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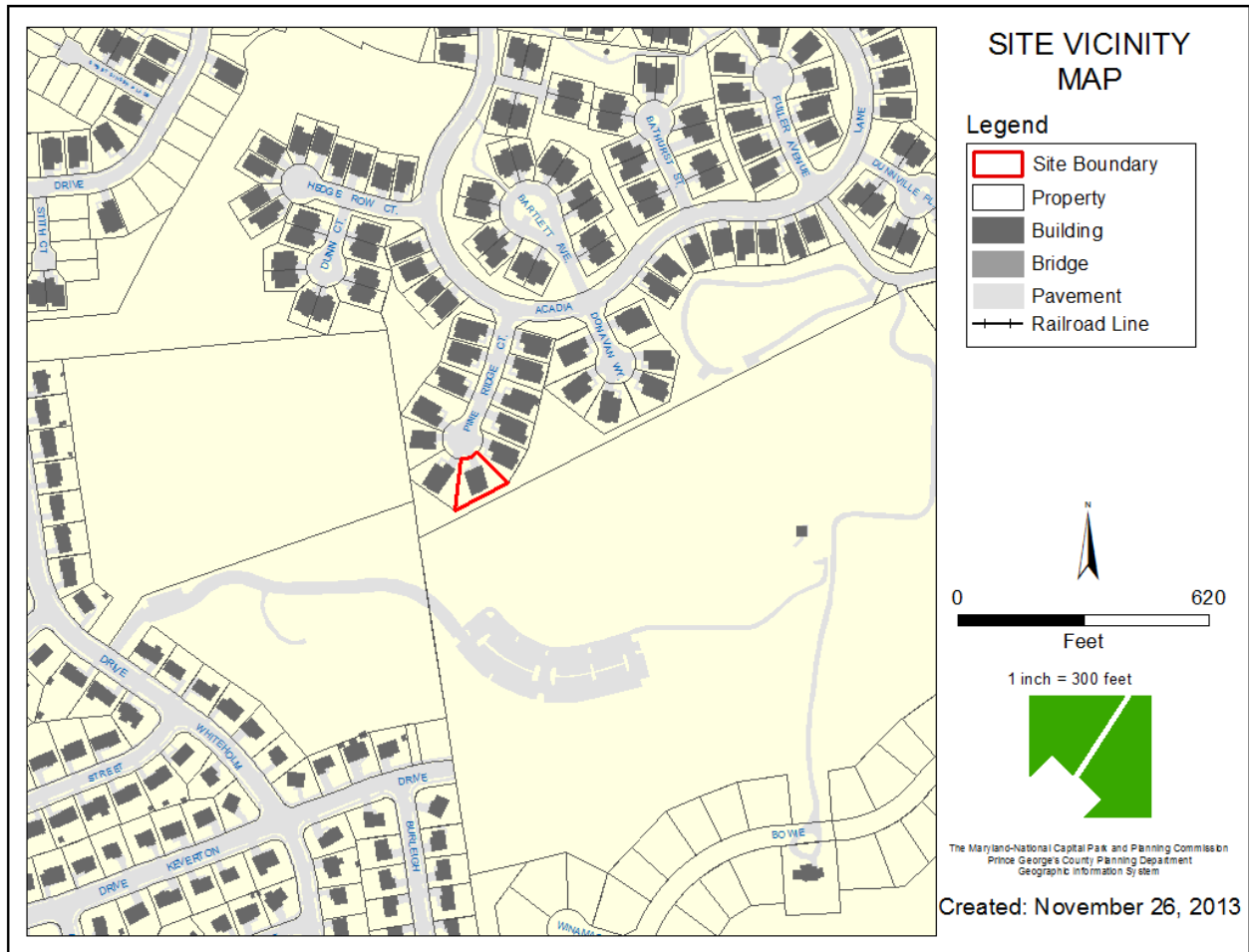
Specific Design Plan

SDP-0002-04

Application	General Data	
Project Name: Cameron Grove, Lot 80, Block A Location: On the southern side of the cul-de-sac of Pine Ridge Court, approximately 360 feet south of its intersection with New Acadia Lane. Applicant/Address: Walter H. Person 411 Pine Ridge Court Upper Marlboro, MD 20774	Planning Board Hearing Date:	04/17/14
	Staff Report Date:	04/01/14
	Date Accepted:	01/23/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.228
	Zone:	R-L
	Dwelling Units:	1
	Gross Floor Area:	N/A
	Planning Area:	74A
	Tier:	Developing
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	201NE12

Purpose of Application	Notice Dates	
A sun room addition to an existing single-family detached dwelling.	Informational Mailing:	11/29/13
	Acceptance Mailing:	01/16/14
	Sign Posting Deadline:	03/04/14

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0002-04
Type II Tree Conservation Plan TCPII/028/00
Cameron Grove, Lot 80, Block A

The Urban Design staff has completed its review of the subject application and of agency referral comments concerning the plan. This report presents a summary of the plan, evaluation, and findings required for action on the plan, and a recommendation of APPROVAL with conditions.

EVALUATION CRITERIA

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

1. The requirements of Zoning Map Amendment (Basic Plan) A-9839.
2. The requirements of Comprehensive Design Plan CDP-9705 and its revisions.
3. The requirements of Preliminary Plan of Subdivision 4-97119.
4. The requirements of the final plat.
5. The requirements of Specific Design Plan SDP-0002 and its revisions.
6. The requirements of the Prince George's County Zoning Ordinance, including:
 - a. Section 27-440 regarding permitted uses in residential zones;
 - b. Section 27-441 regarding regulations in residential zones;
 - c. Sections 27-514.08 through 27-514.10 regarding purposes, uses, and regulations in the Residential Low Development (R-L) Zone; and
 - d. Section 27-528 regarding the required findings for specific design plans.
7. The 2010 *Prince George's County Landscape Manual*.
8. The 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance.
9. The Prince George's County Tree Canopy Coverage Ordinance.
10. Referral comments.

FINDINGS

Based on the analysis of the subject application, in light of the evaluation criteria identified above, the Urban Design Section proposes the following findings:

1. **Request:** The request in this case is for the addition of a sun room to an existing single-family detached dwelling located in the Cameron Grove development. The proposed sun room addition would extend three feet, ten inches on the eastern side and one foot on the western side of the subject house into the approved rear building setback for this lot. The application also requests that the Prince George's County Planning Board modify the rear building setback from ten feet to six feet, two inches for this lot only, to accommodate the proposed sun room.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use(s)	Residential	Residential
Acreage	0.228	0.228
Lots	1	1

Other Development Data

	REQUIRED	PROVIDED
Total parking spaces (included in above total)	2	2

3. **Location:** The subject site is located in the Cameron Grove development on the southern side of the cul-de-sac of Pine Ridge Court, approximately 360 feet south of its intersection with New Acadia Lane, in Planning Area 74A, Council District 6, and the Developing Tier.
4. **Surrounding Uses:** The subject project is bounded to the north by the cul-de-sac of Pine Ridge Court with other single-family detached dwellings in the R-L Zone beyond; and to the east, south, and west by single-family detached dwellings.
5. **Previous Approvals:** The site is subject to the requirements of Zoning Map Amendment (Basic Plan) A-9839, approved by the District Council on November 24, 1997, and those of Comprehensive Design Plan CDP-9705, approved by the Planning Board on February 19, 1998. The site is subject to the requirements of CDP-9705/01, accepted for review on December 10, 1999 and approved by the Planning Board for a parking lot for a church. The site is subject to the requirements of CDP-9705/02 approved by the Planning Board on May 4, 2000 to add single-family detached units as a permitted housing type in this mixed retirement community. The Planning Board subsequently adopted PGCPB Resolution No. 00-63 was adopted by the Planning Board on May 18, 2000 formalizing that approval. The site is also subject to the requirements of CDP-9705/03 approved by the Planning Board on June 19, 2003 for 166 single-family detached residential units. The Planning Board subsequently adopted PGCPB Resolution No. 03-138 on July 10, 2003 formalizing that approval. The site is also subject to the requirements of Preliminary Plan of Subdivision 4-97119, approved by the Planning Board on March 19, 1998, and which approval was formalized in PGCPB Resolution No. 98-74, adopted

by the Planning Board on April 9, 1998. Specific Design Plan SDP-0002 was approved by the Planning Board on May 18, 2000 and formalized in PGCPB Resolution No. 00-91, adopted by the Planning Board on June 1, 2000. Numerous revisions to the SDP were previously approved including Homeowners Minor Amendments H-1 through H-11, excluding H-10. The site is also the subject of Stormwater Management Concept Plan 988002660.

6. **Design Features:** The subject addition will largely follow the existing form, massing, and design elements of the existing single-family detached dwelling unit. The appearance of the three involved façades is described in greater detail below.

Northern Elevation

On the northern elevation, the pitch of the sun room roof will coincide with both the pitch of the main roof and the pediment into which it will be inset. The roof of the sun room, though including two 24- by 28-inch skylights, will otherwise be roofed in the same asphalt shingles (specified as block tiles) currently utilized on the existing roof. Angled insulated glass will be utilized on the transom of the sun room above the to-be-relocated French doors and the new full-height glass panels, which flank the relocated doors on either side. The new glass panels will be trimmed in white vinyl to match the windows of the existing single-family detached dwelling. New brick will be added on the watertable and from the bottom of the to-be-relocated French doors of the sun room addition to grade, both to match the “classic red” brick on the watertable of the existing house.

Eastern Elevation

One of the two proposed 24- by 28-inch skylights is more apparent from this view as will be the exterior expression of the venting of a new heat pump in the attic to service the new addition. Here, as on the northern elevation, the new roof will be composed of similar asphalt shingles (specified as block tiles) to match that of the existing house. A single six-over-six light window is located on the existing portion of this façade proximate to a new sliding window proposed with vinyl trim to match that of the existing windows. New beige vinyl siding will be utilized on this façade of the sun room addition to match the existing beige siding of the house. New brick is specified to be added to the watertable to match the “classic red” color on the existing single-family detached dwelling unit.

Western Elevation

The western elevation evidences the second of the two 24- by 28-inch skylights set in roofing specified to match the block tile shingles of the existing roof. The main body of the façade is specified to be clad in new vinyl siding selected to match the beige vinyl siding of the existing single-family detached dwelling. It also contains a single matched pair of sliding windows clad in white vinyl as are the windows on the existing house. Also, in keeping with the existing house and the design of the remainder of the proposed sun room addition, a “classic red” brick will be applied to the watertable of this façade.

The subject modest sun room addition measures approximately 7.5 feet by 15 feet, or approximately 112.5 square feet, and would be located along the back of the existing house partially over the applicant’s existing patio. There is a wooded area immediately to the rear of the subject house and lawn area and other single-family detached dwellings to either side of the subject site. The proposed sun room addition would extend into the established set back three feet, ten inches on the eastern side of the house and one foot on the western side of the house. The proposed sun room should be only minimally visible from the surrounding properties. The Cameron Grove Community Association and the immediately adjacent neighbors have expressed their support for the project.

7. **Zoning Map Amendment (Basic Plan) A-9839:** Zoning Map Amendment (Basic Plan) A-9839 was approved by the District Council on November 24, 1997.

The subject proposed sun room addition to an existing single-family detached dwelling unit will not affect previous findings of conformance to the relevant requirements of Basic Plan A-9839.

8. **Comprehensive Design Plan CDP-9705:** Comprehensive Design Plan CDP-9705 was approved by the Prince George's County Planning Board on February 19, 1998. Each requirement relevant to the subject approval is included in **boldface** type below, followed by staff comment.

6. Technical approval of the location and sizes of Stormwater Management Facilities within an SDP is required prior to the approval of each SDP.

Comment: In comments dated March 27, 2014, the Department of Permitting, Inspections and Enforcement (DPIE) indicated that they had no concerns with the existing swale which conveys stormwater along the rear of the subject Lot 80. Therefore, it may be said that the subject revision application does not affect previous findings of conformance to this requirement.

11. At the time of Specific Design Plan, the following shall be provided:

- a. **The applicant shall identify all areas of slopes and soils that are susceptible to erosion and indicate on the SDP that these areas shall be stabilized with sod.**

Comment: This requirement was conformed to at the time of approval of the original Specific Design Plan, SDP-0002.

26[8]. Landscape Plans for Cameron Grove shall demonstrate conformance to Section 3, Landscape Elements and Design Criteria, and shall exceed the requirements of Sections 4.1, 4.3.c and 4.4 of the *Landscape Manual*.

Comment: Staff has reviewed the submitted plans for conformance to the above requirements and offers the following:

- **Section 4.1**—The submitted plans indicate landscaping that meets and exceeds the requirements of Section 4.1 of the *Prince George's County Landscape Manual* (Landscape Manual).
- **Section 4.3**—As the subject project is for a single-family detached dwelling unit, the size of the parking area does not subject it to the requirements of Section 4.3.
- **Section 4.4**—As the subject project does not include a loading area, dumpster, trash pad, trash collection or storage area, or mechanical equipment and meters visible from adjacent properties, adjacent public roads, outdoor living and recreation areas, parking areas, or entrance drives to the development, the requirements of Section 4.4 of the Landscape Manual do not apply to the subject project.

Therefore, the applicable requirements of this condition have been met by the subject application.

9. **Comprehensive Design Plan CDP-9705/02:** Comprehensive Design Plan CDP-9705/02 was approved by the Planning Board on May 4, 2000 to allow single-family detached units as a housing type in the Cameron Grove mixed retirement community. Subsequently, PGCPB Resolution No. 00-63 was adopted by the Planning Board on May 18, 2000 formalizing that approval. Finding 22 of this approval is relevant to the subject project and is included in **boldface** type below followed by staff comment.

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.

Comment: This finding established the minimum ten-foot rear yard building restriction line from which the subject applicant is requesting relief. The request is to reduce the rear yard building setback for the subject Lot 80 to a minimum of six feet, two inches in order to accommodate the proposed sun room. More particularly, the proposed sun room would extend into the setback a maximum of one foot on the western end and a maximum of three feet, ten inches on its eastern end. If granted by the Planning Board, the reduction would be applicable to the subject lot only and the development standards listed above would continue to apply in all other respects to the subject lot and all other lots in the Cameron Grove subdivision improved with single-family detached units, unless some sort of specific relief from the requirements is likewise granted by the Planning Board.

10. **Comprehensive Design Plan CDP-9705/03:** The site is subject to the requirements of CDP-9705/03 approved by the Planning Board on June 19, 2003 for 166 single-family detached residential units. The Planning Board subsequently adopted PGCPB Resolution No. 03-138 on July 10, 2003 formalizing that approval. None of the requirements of that approval are relevant to the subject revision application.

11. **Preliminary Plan of Subdivision 4-97119:** Preliminary Plan of Subdivision 4-97119 was approved by the Planning Board on March 19, 1998, which approval was formalized in PGCPB Resolution No. 98-74, adopted by the Planning Board on April 9, 1998. Each condition of that approval relevant to the subject revision application is included in **boldface** type below followed by staff comment.

7. A Type II Tree Conservation Plan shall be approved in conjunction with the SDP.

Comment: Type II Tree Conservation Plan TCPII/028/00 was approved with the original Specific Design Plan, SDP-0002, in conformance with this requirement. Further, in an e-mail dated March 18, 2014, the Environmental Planning Section stated that the proposed site plan for the addition of a sun room to a single-family detached dwelling conforms to the requirements of TCPII/028/00.

12. **Final Plat:** Plat 42 was recorded in Plat Book VJ 191 on January 18, 2001 at Liber 12553, Folio 574 and contained nine general notes. The following apply to the review of the subject project:

3. An automatic fire suppression system shall be provided in all buildings.

Comment: A condition of this approval would require that a note be added to the plans for the subject sun room stating that it will be fully equipped with a fire suppression system built in accordance with NFPA Standard 13 and all applicable county codes and regulations in conformance to this requirement.

5. Development of this subdivision must be in conformance with the requirements of approved storm water management concept plan DER No. 988002660.

Comment: In a memorandum dated March 27, 2014, DPIE stated that the subject site plan is consistent with approved Stormwater Management Concept Plan 988002660. Therefore, it may be said that the subject project conforms to this requirement.

13. **Specific Design Plan SDP-0002 and its revisions:** Specific Design Plan SDP-0002 was approved by the Planning Board on May 18, 2000 for 113 single-family and duplex units. That approval was formalized in PGCPB Resolution No. 00-91, adopted by the Planning Board on June 1, 2000. Numerous revisions to the SDP were previously approved, including Homeowners Minor Amendments H-1 through H-11. Specific Design Plan SDP-0002/01 was approved by the Planning Board on November 30, 2000 to add six architectural models to the approved architecture for the project. Subsequently, PBCPB Resolution No. 00-221 was adopted by the Planning Board on December 21, 2000 formalizing that approval. Specific Design Plan SDP-0002/02 was approved on November 14, 2000 at staff level for lot line adjustments for four lots. Specific Design Plan SDP-0002/03 was approved to allow a deck to protrude two feet into a rear property line. Subsequently, PGCPB Resolution No. 02-246 was adopted by the Planning Board on January 16, 2003 formalizing that approval. Each requirement of the original SDP approval relevant to the subject project is included in **boldface** type below followed by staff comment.

4. All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County codes and regulations.

Comment: A condition of this approval would require that a note be added to the plans for the subject sun room stating that it will be fully equipped with a fire suppression system built in accordance with NFPA Standard 13 and all applicable county codes and regulations in conformance to this requirement.

14. **The Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Residential Low Development (R-L) Zone and the site plan design guidelines of the Zoning Ordinance. Staff has the following to offer regarding the relevant sections of the Zoning Ordinance cited below:
 - a. **Sections 27-514.08 through 27-514.10 regarding purposes, uses, and regulations in the Residential Low Development (R-L) Zone**—The subject application conforms to the requirements of Section 27-514.08, Purposes; Section 27-514.09, Uses; and Section 27-514.10, Regulations of the Zoning Ordinance regarding the R-L Zone. The subject residential development is a permitted use in the R-L Zone.
 - b. **Section 27-528 regarding the required findings for specific design plans**—The subject application is in conformance with Section 27-528, which sets forth the required findings for approval of a SDP. See Finding 16 below for a detailed response to each required finding.
15. **The 2010 Prince George's County Landscape Manual:** The subject project is exempt from the otherwise applicable requirements of Sections 4.1, 4.2, 4.4, 4.6, 4.7, and 4.9 of the 2010 *Prince George's County Landscape Manual*. Therefore, no evaluation of conformance to its requirements needs to be made for the subject project.
16. **The 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** In an e-mail received March 18, 2014, the Environmental Planning Section stated that the proposed addition of a sun room conforms to the requirements of approved Type II Tree Conservation Plan TCPII/028/00. Therefore, it may be said that the subject project conforms to the requirements of the 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance.
17. **Referral Comments:**
 - a. **Permit Review Section**—In comments dated February 21, 2014, the Permit Review Section stated that the subject plans should indicate the existing and proposed setbacks from the dwelling to each property line, the height of the addition, and the resultant lot coverage.

Comment: A proposed condition in the Recommendation section of this technical staff report would require that the plans be revised to indicate the existing and proposed setbacks, the height of the single-family detached dwelling and its addition, and the resultant lot coverage prior to certificate approval.
 - b. **Transportation Planning Section**—On March 11, 2014, the Transportation Planning Section stated that they had no comment on the subject project and, in an e-mail dated March 18, 2014, indicated that the proposed sun room addition would not affect previous findings of the adequacy of transportation facilities made for the subject site.

- c. **Public Facilities**—In a memorandum dated March 14, 2014, the Special Projects Section stated that they reviewed the SDP application for public facility adequacy and found that the request to add a sun room to a single-family detached dwelling would have no impact on public facilities.
 - d. **Prince George's County Police Department**—In a memorandum dated March 11, 2014, the Police Department stated that there are no crime prevention through environmental design (CPTED) related issues at this time.
 - e. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 27, 2014, DPIE stated that they had no concerns with the existing swale located at the rear of Lot 80. Further, they stated that the subject site plan conforms to the requirements of Stormwater Management Concept Plan 988002660.
 - f. **Prince George's County Health Department**—In a memorandum dated March 14, 2014, the Health Department stated that they completed a health impact assessment review of the subject project and had no specific comments or recommendations.
 - g. **Community Planning Division**—In an e-mail received March 18, 2014, the Community Planning Division indicated that, as the project does not raise any zoning or land use concerns, comment from Community Planning on the subject project was unnecessary.
18. **Required Findings:** Section 27-528, Planning Board Action, of the Zoning Ordinance requires that the Planning Board make the following findings prior to approving a SDP. Each required finding is listed in **boldface** type below followed by staff comment.
- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**
- Comment:** The subject revision conforms to the requirements of approved CDP-9705 and its revisions as outlined in Findings 8, 9, and 10 and the applicable standards of the Landscape Manual as outlined in Finding 15. As the subject revision does not involve townhouse construction nor is located in the Local Activity Center (L-A-C) Zone, the second portion of this required finding does not apply to the subject project.
- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**
- Comment:** As the subject project is not a regional urban community, this required finding does not apply.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

Comment: In a memorandum dated March 14, 2014, the Special Projects Section stated that the subject project will have no impact on public facilities. Therefore, the subject project will not impact the previous findings in this SDP case that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate capital improvement program or provided as part of the private development.

- (3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

Comment: In a memorandum dated March 18, 2014, DPIE stated that the proposed site development is consistent with approved Stormwater Management Concept Plan 988002660. Therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties in accordance with this required finding.

- (4) **The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

Comment: In an email dated March 18, 2014, the Environmental Planning Section stated that the subject site plan for the addition of a sun room to an existing single-family detached dwelling is in conformance with the requirements of approved Type II Tree Conservation Plan TCPII/028/00. Therefore, it may be said that the subject project conforms to this requirement.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b) (5).**

Comment: As there are no regulated environmental features on the subject site, this normally required finding does not need to be made in this case.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-0002-04 and Type II Tree Conservation Plan TCPII/028/00 for Cameron Grove, Lot 80, Block A, with the following conditions:

1. The rear building setback shall be six feet, two inches for Lot 80, Block A only, to accommodate the sunroom addition.
2. Prior to certificate approval, the plans shall be revised as follows or the indicated information shall be supplied:
 - a. The plans shall be revised to indicate the existing and proposed setbacks of the subject single-family detached dwelling unit and its sun room addition from all property lines, the height of the structure and its addition, and the resultant lot coverage after the addition of the proposed sun room.

- b. The applicant shall add a note to the plans stating that the sun room addition shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA), Standard 13, and all applicable county codes and regulations.