

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: James Jordan, Senior Planner

SUBJECT: Specific Design Plan, SDP-0002/01
Cameron Grove, Phase II

The Urban Design staff has reviewed the site development plans for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Basic Plan, A-9839-C.
- b. Conformance to the Comprehensive Design Plan, CDP-9705.
- c. Conformance to the Preliminary Plat of Subdivision, 4-97119.
4. Compliance with the requirements of Section 27-528 of the Zoning Ordinance governing development in the R-L Zone, including the requirements of the *Landscape Manual*.
- e. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- f. Referrals.

FINDINGS

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

1. Location: The subject property is located approximately 3100 linear feet southwest of the intersection of Central Avenue and Church Road. The proposed 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, Kettering, zoned R-80; and to the south by a portion of the Kettering subdivision and vacant property zoned R-L.
2. The Proposed Development: The purpose of this Specific Design Plan is for the approval of five new detached single-family dwelling unit types, and the revision of two previously approved cottage/duplex units and one detached single-family dwelling unit on the subject property. No revisions to the layout, circulation, limits of disturbance, or lotting pattern of the subject phase are proposed. The plan includes site, landscape, tree conservation plans, and architecture.
3. 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 (156⅓ acres). The remaining 149⅓ acres, east of the Black Branch, will remain in the R-L Zone and are not a part of the Comprehensive Design Plan (CDP-9705) which covers the subject property. The Basic Plan requires a separate Comprehensive Design Plan to be filed for the eastern portion of the property. Section 27-107.01(a) (151.1) defines a Mixed Retirement Development 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.●

The Comprehensive Design Plan, CDP-9705, was approved by the Planning Board on February 19, 1998 with thirty-four (34) conditions (PGCPB No. 98-35 (C)). The Specific Design Plan, when modified by the conditions approved for the original Phase II approval (see attached resolution PGCPB No. 00-91), will be in conformance with the approved Comprehensive Design Plan, CDP-9705, and applicable standards of the *Landscape Manual*. All findings with respect to specific conditions which warranted discussion regarding conformance of the Specific Design Plan with the Comprehensive Design Plan for the original Phase II approval are applicable to the subject application, and shall be enforced pertaining to the subject development proposal.

The Specific Design Plan is in conformance with the approved Preliminary Plat of Subdivision, 4-97119, and applicable conditions of approval.

1. 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

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

Land Use Types

Single-family detached and attached dwellings

Multifamily dwellings

Assisted living

Recreation center or other recreational facilities

Accessory uses

Note: The land use quantities are slightly different for CDP-9705. 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
CDP-9705 Density (5.515 x 155.2 ac.)	856 dwelling units

The Specific Design Plan for Phase II of Cameron Grove was reviewed and found to be in conformance with the conditions, land use types, and quantities of the Basic Plan, A-9839-C.

5. Environmental Planning: The Specific Design Plan, when modified by the conditions approved for the original Phase II approval (see attached resolution PGCPB No. 00-91), will be in conformance with the requirements of the Woodland Conservation and Tree Preservation Ordinance. All findings with respect to specific environmental issues which warranted discussion regarding conformance of the Specific Design Plan with the requirements of the Woodland Conservation and Tree Preservation Ordinance for the original Phase II approval are applicable to the subject application, and shall be enforced pertaining to the subject development proposal.
6. Transportation: The transportation staff made a finding of adequate transportation facilities as a part of its review of the original Specific Design Plan, Phase II, approval (see attached resolution PGCPB No. 00-91). There have been no major changes in the area or the subject development proposal which would suggest that the original finding is no longer valid. Furthermore, the transportation staff found that the subject property will be served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development. All findings with respect to specific transportation issues for the original Phase II approval are applicable to the subject application, and shall be enforced pertaining to the subject development proposal.
7. Public Facilities: The public facilities staff made a finding of adequate public facilities as a part of its review of the original Specific Design Plan, Phase II, approval (see attached resolution PGCPB No. 00-91). There have been no major changes in the area or the subject development proposal which would suggest that the original finding is no longer valid. All findings with respect to public facilities adequacy for the original Phase II approval are applicable to the subject application, and shall be enforced pertaining to the subject development proposal.
8. Subdivision: The subject application was referred to the Subdivision Section and in a memorandum (Chellis to Jordan) dated November 2, 2000 the following comments were provided:

■Prince George's County Planning Board Resolution #00-63, File CDP-9705/02, Condition 22, established the original development standards for single family dwelling unit lots. The minimum lot size for a single family lot is 6,000 square feet. Lots 61, 90, 103 and 104, do not meet this minimum standard. These lots are indicated by the applicant as being part of the subject application for the conversion of duplex lots to single family lots.

■There are no other Subdivision issues at this time. However, depending on the applicant's action to resolve this issue, additional comments could be generated.●

As stated, the development standards for single-family dwelling units were established per the last revision, CDP-9705/02, to the approved Comprehensive Design Plan for the subject property. Subsequent to receipt of the Subdivision referral, the applicant has revised both the approved Specific Design Plan and Final Plats for Phase II to provide the necessary additional area to the said lots to meet the minimum 6,000 square foot standard. Therefore, the subdivision issue has been resolved.

9. Urban Design: The subject application was reviewed by the Urban Design staff and the following comments are provided with respect to the Phase II proposal:

- a. The applicant is proposing to provide five new single-family detached dwelling types, previously not offered in the development. All of the units are single-story with basements, and optional finished lofts. The single-family detached units are traditional in style, and provide a consistent link in terms of character, articulation, and materials, between the previously approved cottage, villa, and single-family detached units, and the proposed architecture. A revision to two previously approved cottage units and one single-family detached unit is also proposed with the subject application. The range of minimum square footages for the proposed units is as follows:

Single-Family Detached Units

35K	1, 374 square feet
40E	1, 697 square feet
40G	1, 617 square feet
40H	2, 087 square feet
40J	1, 490 square feet

The proposed single-family units are unique, in that the smaller units, 35K, 40E, 40G, and 40J, will be offered as somewhat of a hybrid between the large single-family detached and the duplex units. Although fully functional single-family detached units, the said models can fit on what were previously described as duplex lots because of their narrow, linear layout and size. The minimum square footage for the previously approved single-family detached units was 1, 832 square feet. The minimum square footage for the proposed single-family detached units is 1, 374 square feet. Given that the massing, composition, fenestration, and materials for the proposed architecture are equal to that previously approved, staff believes that although the proposed units are smaller in area than those previously approved, they offer prospective residents a middle-ground compromise between the duplex and large single-family units offered. Furthermore, staff believes that the proposed units provide additional variety to the unit types a prospective homeowner has to choose from, while providing further evidence of the applicants' intent to satisfy a basic requirement of this type of development and provide a range of dwelling types to offer the public.

All of the proposed units consistently provide high roof pitches, well-defined entrances with columns, dormers, reverse gables, bay windows, accent louvers, shutters and trim, brick water tables around the entire perimeter, and single or two-car garages. Staff believes that the proposed architecture is of a high quality and appropriate scale that will complement the previously approved architecture for the community building, condominiums, and single-family units.

1. The approved development standards of Comprehensive Design Plan, CDP-9705, require that all structures be setback a minimum of 15 feet from all public rights-of-way. As shown on the approved original Specific Design Plan, SDP-0002, the structure proposed on Lot 100, Block A appeared to meet the said requirement. Subsequently, it has been found that a dashed area shown on the proposed structure at Lot 100, Block A, thought to be an option, is a standard feature for the proposed house type, and will in fact encroach approximately 3 feet into the 15-foot setback area. The subject lot is located adjacent to a cul-de-sac bulb, and as a result the setback line parallel to the cul-de-sac is curvilinear and does not parallel the lot's property line configuration. Furthermore, only a small corner of the proposed structure will encroach into the setback area. Staff believes that the distance the proposed structure will encroach into the required setback, and the total area of the structure that will be within the setback are minimal and not enough to be visually discerned, and will not give the physical appearance of a substantial deviation from the uniform setback required. Therefore, it is recommended that the Planning Board approve this minor reduction of the setback requirement from public rights-of-way to 12 feet for Lot 100, Block A, Phase II only. The subject condition will be applicable only to the curvilinear setback line parallel to the cul-de-sac on the subject lot.
2. The applicant has proposed to change approximately 2,600 linear feet of asphalt sidewalk to a 4-foot-wide concrete section within the public right-of-way adjacent to New Arcadia Lane. The applicant has stated that the original development proposal of a combination of asphalt sidewalks, concrete driveways and handicapped ramps/curb cuts is impractical in that different construction methods and equipment are required for both materials/systems. Thus, financial considerations dictate that one system be implemented exclusively. The concrete sidewalk would run the entire length of the public street/loop road within Phase II. Staff believes that a concrete sidewalk will be an aesthetic improvement for the development that has a longer life-span than asphalt, and is less susceptible to damage, therefore requiring less maintenance. Staff supports the proposed revision. The applicant must obtain approval from the Department of Public Works and Transportation for all improvements within the public right-of-way.
10. Referrals: The subject application was referred to all applicable agencies and divisions; no significant issues were identified.
11. The subject application was referred to the City of Bowie. Although a written response was not provided, staff has received verbal acknowledgment of receipt of the plan and been informed that the city has no concerns with respect to the development application.
12. In order to insure that prospective purchasers in this subdivision are made aware of the existence of an approved Specific Design Plan, and architecture, these plans must be displayed in the developer's office.

13. The original approved Specific Design Plan, Phase II, (see attached resolution PGCPB No. 00-91) made a finding that adequate provisions have been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. There have been no major changes in the area or the subject development proposal which would suggest that the original finding is no longer valid. All findings with respect to surface water drainage which warranted discussion for the original Phase II approval are applicable to the subject application, and shall be enforced pertaining to the subject development proposal.
14. All prior findings and conditions of approval per the original Specific Design Plan, SDP-0002 (PGCPB No. 00-91), not specifically mentioned herein shall remain applicable and in full force.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan, SDP-0002/01, subject to the following conditions:

1. The setback standard from the adjacent public right-of-way shall be 12 feet for Lot 100, Block A only. This standard is applicable to the curvilinear setback line parallel to the abutting cul-de-sac bulb only.