



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

SPECIFIC DESIGN PLAN

SDP-0002/03

Application	General Data
Project Name CAMERON GROVE, PHASE II Location 3,100 feet southwest of the intersection of MD 214 and Church Road Applicant/Address Cameron Grove Associates, LP Stavrou Senior Communities, LLC 5100 Forbes Boulevard Lanham, MD 20706	Date Accepted 10/04/2002
	Planning Board Action Limit NA
	Plan Acreage 62.926
	Zone R-L
	Dwelling Units 1
	Square Footage 2,087 (base)
	Planning Area 74A
	Council District 6
	Municipality NA
	200-Scale Base Map 201NE12

Purpose of Application	Notice Dates
Specific Design Plan for a deck of a single-family detached house to be extended six feet beyond the rear building restriction line.	Adjoining Property Owners 10/01/2002 (CB-15-1998)
	Previous Parties of Record 11/08/2002 (CB-13-1997)
	Sign(s) Posted on Site 11/15/2002
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: H. ZHANG
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Specific Design Plan SDP-0002/03
Cameron Grove, Phase II

The Urban Design staff has reviewed the specific design plan for Cameron Grove, Phase II, for the purpose of allowing the proposed deck for a single-family detached house to extend six feet beyond the rear building restriction line. Based on the review and the findings contained within this report, the Development Review Division recommends APPROVAL as stated in the recommendation section of this report.

EVALUATION CRITERIA

This specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The development standards established in CDP-9705 and revisions.
- b. The requirements of the Site Design Guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
- c. The requirements of the Zoning Ordinance as stated specifically in Section 27-528, regarding the findings for approval of a specific design plan.
- d. The requirements of the *Landscape Manual*.
- e. Referrals.

FINDINGS

1. 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 westerly portion of the property (156⅘ acres). The remaining 149⅘ acres, east of Black Branch, will remain in the R-L Zone. Comprehensive

Design Plan CDP-9705 was filed pursuant to the basic plan requirements and was approved by the Planning Board on February 19, 1998, with 34 conditions as contained in Resolution PGCPB No.98-35 (c). Comprehensive Design Plan CDP-9705 was subsequently revised twice. It was in the second revision, CDP-9705/02, that the development standards regarding single-family detached lots were defined. CDP-9705/02 was approved by the Planning Board on May 4, 2000 (PGCPB No. 00-63).

Specific Design Plan SDP-0002 for the property was approved on May 18, 2000, for 113 single-family detached houses. Specific Design Plan SDP-0002 has two revisions. The subject application is the third revision to Specific Design Plan SDP-0002.

2. The subject specific design plan is for the purpose of allowing a six-foot extension of a deck proposed for a single-family detached house beyond the rear building restriction line on Lot 112, Block A.
3. The subject property is located approximately 3,100 linear feet southwest of the intersection of Central Avenue and Church Road. The subdivision is bounded to the north by the Central Avenue right-of-way; to the east by the Evangel Temple Church property; to the west by an existing subdivision known as Kettering, zoned R-80; and to the south by a portion of the Kettering subdivision and vacant property zoned R-L.
4. On page 14-15 of approved CDP-9705/02 text, the comprehensive design plan states the lot development standards for the single-family detached lots as follows:

Maximum Lot Size	6,000 square foot
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 four feet beyond the rear building restriction line.

5. The subject specific design plan is in general conformance to the concepts of the comprehensive design plan. Lot 112 in Block A is subject to the above criteria. The proposed building, 40H "Dogwood," is within the building envelope defined by the building restriction lines and complies with all the setback requirements. The applicant seeks to extend the proposed deck for the single-family detached house six feet beyond the rear building restriction line. The extension, in fact, is only two feet, because the above-noted standards allow decks to extend up to four feet into the rear building restrict line. A stormwater management pond is adjacent to the subject rear yard of the single-family detached house. The proposed extension will not impair the design quality or integrity of the comprehensive design plan and will not have any negative impact on neighboring properties. Therefore, the Urban Design staff has no objection to the request to allow the proposed deck to extend six feet into the rear building restriction line.
6. The specific design plan revision will have no impact on provisions that were approved in Specific Design Plan SDP-0002, for draining surface water to prevent adverse effects on the subject property or any adjacent property.

7. The specific design plan revision does not alter the original findings of SDP-0002 that this development will be adequately served within a reasonable time with existing or programmed public facilities and that it meets and will continue to meet the requirements of both the approved tree conservation plan and the *Landscape Manual*.
8. The application was referred to the Permit Section. No referral comment was generated.
9. All previously approved conditions and standards shall remain in full force and effect whenever they are applicable to this revision.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design Staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0002/03 for Cameron Grove, Phase II.