking.**

Comment: This condition has been satisfied as part of the original CDP approval.

22. **All development pods, parks, recreational and**

historical features shall be connected into the main trail network, feeder trails, and/or sidewalks.

Comment: This condition has been satisfied as part of the original CDP approval.

- 23. All trails within the proposed development shall be handicapped accessible.**

Comment: The approval of detached single-family dwelling units does not impact this condition. Handicapped accessibility of ramps will be reviewed at the time of SDP submittal.

- 24. At the time of the Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationships within the entire development site with respect to pedestrian movement.**

Comment: This condition has been satisfied as part of the original CDP approval.

- 26. Prior to Comprehensive Design Plan approval, the applicant shall demonstrate that all CIP-sized water and sewer facilities have been funded for construction.**

Comment: Referral comments from the WSSC for the original CDP approval indicated that A Program-sized water main extensions (16" or greater) are not required to serve the property. @ This condition does not apply to the subject revision.

- 27. Approximately eight acres shall be dedicated to the M-NCPPC for a community park. The exact location of this park on the property shall be determined at the time of approval of the Comprehensive Design Plan (CDP) in a location**

which is satisfactory to the Parks Department of M-NCPPC. Said park shall be developed by Applicant as a community park with facilities specified prior to CDP approval. The facilities and design are to be approved by the Department of Parks and Recreation prior to CDP approval. The park will contain, at a minimum, softball field(s), tennis court(s), volleyball court(s) and a picnic pavilion or other facilities agreed upon at approval of the CDP.

Comment: A 13.5" acre park was dedicated to, and approved by, the Parks Department of the M-NCPPC. The condition has been satisfied as part of the original CDP approval.

28. Every effort shall be made to coordinate the plans for the development of the 8+-acre park with the plans for the 35+-acre park to be developed as part of the Greens of Dumbarton unless an alternate property location is agreed upon at the time of the approval of the CDP.

Comment: The condition has been satisfied as part of the original CDP approval, which includes the park design.

34. AAt the time of CDP the applicant shall submit to the Natural Resources Division a Noise Study showing a typical cross section with the 65 dBA line for the Mixed Retirement Development portion of the site abutting Central Avenue. This noise contour should be taken into consideration when identifying the various development pods.@

Comment: See Condition No. 12 above for discussion.

35. AThe applicant shall identify with the CDP application the approximate location of impacts to the PMA. If impacts to the PMA are proposed the

applicant shall provide justification for the disturbances which includes an estimate of the total area of disturbance, the features to be impacted and other alternatives that were considered to avoid these disturbances.@

Comment: See Condition No. 14 above for discussion.

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