

March 24, 2000

## MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Acting Urban Design Supervisor

FROM: James Jordan, Urban Designer

SUBJECT: Cameron Grove  
Comprehensive Design Plan CDP-9705/01

## PUBLIC HEARING

In accordance with the Comprehensive Design Plan provisions of Section 27-520, Subtitle 27-Zoning, of the Prince George's County Code, a Public Hearing is scheduled before the Prince George's County Planning Board at 9:00 a.m., April 13, 2000. The purpose of this hearing is to consider the Comprehensive Design Plan for Cameron Grove, CDP-9705/01. Notice of this Public Hearing has been published in the *Enquirer-Gazette*, the *Journal Newspaper* and the *Prince George's Post*, on or before March 13, 2000.

## INTRODUCTION

The Development Review Division of the Prince George's County Planning Department has coordinated a review of the subject application with all offices having any planning activities that might be affected by the proposed development. This staff report documents that process, and presents findings and a recommendation to be acted upon by the Prince George's County Planning Board.

## RECOMMENDATION SUMMARY

The staff recommends APPROVAL of the Comprehensive Design Plan, with the conditions listed in the Recommendation section of this report.

## COMPREHENSIVE DESIGN ZONES

The Comprehensive Design Plan (CDP) phase of the three-phase Comprehensive Design Zone (CDZ) process requires the submittal of a plan which establishes the general location, distribution and sizes of buildings and roads. The plan includes several drawings and a text which includes the schedule for development of all or portions of the proposal and standards for height, open space, public improvements and

other design features. The regulations for any of the comprehensive design zones are at the same time more flexible and more rigid than are those of other zones in Prince George's County. The zones are more flexible in terms of permitted uses, residential densities and building intensities. They are more rigid because some commitments made by a developer carry the force and effect of law upon approval by the Planning Board.

The principle difference between Comprehensive Design Zones and conventional zones is that the Comprehensive Design Zone includes a list of public benefit features and density or intensity increment features. If a development proposes to include a public benefit feature in a development, the Planning Board, at this stage of the process, may grant an increment factor which increases the dwelling unit density or building intensity. The value of the public benefit feature or density-intensity increment proposal determines the size of the increase. A public benefit feature is an item which will improve the environment or lessen the public cost of a development. The intent is to create a development, through the granting of incremental density increases, which will result in a better quality residential, commercial and industrial environment.

#### EVALUATION CRITERIA

This Comprehensive Design Plan was reviewed and evaluated for compliance with the following criteria:

1. Conformance to the amended Basic Plan, A-9839-C.
2. Compliance with the requirements of the Zoning Ordinance in the R-L Zone.
3. The requirements of the Woodland Conservation Ordinance.
4. Referral agency comments.

#### FINDINGS

Based on analysis of the subject application, the Urban Design Review Section recommends the following findings.

1. **Background**: 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 $\frac{1}{2}$  acres). The remaining 149 $\frac{1}{2}$  acres, east of the Black Branch, are in the R-L zone portion which is the subject of this Comprehensive Design Plan application. 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 ■ a 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 Approved Basic Plan: 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

3. The Approved Comprehensive Design Plan: 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 $\frac{1}{2}$  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.

4. Purpose of Revision : The subject application is for approval of an auxiliary parking lot for the Evangel Temple Church on the designated residue development portion of approved CDP-9705, for the purposes of providing additional on-site parking to support an increasing church congregation. All of the designated residue development approved per CDP-9705 is owned by the Evangel Temple. No additional development is proposed in the residue development area at this time.

The subject parking lot will be located on Outlot 1, which is south of and adjacent to Lot 1 of the church property. Outlot 1 is east of the Cameron Grove development, approximately 1,035 linear feet away from Cameron Grove at its closest point, and 1,010 linear feet south of the Central Avenue right-of-way. It should be noted that Final Plat, 5-00027, is scheduled on the Planning Board agenda for April 6, 2000, and is to include the recordation of contiguous Outlots 1, 2, and 3 adjacent to Lot 1 of Evangel Temple. The applicant has requested that the amendment/addition to the approved CDP text be as follows, to include all of the outlots that are the subject of Final Plat, 5-00027:

**■An accessory parking lot and other accessory uses to serve the church on an adjoining R-A Zoned property will occur on the northern portion of the R-L Zone area.●**

Although the applicant is not able to give sufficient detail at this time with respect to the future uses of outlots 2 and 3, staff believes that listing allowed appropriate accessory uses per the Zoning Ordinance and limiting future development on the subject outlots to those uses listed will provide some assurance as to what may occur on the outlots. The following is a list of permitted accessory uses staff believes are appropriate and suitable:

- ✕ Day Care Center for Children
- ✕ Private School
- ✕ Park, Playground, or other Outdoor Recreational Area
- ✕ Nursing or Care Home
- ✕ Parking Lot
- ✕ Cemetery (if permitted at the time of SDP application)

Staff does not oppose the subject text amendment, and it is recommended that the future uses on Outlots 2 and 3 be limited as stated.

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

1. **"The plan is in conformance with the approved Basic Plan."**

Comment: The Comprehensive Design Plan for Cameron Grove, when modified by the proposed conditions 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.

1. 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.

2. 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 ■D■ 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: This condition concerns the eastern portion of the property which is designated as residue development, and proposed to be developed as a single-family detached community. A new CDP for the eastern portion of the property must be approved prior to development occurring there.

Although the subject CDP revision to provide an accessory parking lot for the adjacent church, Evangel Temple, is located on Outlot 1 and within the portion of property designated for residue development, staff has interpreted that the current proposal does not trigger the dedication of the additional right-of-way frontage along Church Road for the following reasons. The dedication of the additional frontage is for the specific purpose of providing adequate infrastructure for the traffic generated by the future proposed single-family detached community in this location. The subject revision will only be accessible from the church property which it is adjacent to via Central Avenue, and thus will not generate any additional traffic on Church Road. Grading permits will be required for the construction of the proposed parking lot, but in and of itself a grading permit for the parking lot does not constitute the intended development in this location that would require the dedication of additional frontage at Church Road.

It should be noted that construction of any structure on Outlots 1, 2, or 3 which requires a building permit will trigger the required dedication of 200 feet to the Church Road right-of-way adjacent to the designated residue 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: Although the subject CDP revision is for the provision of a parking lot on the eastern portion of the property which is proposed to be developed as a single-family detached community,

bonding for roadway improvements is not warranted at this time. See the previous Condition No. 6 above, for further discussion.

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 : In a referral response from the Environmental Planning Section (Markovich to Jordan), dated January 12, 2000, it is recommended that approval of a Technical Stormdrain Plan be required prior to approval of the SDP or prior to issuance of any permits for the proposed parking lot, whichever occurs first. Implementation of this recommendation will ensure absolute compliance to the subject condition for the current development proposal .

12. **■Prior 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 parking lot does not impact the noise study findings and results, in that it will not be a noise generator or receiver.

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

Comment : As approved on the original CDP, the subject condition is satisfied and wetland buffers of at least 25 feet are being provided for all wetland areas.

- 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 Site Plan for the Evangel Church property which is the applicant for this revision. The PMA within the boundaries of the subject CDP will not be impacted by the proposed revision.

- 15. ■As 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 : A conceptual sewer and water plan is not necessary for the construction of a parking lot, and the overall conceptual layout of water and sewage service to the site was approved as part of the original CDP.

- 16. ■As 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 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: See Condition No. 17 above.

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 floodplain and adjoining buffer along Black Branch are not in proximity to, or impacted by, the proposed parking lot.

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: No trails are in proximity to the proposed parking lot.

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, and furthermore no trail, paths, or sidewalks are located in proximity to the proposed parking lot.

- 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 ■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<sup>7</sup> 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<sup>±</sup>-acre park with the plans for the 35<sup>±</sup>-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. ■At 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. ■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 and 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.

36. ■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 be further refined in conjunction with the Preliminary Plan of Subdivision and SDP as more detailed information is available. ....●

Comment: See Condition No. 15 above for discussion.

37. ■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.●

Comment: This condition has not been resolved due to a prior commitment by the Evangel Temple that the first development in the R-L portion of the property would construct a regional facility on Black Branch. A stormwater management pond has been constructed in conjunction with the first phase of development in the R-L zone. However, this parking lot site will not be served by the stormwater management pond. Therefore, it is recommended

that an approved Technical Stormdrain Plan be required prior to the approval of the SDP.

- 38. Access to this site from public right-of-way will be afforded by:**
- a. An access road onto Central Avenue/MD 214 from the Mixed Retirement Development**
  - b. An access road onto Church Road from the R-L zoned parcel**

Comment: The original CDP approval is consistent with this condition. The proposed parking lot does not impact the required site access points.

- 40. During the approval process of the Comprehensive Design Plan, a referral shall be made to the Department of Public Works & Transportation regarding the potential need for local public transportation to service the needs of the senior citizen residents to access retail, service commercial, and public facilities such as libraries, schools, and hospitals, etc. The technical staff shall propose possible site design amendments to aid in the accessibility of public transportation (i.e. bus shelters, curb cuts, etc.).**

Comment: This condition has been satisfied as part of the original CDP approval, and all infrastructure necessary to accommodate public transportation service will be shown on the respective Specific Design Plans.

- 6. "The proposed plan would result in a development with a better environment than could be achieved under other regulations."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval. The approved plan does result in a development with a better environment than could be achieved under other regulations in the way that it is planned as a Mixed Retirement Development.

7. **"Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval.

8. **"The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not alter or diminish the previous finding that led to a recommendation of approval. Furthermore, as previously stated, the proposed parking lot will be sited adjacent to the lot on which the new and existing church facilities are located. The parking lot will be compatible with, and complementary to, the church use in terms of providing a key element that contributes to the self-sufficiency of the Evangel Temple complex. Staff considers the church to be the sole land use and facilities in the immediate surroundings given its proximity, and the fact that the remainder of the residue development portion of the site is undeveloped.

The development is compatible with existing land use, zoning, and facilities in the immediate surroundings.

9. **"Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:**

- (A) **Amounts of building coverage and open space;**
- (B) **Building setbacks from streets and abutting land uses; and**
- (C) **Circulation access points."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval. Although the proposed parking lot will be in general proximity to future detached single-family development as

recommended on the approved Basic Plan, A-9839-C, it will be compatible in that a significant amount of the designated residue development area has substantial amount of environmentally sensitive elements, two of which are floodplains and streams, that are between the area of the proposed parking lot and the future residential development, thus effectively separating them.

Land uses and facilities are compatible with each other.

10. **"Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval. Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability.

11. **"The staging of development will not be an unreasonable burden on available public facilities."**

Comment: The subject application was referred to both the Transportation Planning and Public Facilities Sections. In separate memorandum, (Masog to Jordan) dated March 23, 2000, and (Williams to Jordan) dated January 6, 2000, it was found that the development proposal places no additional burden on existing infrastructure or public transportation, nor does it affect or impact the existing public facilities.

The staging of development is not an unreasonable burden on available public facilities.

12. **"Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**

- (A) **The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;**

- (B) **Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;**
- (C) **The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site."**

Comment: The original approved Comprehensive Design Plan did not include an adaptive use of a historic site, nor does the subject revision..

- 13. **"The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the plan, with the exception of V-L and V-M Zones, the requirements set forth in Section 27-433(d)."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval. The approved plan incorporated the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9 of the Zoning Ordinance.

Townhouses were not proposed as part of the approved plan, nor are they part of the subject revision.

- 14. **"The Plan is in conformance with an approved Tree Conservation Plan."**

Comment: TCP I/62/97 was approved as part of the original CDP and addresses the entire CDP property. The subject development proposal does not necessitate any revisions to the approved Type I TCP at this time. Any changes or revisions to the approved Type I TCP pertaining to the proposed parking lot will be addressed at the time of SDP review for the subject development proposal.

The subject application is in conformance with the approved TCP I/62/97 Tree Conservation Plan.

#### Referral Responses



15. Environmental Planning: The comments of the Environmental Planning Section are embodied in Finding No. 4, which is a detailed discussion of required conditions, per A-9839-C, many of which specifically pertain to environmental issues. The Environmental Planning Section recommends approval of the subject application.

No response was received from either the Department of Environmental Resources - Watershed Protection Branch or Prince George's County Health Department - Division of Environmental Health.

16. Transportation Planning: The Transportation Planning Section found that the provision of parking spaces on the subject parcel would not generate additional vehicle trips as the uses within the adjacent church complex and the resulting trip generation already exists. Therefore, parking as a component of this plan poses no transportation issues.

No response was received from either the Department of Public Works & Transportation or State Highway Administration.

17. Public Facilities: There are no public facilities issues of concern regarding the proposed accessory parking lot.
18. Parks and Recreation: The Park Planning And Development Division had no comment on the subject proposal.
19. Trails: There are no Master Plan Trail issues associated with the subject proposal.
20. Community Planning: There are no master plan issues associated with the subject proposal.

#### Density Increment Analysis

21. A detailed discussion of all analysis pertaining to Density Increment Bonuses can be found as an attachment to the subject technical staff report (PGCPB No. 98-35C). The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval, and determined the overall density. The approved plan summarized the applicant's proposal regarding the public benefit features and the staff's response to their proposal.

#### Development Standards

22. A detailed discussion of all requirements pertaining to Development Standards can be found as an attachment to the subject technical staff report (PGCPB No. 98-35C). The subject revision does not affect, alter, nor diminish the previous finding that lead to a recommendation of approval, and determined the standards which shall govern development for all Specific Design Plans within the subject Comprehensive Design Plan.

## RECOMMENDATION

Based upon the preceding evaluation and findings, the Urban Design Review Section recommends that the Planning Board adopt the findings of this report and APPROVE CDP-9705/01 for Cameron Grove, with the following Conditions:

1. Prior to certificate approval of the Specific Design Plan for the subject parking lot, an approved Technical Stormdrain Plan shall be submitted to the Environmental Planning Section.
2. The use of Outlots 2 and 3 shall be determined upon review of the required Specific Design Plan and shall be limited to Day Care Center for Children, Private School, Park, Playground, or other Outdoor Recreational Area, Nursing or Care Home, or Cemetery.