

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 November 6, 2003, regarding Specific Design Plan SDP-0307 for Cameron Grove, Phase 3, the Planning Board finds:

1. The proposed project is located on the south side of Central Avenue (MD 214) approximately one mile east of its intersection with Enterprise Road (MD 193).

2. **Development Data Summary**

	Existing	Proposed
Zone(s)	R-L	R-L
Use(s)	Vacant	Residential
Acreage	Approximately 61.17	Approximately 61.17
Lots	1	1
Square footage/GFA	NA	NA
Dwelling Units:	0	349

3. **Referrals:**

- a. **Permits**—The Permits Section stated that the design standards for the proposed project were determined and approved by the Planning Board in the comprehensive design plan and should be shown on the cover sheet of the site plan.
- b. **Historic Preservation**—The Historic Preservation and Public Facilities Planning Section stated that the proposed project would have no effect on historic resources and that there were no known cemeteries on the subject property.
- c. **Transportation**—The Transportation Planning Section offered the following:

“The Transportation Planning Section has reviewed the application referenced above. The application involves the third section of three of the mixed retirement community within the Cameron Grove development. The subject property consists of approximately 158 acres of land in the R-L Zone. The property is located on the south side of MD 214 west of Church Road. The entire mixed retirement community is to contain a maximum of 856 residential units in a variety of housing types, along with a community recreation center for the use of residents. The subject application includes 350 units. With 391 units previously having SDP approval, this leaves 465 units to be considered in future approvals. The subject

application is well within the approved level of development for the site.

“At the time that the subdivision plan and the Comprehensive Design Plan for this project were reviewed, two conditions were identified. These conditions are addressed as follows:

- “1. Condition 19 associated with CDP-9705 requires that an acceptable traffic signal warrant study be submitted prior to the approval of the Specific Design Plan. This study has been prepared and submitted to the State Highway Administration and the Department of Public Works and Transportation, and a signal will be installed.
- “2. Condition 20 associated with CDP-9705 concerns frontage improvements and is enforceable at the time of building permit.
- “3. The above conditions were included as a part of the approval of Preliminary Plan of Subdivision 4-97119.
- “4. Condition 21 associated with CDP-9705 noted the need for the SDP to reflect certain elements related to accessibility of the site to its residents. Condition 40 of Zoning Ordinance 36-1997 required the consideration of site design elements to aid in the accessibility of public transportation. In its review of this plan, the transportation staff has noted extensive use of curb cuts to aid in accessibility. Also, the shuttle bus stops within the community have been placed in acceptable locations.

“No further issues were identified during the transportation staff’s review of this plan. The transportation staff made a finding of adequate transportation facilities as a part of its review of Preliminary Plat of Subdivision 4-97119 in its memorandum of January 1998. There have been no major changes in the area that would suggest that the original finding is no longer valid, and the applicant has indicated their intent to comply with the all transportation-related conditions that have been recommended or imposed.

“Given the facts cited above, the transportation staff finds that the subject property will be served within a reasonable period of time with transportation facilities that are existing, programmed, or which will be provided as a part of the development. Furthermore, the submitted plans are in conformance with the pending comprehensive design plan and the approved basic plan.”

- d. **Public Facilities**—The Historic Preservation and Public Facilities Planning Section of the Countywide Planning Division offered the following:

“The Historic Preservation and Public Facilities Planning Section has reviewed this Specific Design Plan in accordance with Section 27-528(a)(2) of the Zoning Ordinance which states that:

“‘The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Plan or provided as part of the private development.’

“Fire and Rescue

“The existing fire engine service at Kentland Fire Station, Company 46, located at 10400 Campus Way South, has a service response time of 5.59 minutes (single-family section) and 4.55 minutes (multifamily section), which are beyond the 5.25-minute (single-family) and 3.25-minute (multifamily) response time guideline.

“The existing ambulance service at Kentland Fire Station, Company 46, located at 10400 Campus Way South, has a service response time of 5.59 minutes (single-family) and 4.55 minutes (multifamily), which is within the 6.25-minute (single-family) response time guideline and beyond the 4.25-minute (multifamily) response time guideline.

“The existing paramedic service at Kentland Fire Station, Company 46, located at 10400 Campus Way South, has a service response time of 5.59 minutes (single-family) and 4.55 minutes (multifamily), which is within the 7.25-minute response time guideline (single-family and multifamily).

“The existing ladder truck service at Glen Dale Fire Station, Company 18, located at 11900 Glen Dale Boulevard, has a service response time of 9.09 minutes (multifamily), which is beyond the 4.25-minute response time guideline (multifamily).

“The above findings are in conformance with the standards and guidelines contained in the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

“In order to alleviate the negative impact on fire and rescue services due to the inadequate fire service discussed, the Fire Department recommends that a fire suppression system be installed in all residential structures in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws.

“The ambulance service to the multifamily section of the development falls short of meeting the response time guidelines by 18 seconds. The staff drove the route keeping exactly to the speed limit and the results were within a few seconds of the calculated times. The multifamily portions of this development meet the response time standards for paramedics but not ambulances. Ambulances are utilized to transport victims of accidents and serious illness to the hospital. Paramedics are utilized in emergency situations that require advanced emergency care similar to that available in a hospital emergency room. The staff believes that the times are relatively close to the recommended response times and that the higher trained paramedic unit is well within the recommended response times. Therefore, the staff is not recommending any mitigating actions.

“Police

“The proposed development is within the service area for the Bowie District. The Planning Board’s current test for police adequacy is based on a standard for square footage in police stations relative to the number of sworn duty staff assigned. The standard is 115 square feet per officer. As of June 30, 2002, the county had 874 sworn staff and a total of 101,303 square feet of station space. Based on available space, there is capacity for an additional 69 sworn personnel. This police facility will adequately serve the population generated by the proposed subdivision.

“Recommendation

“The development will be adequately served by fire and rescue services within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Plan or provided as part of the private development. This finding is based on the fact that the multifamily sections of this development meet the response time standards for paramedics. Although the response time standards are 18 seconds above the recommended guideline, that is not an unreasonable time period.”

- e. **Subdivision**—The Subdivision Section stated that Preliminary Plan of Subdivision 4-97119 applicable to the subject property was adopted on April 9, 1998, and will expire April 9, 2004.
- f. **Community Planning**—The Community Planning Section stated that there are no master or general plan issues related to the subject specific design application and that the proposed project is consistent with the 1991 Bowie-Collington-Mitchellville and vicinity master plan.
- g. **Parks**—The Department of Parks and Recreation stated that there are no parkland issues related to the subject phase of development.
- h. **Environmental Planning**—The approval of the previous basic plans, the comprehensive design plans and the preliminary plan of subdivision included numerous conditions, several of which dealt with environmental issues that were to be addressed during subsequent reviews. The environmental conditions to be addressed during the review of the specific design plan are addressed below. The respective conditions are in **bold** type face, the associated comments are in standard type face and additional information or required plan revisions are italics.

The following conditions are to be addressed at the time of specific design plan:

A-9839-C Conditions to be addressed at SDP

4. **The 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.**

At the time of Preliminary Plan of Subdivision, Specific Design Plan and permits the applicant shall provide increasingly detailed information and justification, as appropriate for the plan under review, including a copies of any State and Federal permits prior to the issuance of grading permits which impact regulated streams or wetlands.

The limit of disturbance for this application is located at the edge of the 25-foot wetland buffer and PMA. Therefore, no PMA impacts are proposed. No further information is required with respect to the PMA impacts.

5. **At the time of the CDP and/or prior to the issuance of grading permits in the R-A zone, whichever occurs first, the applicant shall prepare a TCPI and/or TCPII which addresses the requirements for the site based on the increased acreage in the R-A zone. The TCPI and/or TCPII shall satisfy all Woodland Conservation requirements with on-site preservation unless the applicant can adequately justify the use of on-site afforestation or reforestation. The use of off-site mitigation or the fee-in-lieu will not be acceptable.**

A Type II Tree Conservation Plan revision was approved for the R-A portion of the property owned by the Evangel Church. Because this application does not include any land zoned R-A and a TCPI was approved in conjunction with CDP-9705 that allows for the use of off-site mitigation for this application, the plans as submitted are consistent with the prior approvals.

6. **At the time of CDP the applicant shall provide the Natural Resources Division with a conceptual alignment of the off-site sewer and water alignments which considers significant environmental features such as streams, wetlands, floodplains and steep and severe slopes. This alignment shall the be further refined in conjunction with the Preliminary Plan of Subdivision and Specific Design Plans as more detailed information is available. Prior to signature approval of the Specific Design Plan the applicant shall provide the Natural Resources Division with an approved sewer alignment from WSSC.**

This condition was addressed by the approvals of the specific design plans for Phases I and II of Cameron Grove.

7. **Stormwater management ponds and water quality ponds shall be located outside the PMA unless determined by the Site Development Section of the**

Department of Environmental Resources to be unfeasible if located outside the PMA.

No stormwater management pond or water quality ponds area proposed to be located with the limits of the PMA.

CDP-9705 Comprehensive Design Plan Conditions to be addressed at SDP

- 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. Encroachments into the 100-foot-wide buffer shall not be permitted for any residential lot or associated grading.**

The 100-foot-wide nondisturbance tree buffer is generally being maintained between Cameron Grove and the Kettering neighborhood to the south and west with the exception of the area behind Lots 1–9, Block "35" of Kettering. The 600-foot segment of the buffer proposed to be disturbed has experienced periodic ponding of water following storm events. As a result, neighbors in Kettering requested that the ponding issue be addressed. Based on the applicant's evaluation of the site, the only reasonable solution to the ponding problem is to clear that portion of the 100-foot buffer and grade the area to promote drainage. The 100-foot buffer will then be replanted with large caliper trees to re-establish the buffer.

The Environmental Planning Section will support the proposed encroachment into the 100-foot buffer only if the residents of Kettering are agreeable with the proposed clearing, grading, and reforestation of the 1.38 acres proposed to be impacted.

Recommended Condition: Prior to certification of the specific design plan, the applicant shall submit to the Environmental Planning Section a letter of agreement from the residents of Kettering Lots 1–9, Block "35," or a letter of agreement from the Kettering Civic Association indicating that the proposed clearing, grading, and reforestation of the 100-foot nondisturbance buffer is an acceptable alternative for correcting the drainage problem. In the event a letter of agreement cannot be obtained, the TCPH shall be revised to eliminate the proposed clearing in the 100-foot nondisturbance buffer.

- 3. 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).**

There are no 100-year floodplains located within the limits of this application.

- 4. 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.**

Nontidal wetlands and wetland buffers will not be disturbed by this application.

- 5. All nontidal wetland mitigation areas shall be shown on the Specific Design Plan (SDP).**

No wetland mitigation areas are proposed within the limits of this application.

- 6. Technical approval of the location and sizes of Stormwater Management Facilities within an SDP is required prior to the approval of each SDP.**

According to information provided by the Department of Environmental Resources in a phone conversation on October 20, 2003, a technical stormwater management plan has not been approved, but the location and size of the facilities have been accurately identified. The additional information required before final approval of the plans deals with minor construction details only. No further information is required with respect to the technical approval of the location and sizes of the stormwater management facilities within this SDP application.

- 7. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.**

No disturbance to nontidal wetlands or wetland buffers is proposed by this application.

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

The PMA has been accurately shown on the plans and no impacts have been proposed.

- 11. At the time of Specific Design Plan, the following shall be provided:**
 - a. The applicant shall identify all areas of slopes and soils that are susceptible to erosion and indicate on the SDP that these areas shall be stabilized with sod.**

This application includes no areas of steep slopes with highly erodible soils.

- 14. The applicant shall provide an alternatives analysis to the Natural Resources for the placement of the proposed sewer line through the wetlands along the southern property line with the SDP which includes the proposed sewer line. The alternatives analysis shall examine whether an alternative is economically feasible and the potential for using the existing force main location through the wetlands in order to further reduce wetland impacts.**

This condition was addressed by the approvals of the SDPs for Phases 1 and 2 of Cameron Grove.

15. a. **The Type II Tree Conservation Plan approved in conjunction with a Specific Design Plan which includes off-site mitigation shall provide specific information on the location of the off-site mitigation area and the type of woodland conservation that will be provided by that mitigation area. The proposed off-site mitigation area plan shall include a FSD, TCPII and draft easement documents. Prior to the issuance of any permits for grading the off-site mitigation easement documents shall be recorded in the Land Records of Prince George's County.**

The TCPII/113/03 as submitted proposes to satisfy approximately 50 percent of the overall Cameron Grove Woodland Conservation requirement by the use of off-site mitigation. This mitigation will be done at Aquasco Preserve, TCPII/86/02, and Adams Aquasco Preserve, TCPII/120/02. Prior to the issuance of any permits for Cameron Grove Phase III, off-site mitigation easements will need to be recorded in the Land Records of Prince George's County, Maryland.

Discussion: No further information is required with respect to the location of the off-site mitigation. It must be noted that no permits will be issued for Cameron Grove III until the off-site mitigation easements have been recorded in the Land Records of Prince George's County, Maryland.

- b. **All on-site reforestation/afforestation located in close proximity to dwellings and/or recreational facilities shall be done with planting stock no less than one-inch caliper with a combination of different sized caliper planting stock. The intent is to not plant seedling and whip stock in close proximity to dwellings.**

This condition has been generally addressed by the use of larger caliper planting stock in each of the reforestation areas. Because some of the reforestation (Reforestation Area #1) is proposed to be done with a mixture of larger caliper stock and seedling, it will be necessary to provide additional protection to the reforestation area by the installation of permanent fencing until crown closure has occurred, approximately 10 years.

Discussion: See the TCPII condition that addresses this issue.

25. **The edges of tree preservation or non-disturbance areas which are internal to the subdivision shall be inspected in order to identify those areas where thick undergrowth (such as brambles, climbing vines, poison ivy), large dead branches (still attached to the tree or on the ground), or dead trees which create an unsightly appearance. Those areas so identified shall be cleared of**

such undergrowth, dead branches or dead trees for a minimum of 25 feet into the interior of the woods in phase with development.

This condition has generally been addressed by the elimination of tree preservation areas that are internal to the subdivision. All Woodland Conservation Areas proposed by TCPII/113/03 are located along the edges of the site and are generally located within the 100-foot buffer between Cameron Grove and the adjacent neighborhood of Kettering. No additional information is required with respect to this condition.

- 27. A minimum of a 100-foot building and parking restriction line shall be provided along Central Avenue. The 100-foot buffer area shall contain existing trees to be saved where feasible or berming with heavy landscaping to screen the development from the road.**

A 100-foot buffer provided includes Woodland Conservation that preserves existing woodlands and provides for reforestation where some of the woodlands are to be cleared for the construction of a noise and visual berm between MD 214 (Central Avenue) and the residential uses in Cameron Grove III. No further information is required with respect to the 100-foot buffer along MD 214.

4-97119 Preliminary Plan Conditions to be addressed at SDP

- 7. A Type II Tree Conservation Plan shall be approved in conjunction with the SDP.**

The Type II Tree Conservation Plan, TCPII/113/03, submitted with this application has been reviewed and was found to address the requirements of the Prince George's County Woodland Conservation Ordinance subject to the conditions found in this memorandum.

ENVIRONMENTAL REVIEW

As revisions are made to the plans, the revision boxes on each plan sheet shall be used to describe the changes, the date made, and by whom.

1. The Detailed Forest Stand Delineation (FSD) was previously reviewed and was found to address the criteria for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual

Discussion: No additional information is required with respect to the Forest Stand Delineation.

2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there

are previously approved Tree Conservation Plans (TCPI/62/97, TCPII/25/98, TCPII/28/00 and TCPII/45/00) encompassing all or a portion of the Cameron Grove site.

This application was evaluated for compliance with the previously approved Type I Tree Conservation Plan and was found to address the requirements of the Prince George's County Woodland Conservation Ordinance with respect to this phase of the Cameron Grove development and with respect to the overall site requirements. The base requirement for the 157.76-acre Cameron Grove site totals 38.25 acres, or 25 percent, of the net tract area. In addition, there is an 11.85-acre replacement requirement for this phase which is part of the cumulative 22.01-acre replacement required for the entire site. The cumulative 60.36-acre requirement is proposed to be satisfied by 20.53 acres of on-site preservation, 8.62 acres of on-site reforestation, 0.14 acres of on-site afforestation and 31.07 acres of off-site mitigation. TCPII/113/03 is recommended for approval subject to the following conditions.

Recommended Conditions: Prior to certification of Specific Design Plan, SDP-0307, the Type II Tree Conservation Plan TCP/113/03 shall be revised as follows:

- a. Increase the proportion of large caliper planting stock in Reforestation Area #1 to account for 75 percent of the total plant units. If additional larger caliper planting stock greater than one-inch caliper is not used, the plan shall be revised to add permanent fencing along the exterior perimeter of Reforestation Area #1 and add a fence detail to the plans.*
- b. Provide a letter of agreement from the Kettering neighborhood accepting the proposed woodland clearing in the 100-foot nondisturbance buffer or revise the TCPII to eliminate all woodland clearing in the nondisturbance buffer.*
- c. Add planting details for the seedling planting.*
- d. Add a five-year reforestation management plan addressing, but not limited to, preplanting site preparation, follow-up vegetative control, watering requirements, survival checks, and support planting.*
- e. Revise the Woodland Conservation Worksheet as needed after the above revisions have been made to the plans.*
- f. The qualified professional, licensed landscape architect, or licensed forester that prepared the plans shall stamp, sign and date the Type II Tree Conservation Plan.*
3. The Patuxent River Primary Management Area (PMA) has been accurately reflected on the plans as submitted; it is not labeled as the PMA. The PMA for within the limits of this application is limited to the wetlands located at the southeastern corner

of Cameron Grove, Phase III. It should be noted that although some minor incursions into the PMA are proposed, those impacts were approved in conjunction with the preliminary plan of subdivision and further evaluated and approved in conjunction with the SDPs for Phases I and II of Cameron Grove.

Discussion: No other information is required with respect to the location of the PMA or the proposed PMA impacts.

4. During review of the preliminary plan of subdivision and the SDP for Cameron Grove Phase I, MD 214 was identified as a transportation-related noise generator. The Phase I Noise Study prepared with the preliminary plan of subdivision established the location of the 65 dBA Ldn noise contour as being located approximately 240 feet from the center line of MD 214. The plans as submitted have accurately shown the 65 dBA Ldn noise contour as previously approved.

Because the residences on Lots 215–216 and 225–226 are located within the 65 dBA Ldn noise contour, there is the potential for adverse noise impacts. Although the plans as revised include a detail for the proposed noise attenuation fence, a Phase II Noise Study to address the exterior noise levels for the outdoor activity areas and the interior noise levels for the lots noted above was not submitted. Because the plans dated stamped as received on October 14, 2003, do not clearly identify the exact location of the proposed noise attenuation fence, it is impossible to determine if the fence and its location will adequately attenuate the transportation-related noise impacts to this site.

Recommended Condition: Prior to certification of the Specific Design Plan, SDP-0307, a Phase II Noise Study addressing the adverse noise impacts to Lots 215–216 and 225–226 and the location of the proposed noise attenuation fence shall be submitted to the Environmental Planning Section for review and approval. The exact location of the noise attenuation fence shall be shown on the specific design plan and the Type II Tree Conservation Plan.

- i. **Trails**—The trails planner of the Transportation Planning Section has stated that while there are no master plan trails issues identified in the Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan, conditions of prior approvals require a variety of trails, paths and sidewalks. The trails planner has reviewed the submitted plans and determined that they meet the intent of prior approvals and fulfill the requirements of the previously approved conditions with regard to pedestrian and trail facilities.
- j. **Department of Public Works and Transportation (DPW&T)**—At the time of this writing, staff has not received comment from DPW&T.
- k. **Maryland State Highway Administration (SHA)**—SHA has indicated that they have no objection to Specific Design Plan SDP-0307 because the transportation requirements are in

place per SHA and M-NCPPC requirements and traffic operations on state roads within the area operated with minimal impact.

- l. **Department of Environmental Resources (DER)**—DER noted that the site plan for Cameron Grove III – SDP-0307 is consistent with approved Stormwater Management Concept Plan #8351-2003.
 - m. **Property Address**—At the time of this writing, staff has not received comment from the Property Address Section.
 - n. **City of Bowie**—The City of Bowie stated that they had no comment on Cameron Grove III, SDP-0307.
 - o. **Fire Department**—The Prince George’s County Fire Department, stating their requirements regarding access to the premises in case of fire, design of private roads, signage, hydrants and designation of firelanes, suggested that compliance with such requirements be made a condition of obtaining a use and occupancy permit for the project. They also noted that no parking would be allowed at the perimeter of a specified cul-de-sac area.
 - p. **Washington Suburban Sanitary Commission (WSSC)**—WSSC noted that the engineer will need to submit an Amendment Revision to reflect the layout and alignment changes for Sections 3 and 4.
4. The project is comprised of 52 single-family detached dwellings on lots ranging in size from 6,583 square feet to 10,679 square feet; 148 duplexes, on lots ranging in size from 4,346 square feet to 9,120 square feet; and 5 condominium multifamily buildings, containing 150 units. The square footage of the single-family houses with options ranges from 1,697 square feet to 2,840 square feet, and the duplexes range from 1,478 square feet to 1,688 square feet.
 5. The architecture of the project mirrors that which was approved for Phases I and II of the Cameron Grove project. The architecture is well massed and articulated, employing a substantial amount of brick on all sides of the structures to enhance views from any vantage point, not just on the front elevations.

6. The site, currently being developed as a retirement development with a variety of housing types, was zoned R-L on November 24, 1997, when District Council approved Basic Plan A-9839-C. The original approval anticipated 1,245 as the maximum number of permitted units. Land use types were envisioned to include:
 - Single-family detached
 - Single-family attached
 - Assisted living
 - Recreation center or other recreational facilities
 - Accessory uses.
7. The Planning Board approved CDP-9705 for the project on February 18, 1998, and the resolution for same on March 12, 1998. It reduced the number of anticipated units to 856, including multifamily apartments/condominiums, cottage/duplex units and villa/quadrplex units. The intent was to cluster the multifamily units in the center of the development with the recreational facilities, open space and a community building, while locating the single-family units at the periphery of the development.
8. Preliminary Plan of Subdivision 4-97119 was approved by the Planning Board for the project on April 9, 1998, followed by approval of SDP-9802 for Phase I, including 184 condominium units, 20 duplex units and 68 quadrplex units. The Planning Board approved CDP-9705/01 on April 13, 2000, providing 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. CDP-9705/02 was approved by the Planning Board for the project on May 18, 2000, approving 40–170 single-family detached dwellings and redistributing the mix of single-family attached and multifamily dwellings to 70–310 and 30–150 respectively, with the total for Phases II and III not to exceed 588 dwelling units. The Planning Board approved SDP-0002 for Phase II of the project on May 18, 2000, including 61 detached and 52 attached; a total of 113 single-family units.

EVALUATION CRITERIA

9. **Basic Plan A-9839-C**—The subject SDP complies with the relevant conditions of the basic plan approval.
10. **Comprehensive Design Plan CDP-9705/02 and revisions CDP-9705/1 and CDP-9705/2**—The subject SDP complies with the relevant conditions of the comprehensive design plan approvals and with all applicable design standards approved therein.
11. **Conformance to the Woodland Conservation and Tree Preservation Ordinance**—As per the

Environmental Planning Section, the property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there are previously approved Tree Conservation Plans (TCPI/62/97, TCPII/25/98, TCPII/28/00 and TCPII/45/00) encompassing all or part of the Cameron Grove site. As explained in Finding 3.h., the subject plan, if approved in accordance with the proposed conditions below, will be in conformance with all requirements of the Woodland Conservation and Tree Preservation Ordinance.

12. **Conformance to the *Landscape Manual***—The proposed SDP conforms with the requirements of Section 4.1, Multifamily Dwellings, and Section 4.3, Parking Compound Interior Green Space Requirements.
13. **Preliminary Plan of Subdivision 4-97119**—The proposed project is in accordance with the requirements of the approval of Preliminary Plan of Subdivision 4-97119.
14. **The Prince George's County Zoning Ordinance**—Section 27-528 of the Zoning Ordinance stipulates that prior to approving a specific design plan, the Planning Board must find:
 - a. The plan conforms to the approved comprehensive design plan, the applicable standards of the *Landscape Manual*, and requirements for specific design plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11) and the applicable regulations for townhouses set forth in Section 27-433(d).
 - b. The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development. See Findings 3.c. and 3.d. regarding adequacy of roads and other public facilities.
 - c. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties, as demonstrated by DER approval of the stormwater management concept plan.
 - d. The plan is in conformance with an approved tree conservation plan, as explained in finding 3.h.
15. Therefore, granting the proposed revision to the Specific Design Plan will not alter previous findings made pursuant to Sec. 27-528 of Part 8 of the Zoning Ordinance required for Planning Board action on a specific design plan.

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 the Type II Tree Conservation

Plan (TCPII/113/03), and further APPROVED Specific Design Plan SDP-0307 for the above-described land, subject to the following conditions:

1. Prior to certification of the specific design plan the applicant shall submit to the Environmental Planning Section a letter of agreement from the residents of Kettering Lots 1-9, Block "35," or a letter of agreement from the Kettering Civic Association indicating that the proposed clearing, grading, and reforestation of the 100-foot nondisturbance buffer is an acceptable alternative for correcting the drainage problem. In the event a letter of agreement cannot be obtained, the TCPII shall be revised to eliminate the proposed clearing in the 100-foot non-disturbance buffer.
2. Prior to certification of Specific Design Plan SDP-0307, the Type II Tree Conservation Plan, TCP/113/03, shall be revised as follows:
 - a. Increase the proportion of large caliper planting stock in Reforestation Area #1 to account for 75 percent of the total plant units. If additional larger caliper planting stock greater than one-inch caliper is not used, the plan shall be revised to add permanent fencing along the exterior perimeter of Reforestation Area #1 and add a fence detail to the plans.
 - b. Provide a letter of agreement from the Kettering neighborhood accepting the proposed woodland clearing in the 100-foot nondisturbance buffer or revise the TCPII to eliminate all woodland clearing in the nondisturbance buffer.
 - c. Add planting details for the seedling planting.
 - d. Add a five-year reforestation management plan addressing, but not limited to, preplanting site preparation, follow-up vegetative control, watering requirements, survival checks, and support planting.
 - e. Revise the woodland conservation worksheet as needed after the above revisions have been made to the plans.
 - f. The qualified professional, licensed landscape architect, or licensed forester that prepared the plans shall stamp, sign and date the Type II Tree Conservation Plan.
3. Prior to certification of the Specific Design Plan, SDP-0307:
 - a. The exact location of the noise attenuation fence shall be shown on the specific design plan and the Type II Tree Conservation Plan.
 - b. The applicant shall list the design standards for the proposed project as determined and approved by the Planning Board in the comprehensive design plan approval process.

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.

* * * * *

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 Harley, seconded by Commissioner Eley, with Commissioners Harley, Eley, Vaughns and Hewlett voting in favor of the motion, and with Commissioner Squire absent at its regular meeting held on Thursday, November 6, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of December 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LS:rmk