



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

Detailed Site Plan

DSP-02043

Application	General Data
Project Name CROSS CREEK CLUB PHASE IV Location NORTHWEST QUADRANT OF BRIGGS CHANEY ROAD AND OLD GUNPOWDER ROAD INTERSECTION Applicant/Address BEAR CORPORATION 2900 LINDEN LANE, SUITE 200 SILVER SPRING, MD 20910	Date Accepted 09/18/2002
	Planning Board Action Limit 11/27/2002
	Plan Acreage 8.947
	Zone R-R
	Dwelling Units 172
	Square Footage NA
	Planning Area 82A
	Council District 01
	Municipality NA
	200-Scale Base Map 212SE11

Purpose of Application	Notice Dates
CONSTRUCTION OF RESIDENTIAL SINGLE-FAMILY HOMES IN A GOLF COMMUNITY	Adjoining Property Owners (CB-15-1998) 09/03/02
	Previous Parties of Record (CB-13-1997) 10/31/02
	Sign(s) Posted on Site 10/25/02
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: SRINIVAS, LAXMI
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 6, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan DSP-02043
Cross Creek Club (Phase IV)

The Urban Design Staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the recommendation section below.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conceptual Site Plan CSP-96021 and Preliminary Plan 4-96048
- b. The requirements of Section 27-428, Rural Residential, of the Zoning Ordinance
- c. The requirements of the *Landscape Manual*
- d. Referrals

FINDINGS

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

- 1. The subject detailed site plan is for Cross Creek Club, Phase IV, of the Cross Creek Club golf course and residential development. The overall Cross Creek Club development, consisting of approximately 304 acres of land in the R-R Zone, 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.
- 2. A conceptual site plan was approved by the Planning Board on July 25, 1996 (PGCPB 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. Preliminary Plan 4-96048 was approved by the Planning Board on July

25, 1996 (PGCPB No. 96-254) for 472 lots and 18 parcels. The following detailed site plans have been approved for the golf course and the residential phases as of this date:

1. DSP-96024 and subsequent revisions for Phase I
2. DSP-96076 and subsequent revisions for Phase III
3. DSP-99029 for Phase II
4. DSP-00048 for Phase V
5. DSP-96056 and subsequent revisions for the golf course
6. DSP-97042 and subsequent revisions for the overall architecture for the residential development.

As of this date, 77 units in Phase I and 71 units in Phase III have been built.

3. The subject detailed site plan includes site, landscape and tree conservation plans for Phase IV of the Cross Creek Club development consisting of 75 lots. The subject site for Phase IV consists of 20.63 acres and is located on the south side of Fairland Regional Park, west side of Old Gunpowder Road, east side of Phase I and II, and north side of Phase III and V. Access to the Phase IV site is from the proposed relocated Old Gunpowder Road.
4. Architecture for all phases of the subject development has previously been approved by the Planning Board under a separate detailed site plan, DSP-97042. This umbrella approval of the proposed architecture alleviated the necessity of having separate architectural approvals for each phase of development. Thus, the architecture approved in DSP-97042 will serve as the architecture for the subject application.
5. The following conditions of Conceptual Site Plan CSP-96021 are applicable to detailed site plans:

#6 At the time of detailed site plan:

- a. All stream crossings shall be designed in a bio-sensitive manner to minimize and mitigate impacts. The design of stream crossings shall be approved by the Natural Resources Division.
- b. Sediment and erosion control plans shall be submitted for review and approval by the Natural Resources Division. Minimization of sediment and erosion potential during and after construction is of special concern on this site, which may require the use of best management practices of a higher level than normally required, especially with regard to disturbance in the floodplain and wetland areas.
- c. Water quality ponds shall not be located in the stream course, the 50-foot minimum stream buffer area, or the 100-year floodplain unless appropriate measures have been employed to pretreat the run-off and reduce pollutant loads before the water enters the stream course.
- d. Each TCPII shall include three woodland conservation worksheets. The first shall indicate the total requirement for the Cross Creek development. The second shall indicate the total requirement for the Cross Creek development. The second shall indicate the requirement for the specific phase of the site and how it is being fulfilled. The third shall provide a cumulative total for the tree conservation plan approved to date.

- #7 Prior to approval of any other detailed site plans for Cross Creek, except for Phase I, the applicant, his heirs, successors, and/or assigns ("the applicant") shall provide documentation satisfactory to the Natural Resources Division that demonstrates the exact location of all off-site woodland conservation and that demonstrates fulfillment of all applicable provisions of TCPI/11/95.

Condition #6 of Preliminary Plan 4-96048 is also applicable to detailed site plans:

- #6 At the time of detailed site plan, the Natural Resources Division shall evaluate the proposed noise mitigation measures to ensure that noise impacts associated with I-95 shall attenuate so as not to exceed the most practical extent possible 65 dBA exterior and 45 dBA interior for all residences within this subdivision.

Compliance with these conditions has been addressed in the previous detailed site plans. The Environmental Planning Section has stated that woodland conservation will not be allowed on individual lots in Phase IV. A condition of approval has been added that Tree Conservation Plan TCPII/114/02 shall be revised according to the requirements of the Environmental Planning Section. With the proposed conditions, the subject detailed site plan will be consistent with Conceptual Site Plan CSP-96021 and Preliminary Plan 4-96048.

The following conditions of Conceptual Site Plan CSP-96021/01 are also relevant to detailed site plans:

- #2 Prior to approval of the 150th building permit for Cross Creek, the detailed site plan for fine grading in Phase IA (Golf Course) shall be submitted and approved.

The applicant has complied with this condition.

- #3 Prior to approval of the 200th residential building permit for Cross Creek, the golf course shall be completed and in operation.

This condition is being carried forward.

Conceptual Site Plan CSP-96021 drawings show a 175-foot golf safety corridor along the fifth and the third tee to the south of the proposed Phase IV development. The applicant has modified the conceptual site plan and preliminary plan lot layouts. As proposed, lots 64 to 66 and lots 44 to 46 along the fifth tee and lots 26 to 30 along the third tee seem to encroach into the 175-foot corridor. The applicant has submitted a letter dated November 4, 2002, explaining that the above lots provide a safe design scenario because:

- The lots are well buffered
- The shots will be hit away from the proposed lots
- The lots are not proposed adjacent to the landing area
- The conservation areas to the left of the trees will help buffer any errant balls
- The elevations of the proposed lots are above the tee complex

The applicant states and the staff agrees that in light of the above factors, a 175-foot safety corridor is not necessary to avoid detrimental safety impacts to the above lots. Although the tees will not have any significant impacts on the above lots, Lots 65 and 66 along the 5th tee and Lots 27 and 29 along

the 3rd tee are proposed to be set back only 15 feet from the tees. The tees will have significant impact on the privacy of these lots. Therefore, a condition of approval has been added to require that the tees be set back at least 50 feet from these lots. This issue is also addressed in Finding 11.

The location and numbering of the tees on the subject site plan must be consistent with the numbering of the tees on the conceptual site plan and preliminary plan. A condition of approval has been added to require the same.

6. The proposal is subject to Section 4.1 (residential requirements) and Section 4.7 (buffering incompatible uses) of the *Landscape Manual*. The applicant has provided a 20-foot-wide landscape buffer on the golf course along the rear yards of the proposed lots in Phase IV. The proposed landscaping in the buffer and the landscape schedules has not been provided. A condition of approval has been added requiring the applicant to provide the proposed landscaping in the landscape buffers and the landscape schedules to show compliance with the requirements of the *Landscape Manual*. A condition of approval has also been added to require a landscape buffer along the side yards of Lots 22 and 95 bordering the realigned Old Gunpowder Road to screen the side yards from the road and the proposed trail along the road.

Referral Comments

7. The Permits Review Section (Windsor to Srinivas, October 2, 2002) has required minor changes to the site plan. Conditions of approval have been added to require the changes.
8. The Department of Environmental Resources (De Guzman to Srinivas, October 2, 2002) has stated that the proposal is consistent with the approved stormwater management concept # 8330665-2000.
9. The Washington Suburban Sanitary Commission (Thacker to Srinivas, October 17, 2002) has stated that there are existing WSSC facilities located on the site.
10. The Department of Public Works and Transportation (Hijazi to Srinivas, October 22, 2002) has stated that all improvements within the public rights-of-way must be according to DPW&T requirements.
11. The Subdivision Section (Chellis to Srinivas, October 4, 2002) has stated that the proposed plan is not in conformance with approved Preliminary Plan 4-96048 and approved Conceptual Site Plan CSP-96021 for this property. The layout has been revised and no longer provides for a 175-foot safety corridor for the 17th green. The applicant must demonstrate that the alteration in the layout has not increased the net yield of 472 lots approved by Conceptual Site Plan CSP-96021 for the Cross Creek Club subdivision. The detailed site plan must also be revised to reflect the bearings and distances on the record plats once they are recorded. Conditions of approval have been added to require the same.
12. The Department of Parks and Recreation (Asan to Srinivas, October 21, 2002) has stated that Condition #27 of Preliminary Plan 4-96048 requires that a 12-foot-wide hiker/biker trail and a ten-foot-wide equestrian trail be constructed with a right-of-way from the public parkland located south of Briggs Chaney Road north into Fairlands Regional Park. The subject detailed site plan includes the area of the hiker/biker right-of-way but does not include details for the construction of the trails. The Department has recommended conditions of approval for submitting detailed drawings of the hiker/biker and equestrian trails and the construction of the trail. Conditions of approval have been added to require the same.

13. The Transportation Planning Section (Masog to Srinivas, October 31, 2002) has stated that the Department of Public Works and Transportation has the authority to determine the final cross section of the streets under Section 24-128(b)(6). The Department of Public Works and Transportation should have reviewed this plan from that perspective prior to approval. The site plan is acceptable.
14. The Community Planning Division (Bond to Srinivas, October 25, 2002) has stated that there are no master plan issues associated with the proposal.
15. The Environmental Planning Section (Finch to Srinivas, September 19, 2002) has stated that no woodland conservation will be allowed on individual lots in Phase IV. A condition of approval has been added to require the applicant to revise the TCPII/114/02 drawings according to the requirements of the Environmental Planning Section.
16. With the proposed conditions, Detailed Site Plan DSP-02043 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 and TCPII/114/02 subject to the following conditions:

1. Prior to certification of the detailed site plan, the applicant shall:
 - a. Revise the Tree Conservation Plan II and all other affected plans according to the requirements of the Environmental Planning Section.
 - b. Revise the site and landscape drawings to show the following:
 - (1) The 175-foot golf safety corridor along the tees surrounding the subject Phase IV development.
 - (2) The 5th tee set back a minimum of 50 feet from Lots 65 and 66 and the 3rd tee set back a minimum of 50 feet from Lots 27 and 29; if the tees are not set back a minimum of 50 feet from the lots, the lots shall be eliminated.
 - (3) The location and numbering of tees identical to the location and number of tees on the conceptual site plan and preliminary plan.
 - (4) Proposed landscaping in the landscape buffers and on the lots.
 - (5) Landscape schedules that demonstrate compliance with the *Landscape Manual*.
 - (6) A landscape buffer along the side yards of Lots 22 and 95 along the realigned Old Gunpowder Road to screen the side yards from the road and the proposed trail along the road.
 - (7) Building setbacks and building footprints on all the lots.

- (8) The total number of lots in Phase IV with the total number of lots for the entire development not exceeding 472 lots.
- c. Obtain approval of the construction drawings showing the location, layout, width cross-sections, and landscaping for the required hiker/biker and equestrian trails.
- 2. The trail shall be constructed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines and the Accessibility Guidelines in the latest edition of the Americans with Disability Act for Outdoor Development Areas.
- 3. All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by the Department of Parks and Recreation.
- 4. A building permit shall not be issued for Lot 95 until the trails adjacent to the lot are under construction.
- 5. Prior to approval of the 200th building permit for Cross Creek, the golf course shall be completed and in operation.