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DETAILED SITE PLAN

DSP-02043/01

Application	General Data
Project Name: Cross Creek Club (Phase 4) Location: Northwest quadrant of the intersection of Briggs Chaney Road and Old Gunpowder Road Applicant/Address: Ryan Homes 3919 National Drive, Suite 310 Burtonsville, MD 20866	Date Accepted: 5/1/2006
	Planning Board Action Limit: 7/10/2006
	Plan Acreage: 8.947
	Zone: R-R
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 61
	Tier: Developing
	Council District: 1
	Municipality: NA
	200-Scale Base Map: 217NE05

Purpose of Application	Notice Dates
To change the approved maximum lot coverage from 30 to 35 percent for lots 26, 27, 90, and 92, Block A, which measure between 10,000-11,000 square feet.	Adjoining Property Owners Previous Parties of Record Registered Associations: 2/16/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 6/6/2006

Staff Recommendation		Staff Reviewer: Ruth E. Grover, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

June 21, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan DSP-02043/01
Cross Creek Club (Phase IV)—Revision to lot coverage requirements.

The Urban Design Staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL as described in the recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Conceptual Site Plan CSP-96021;
- b. The requirements of Preliminary Plan of Subdivision 4-96048;
- c. The requirements of Preliminary Plan of Subdivision 4-03016;
- d. The requirements of Detailed Site Plan DSP-02043;
- e. The requirements of the Zoning Ordinance in the R-R Zone;
- f. The requirements of the *Landscape Manual*;
- g. Referral comments.

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** To increase the maximum lot coverage from 30 to 35 percent for lots 26, 27, 90, and 92, Block A, measuring between 10,000 and 11,000 square feet. Seventy-five lots are included in the subject phase of development. The 30 percent maximum standard was established as a proffer by the applicant (not by the Zoning Ordinance) as part of the approval of Detailed Site Plan DSP-02043.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-R	R-R
Use(s)	Single-family detached residential	Single-family detached residential
Acreage	8.947	8.947
Lots	75	75

3. **Location:** The project is located in the northwest quadrant of the intersection of Briggs Chaney Road and Old Gunpowder Road.
4. **Surroundings and Use:** The project is located north of Briggs Chaney Road, directly east of the Montgomery County line, south of the Fairland Regional Park, and west of Old Gunpowder Road.
5. **Previous Approvals:** The site is the subject of Conceptual Site Plan CSP-96021, which was approved by the Planning Board on July 25, 1996. PGCPB Resolution No. 96-250 was adopted that same day, formalizing the approval. Preliminary Plans of Subdivision 4-96048 was approved by the Planning Board on July 25, 1996. PGCPB Resolution No. 96-254 was adopted on that same date, formalizing that approval. Preliminary Plan of Subdivision 4-03016 was then approved by the Planning Board on June 19, 2003. PGCPB Resolution No. 03-119 was subsequently adopted, formalizing that approval.
6. **Design Features:** The permitted lot coverage for Lots 26, 27, 90 and 92, Block A, would be increased to a maximum of 35 percent. There are 75 lots included in Phase 4 of the subject development. As for the specific statistics for the affected lots, please refer to the following table:

Cross Creek—Statistics for Affected Lots

Lot	Lot Area	Proposed Maximum Allowed Coverage (35%) <i>In Square Feet</i>	Proposed Actual Coverage (Unit Purchased for Lot) <i>In Square Feet</i>	Proposed Coverage (%)
26	10,952	3,833	3,679	34
27	10,405	3,642	3,215	31
90	10,377	3,632	3,373	33
92	10,432	3,651	3,650	35

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** Per Section 27-444(b)(10)(D), single-family detached dwellings that are adjacent to or within the immediate vicinity (300 feet) of a golf course fairway, green or teeing area may be developed on lots containing less than 10,000 square feet, but not less than 5,000 square feet,

in accordance with the following (*inter alia*): That a maximum lot coverage of up to 75 percent may be allowed for such lots. The subject project's current requirement (30 percent) or proposed requirement (35 percent) certainly complies with the Zoning Ordinance maximum requirement of 75 percent. Staff notes in its evaluation of the subject case that the 30 percent limit committed to at the time of approval of the subject detailed site plan was self-imposed, not imposed by a requirement of the Zoning Ordinance.

8. **Conceptual Site Plan CSP-96021:** A conceptual site plan was approved by the Planning Board on July 25, 1996 (PGCPB Resolution No. 96-250) for the Cross Creek Club 18-hole golf course and residential development consisting of 466 lots to be developed in six phases. None of the provisions of that plan is directly relevant to the subject application.
9. **Preliminary Plan of Subdivision 4-96048:** Preliminary Plan 4-96048 was approved by the Planning Board on July 25, 1996 (PGCPB Resolution No. 96-254) for 472 lots and 18 parcels. None of the provisions of that approval is directly relevant to the subject application.
10. **Preliminary Plan of Subdivision 4-03016:** Preliminary Plan of Subdivision 4-03016 was approved by the Planning Board on June 19, 2003. PGCPB Resolution No. 03-119 was subsequently adopted, formalizing that approval. The following provision of that approval is applicable to the subject case. Staff has listed the condition in boldface type and followed it with staff's comments.

15. Development of this subdivision shall be in accordance with the approved Conceptual Stormwater Management Plan CSD 968006990 or any revisions thereto.

Comment: Increasing the lot coverage on five lots on the subject site from 30 percent to 35 percent should have no appreciable effect on previously found compliance with Conceptual Stormwater Management Plan CSD 968006990 or its revisions.

11. **Detailed Site Plan DSP-02043:** Staff has reviewed the requirements of the approval of Detailed Site Plan DSP-02043 and finds that the requirements of that approval are not directly relevant to the subject case.
12. **Woodland Conservation Ordinance:** The subject project will have no effect on the subject development's previously demonstrated compliance with the requirements of the Prince George's Woodland Conservation Ordinance.
13. **Landscape Manual:** The subject project will have no effect on the subject project's previously demonstrated compliance with the requirements of the Prince George's County *Landscape Manual*.
14. **Referral Comments:**

Permits—In a memorandum dated May 22, 2006, the Permit Review Section provided the following comments:

- Have all adequate bufferyards and landscape schedules been provided on the landscape plans?

- Provide all building setbacks (front, side and rear yards from the building to each lot line for all lots).
- Provide the dimensions for each house type being build either on a lot-by-lot basis or on a template sheet.
- Provide the height and number of stories for each house type either on a lot-by-lot basis or on a template sheet.
- Will house types provide any options such as decks, porches, etc.? All options should be shown on typical and dimensioned.

The first two items have been addressed by revisions to the plans. The last three items were previously addressed separately on the approved umbrella architecture plan for the Cross Creek project, Detailed Site Plan DSP-97042.

15. As required by Section 27-285(b) of the Zoning Ordinance, Detailed Site Plan DSP-02043/01 represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-02043/01.