

April 25, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: James Jordan, Urban Designer

SUBJECT: Cameron Grove
Comprehensive Design Plan CDP-9705/02

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 9:30 a.m., May 4, 2000. The purpose of this hearing is to consider the Comprehensive Design Plan for Cameron Grove, CDP-9705/02. Notice of this Public Hearing has been published in the Enquirer-Gazette, the Journal Newspaper and the Prince George's Post, on or before April 4, 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 (156½ acres), which is the subject of this Comprehensive Design Plan application. The remaining 149½ 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 ■ 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 156½ 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.

4. Purpose of Revision: 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 dwellings
Phase II	100-144 single-family attached dwellings
Phase III	50-300 multi-family and single-family attached dwellings

Total	not to exceed 856 dwelling units
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Proposed Range of Units

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

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 choose 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)

1. **■The 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 ■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: 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. **■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 approval of detached single-family-dwelling units does not impact the noise study findings and results.

13. **■All 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. **■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: 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. **■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 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 SDPAs. 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 ■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 $\frac{1}{2}$ 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 \pm -acre park with the plans for the 35 \pm -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 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.

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. The environmental impacts associated with a regional facility in Black Branch will be much greater than that proposed by this plan. However, there is some concern at DER that the smaller facilities may not adequately address the needs for the larger area. Therefore, DER has been discussing this issue with the applicant as part of the Stormwater Management Plan Concept approval which is required prior to Preliminary Plan of Subdivision approval.

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 single-family dwelling units do 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 alter or 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. The proposed revision will result in an even more livable and varied environment by including detached units where they were not previously allowed.

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. Furthermore, staff believes that inclusion of the proposed single-family detached units as part of the range of housing types offered in this development will only reinforce the prior planning board determination that the subject plan does include an array of design elements, facilities, and amenities that satisfy the broad spectrum of needs of residents and/or guests of the project.

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. As previously stated, the proposed single-family dwelling units will be offered as part of Phases II and III. The proposed dwelling units will be compatible with, and complementary to, the existing house types already approved and in existence in the development, and equally as important will ultimately be compatible with the development in the surrounding residential communities. The surrounding residential communities in general proximity, Kettering and Collington Manor, are well-defined single-family detached communities with homes that generally are 2000 square feet or more. Typically these homes offer brick or siding as an exterior finish, and provide for exterior shutters, trim, molding, garages, high-pitched roof, reverse gables, and dormers. Notwithstanding the minimum sizes of the proposed units, and the fact that retirement communities generally provide smaller lots and units for residents who do not want the responsibility of large homes and yard maintenance, the proposed units compare favorably with, and provide all of the exterior features noted on, the homes in the surrounding residential communities.

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 single-family detached units, with all added options, will be the largest units in the subject development, the approval of these units will generally not impact

the overall totals of building coverage and open space. Furthermore, since the proposed units will replace what previously would have been duplex and quad units, overall density may be reduced, thus providing a balanced mix of housing with as much, or possibly a slight increase in open space as to what was previously approved. The applicant has also proposed development standards for the single-family detached lots, and they will be compatible with the standards approved for other unit types within the development and the abutting land uses. The provision of single-family detached units does not significantly alter the approved circulation access points.

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 April 28, 2000, and (Williams to Jordan) dated April 14, 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. For additional information, see Findings 16 and 17 below.

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 impact of the provision of single-family detached units would not be significantly different from that which was determined when the CDP was originally approved. Therefore, single-family detached units as a component of this plan pose 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 detached single-family dwelling units. Furthermore, in a memorandum (Williams to Jordan) dated April 14, 2000, the following comments were provided:

■The proposed development will be within the adequate coverage of the nearest existing fire and rescue facilities for ambulance and medic services.

■This is a proposal to construct elderly housing development. Elderly housing is exempt from the public school adequate public facilities test.●

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 nor alter, the previously approved development standards for other dwelling unit types, but it does add new development standards for single-family detached units.

The applicant has proposed development standards for the single-family detached lots as follows:

Maximum Lot Size	6,000 square feet
Maximum Building Height	36 feet
Minimum Front Yard	15 feet
Minimum Distance from Property Line to a Front-Loaded Garage	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	*10 feet
Maximum Lot Coverage	75 percent

*Decks may extend up to 4 feet beyond the rear building restriction line.

Staff supports the development standards as proposed by the applicant, and furthermore it is recommended that the proposed development standards be approved and included as part of the Comprehensive Design Plan text for single-family detached lot development on the subject property.

23. Approval of CDP-9705/02 modifies, but does not supercede, CDP-9705 and CDP-9705/01. Except as explicitly modified by CDP-9705/02, CDP-9705 (as expressed in PGCPB No. 98-35 (C)) and CDP 9705/01 (as expressed in PGCPB No. 00-49) remain in full force and effect.

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-9705/02 for Cameron Grove, with the following condition:

1. Prior to certificate approval of the Comprehensive Design Plan revision, the CDP text shall be amended to provide the approved Single-Family Detached Lot Standards.