

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: James Jordan, Urban Designer

SUBJECT: Specific Design Plan, SDP-0002  
Cameron Grove

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 Detailed Site Plan is for the approval of one hundred thirteen (113) single-family dwellings on the subject property. The proposed dwellings will be a mix of single-family detached and duplex units. The plan includes site, landscape, tree conservation plans, and architecture. The proposed subdivision will have a single vehicular access point from the existing Central Avenue, via the proposed New Acadia Lane.
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 (156 $\frac{1}{2}$  acres). The remaining 149 $\frac{1}{2}$  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 described below, will be in conformance with the approved Comprehensive Design Plan, CDP-9705, and applicable standards of the *Landscape Manual*. Specific conditions which warrant discussion regarding conformance of the Specific Design Plan with the Comprehensive Design Plan are considered below:

2. **A minimum of 100 feet wide nondisturbed tree buffer shall be maintained along the boundary shared with the Kettering Subdivision except where stormwater management facilities or utility crossings exist. Encroachments into the 100-foot-wide buffer shall not be permitted for any residential lot or associated grading.**

Comment : The proposed plan provides for the required 100-foot nondisturbance buffer along the boundary adjacent to the Kettering Subdivision. The condition has been satisfied.

3. **The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of the Specific Design Plan (SDP).**

Comment: This condition requires an approved Floodplain Study. A copy of the Floodplain Study as approved by the Department of Environmental Resources on July 3, 1990 has been submitted with this application. This condition has been satisfied.

1. The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.

Comment: A letter from the US Army Corps of Engineers dated April 1, 1997 has been submitted verifying the delineation of the wetlands and waters of the United States for this project. This jurisdictional determination is valid for five (5) years from the date of issue. Since there are some revisions to the proposed wetland and wetland buffer impacts a new or revised Federal/State authorization for the disturbance to the wetlands may be required.

5. **All nontidal wetland mitigation areas shall be shown on the Specific Design Plan (SDP).**

Comment: This phase of the overall development did include a wetland mitigation area per information provided on the Preliminary Plat of Subdivision. However, there is no indication on this plan as to the location or need for this wetland mitigation area. Prior to the issuance of any permits which impact additional wetlands a revised Letter of Authorization should be obtained by the applicant. That Letter of Authorization will indicate if there is still a need for wetland mitigation. If no wetland mitigation is necessary this condition will no longer apply. If mitigation will be required per the Letter of Authorization then the applicant shall provide the appropriate information on the SDP for Phase III.

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 a memorandum dated May 8, 2000 (De Guzman to Jordan), it was stated that technical stormwater approval for Phase II was granted on September 17, 1998. The condition has been satisfied.

7. **All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.**

Comment: This plan does propose impact to the 25-foot nondisturbance wetland buffers on this site. The impacts have been significantly reduced from those proposed during the review of the CDP and Preliminary Plan of Subdivision and are now limited to the sewer outfall and a very small area of lots 108 and 109 behind Hedge Row Court. It was always understood that the impacts associated with the sewer outfall would be necessary and unavoidable. It should be noted that this SDP

has significantly reduced proposed impacts which are now limited to the sewer outfall and even those impacts have been greatly reduced.

**8. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.**

Comment : This condition is being satisfied to the extent possible since the disturbances to the PMA proposed for this phase of the development have been limited to the sewer outfall and a minor incursion into the wetland buffer on lots 108 and 109.

**9. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch within the Mixed Retirement Development shall be dedicated to the M-NCPPC for each phase at the time of Final Plat approval.**

Comment : This condition should be carried forward as Condition 5 below.

**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 : The Environmental Planning Section has indicated that there are no steep slopes or soils that are susceptible to erosion in Phase II.

- b. The heavy use of special pavers or other comparable materials shall be used for the walkways and patio areas around the community building, particularly at the entrance.**

Comment : The community building is located within Phase I which has been approved by the Planning Board. This condition is not applicable to the subject application.

- c. Berming and landscaping shall be used where possible to screen large expanses of parking lots from view of public roads and common open space.**

Comment : Phase II is comprised of a mix of residential units, all of which have private driveways and/or garages. There are locations dispersed throughout Phase II in which some curbside visitor parking is provided for, but by-in-large there are no large expanses of parking lots in the phase. This condition is not applicable to the subject application.

- d. Development-wide common fencing elements, patio and deck standards and materials shall be approved with the approval of the first Specific Design Plan.**

Comment: This condition has been satisfied per the Phase I approval.

- e. **Architecture for the apartments, condominiums and assisted living buildings shall be creatively designed with high quality materials. A strong emphasis shall be placed on compatibility of styles of individual buildings within the town center. Emphasis shall also be place on details such as, but not limited to, an extensive use of brick and brick detailing, dormers, reverse gables, varied roof lines, special window treatments and roofing materials.**

Comment: No apartments, condominiums, or assisted living buildings are provided as part of Phase II. This condition is not applicable to the subject application.

- f. **An extensive amount of brick shall be used throughout the development. All 3-4 story apartments, condominiums, and assisted living buildings shall use architecturally detailed brick continuously at the first floor to create a strong rusticated base for the buildings. Brick, stucco and smaller scale detailing including columns, pilasters and brackets shall be used on the upper floors for emphasis and interest. Brick shall be limited to no higher than 3 stories. Split face block may be used as an accent material. Each cottage and villa unit shall have a quantity of brick equivalent to at least 60 percent of the front elevation, exclusive of gables, windows, trim and doors, which is equal to the recently passed townhouse legislation. This quantity of brick will be distributed on all sides, as opposed to only the front elevation, to address multiple views from public roads and to enhance each architectural elevation.**

Comment: With respect to the percentage of brick requirement for the cottage and villa units, the applicant has provided architecture that demonstrates the Specific Design Plans' conformance to this condition. All units, cottage, villa, and single-family detached, provide for a brick water-table at the base around the entire perimeter which vary in height from approximately 32 inches to 12 feet, depending on the topography of the lot. To ensure that each cottage and villa unit will have a quantity of brick equivalent to at least 60 percent of the front elevation, exclusive of gables, windows, trim and doors, a brick tracking chart should be provided on the cover sheet of the Specific Design Plan.

See previous comment above at condition No. 11e for further discussion.

- g. **Elevations for the apartments, condominiums and assisted living buildings that are directly adjacent to public roads or common open space shall have the same level of detail as the front elevations.**

Comment: See previous comment above at condition No. 11e.

- h. Architecture for the community building shall be compatible with other buildings in the town center in terms of building style and materials.**

Comment : See previous comments above at condition 11b.

- i. Where the rear or side elevations of cottage and villa units are adjacent to and prominently visible from a public road, special attention in the form of additional landscaping and berming for the purpose of defining the private spaces of the residence shall be provided.**

Comment : Phase II has one continuous loop road that runs through it with a series of cul-de-sac drives accessed from the loop road, along both of which proposed single-family lots will be aligned. Cul-de-sacs that are interior to, or within, the loop that are loaded with lots on both sides have created a situation where rear and side elevations will be visible from the loop road, New Arcadia Lane. Generally, the plan provides for landscaping, berming, and 42 inch-high picket fencing, along the rears and sides of the lots that back-up to, or are visible from, New Arcadia Lane in an attempt to conform to the requirements of this condition. The scale of the proposed house types, all single-story, and the articulation of the rear and side elevations of the units help lessen the visual impact along the right-of-way by providing structures that do not dominate the streetscape but allow for a significant amount of fenestration that generally gives the appearance of a front facade. Staff believes that although the subject condition has been generally satisfied, there are some small infill areas at the rears of lots that back-up to, and at the sides/rears of lots that are parallel to, New Arcadia Lane that would be better served with the provision of additional landscaping. Therefore, it is recommended that prior to certificate approval the plans be revised to provide additional landscaping at selected areas along New Arcadia Lane. The location, quantities, and species of additional landscaping will be specified by staff as the Planning Board's designee.

- 13. Prior to approval of the Specific Design Plan the applicant shall relocate all buildings impacted by noise beyond the 65 dBA noise contour of Central Avenue or provide appropriate noise attenuation measures in the form of perimeter noise barriers and/or building soundproofing treatments.**

Comment : Phase II of the subject development is located well outside the 65dBA noise contour established for Central Avenue. This condition is not applicable to the subject application.

- 14. The applicant shall provide an alternatives analysis to the Natural Resources for the placement of the proposed sewer line through the wetlands along the southern property line with the SDP which includes the proposed sewer line. The alternatives analysis shall examine whether an alternative is economically feasible and the**

potential for using the existing force main location through the wetlands in order to further reduce wetland impacts.

Comment: The applicant has revised the proposed sewer alignment through the wetlands. The new alignment will impact the narrowest portion of the wetland. This new alignment also utilizes the same alignment as was used for the installation of the 6" force main for the Evangel Church, thereby nearly eliminating new wetland impacts.

- 15.a. The Type II Tree Conservation Plan approved in conjunction with a Specific Design Plan which includes off-site mitigation shall provide specific information on the location of the off-site mitigation area and the type of woodland conservation that will be provided by that mitigation area. The proposed off-site mitigation area plan shall include a FSD, TCPII and draft easement documents. Prior to the issuance of any permits for grading the off-site mitigation easement documents shall be recorded in the Land Records of Prince George's County.**

Comment: This condition does not apply for this phase of the development since there is still sufficient woodlands in the Phase III portion of the project to satisfy the overall site requirements.

- 15.b. All on-site reforestation/afforestation located in close proximity to dwellings and/or recreational facilities shall be done with planting stock no less than one-inch caliper with a combination of different sized caliper planting stock. The intent is to not plant seedling and whip stock in close proximity to dwellings.**

Comment: The TCP does propose some use of larger caliper planting stock in the vicinity of structures but falls somewhat short of the intent of this condition. It is recommended that a high ratio of large caliper to seedlings should be provided.

- 17. Prior to the approval of the Specific Design Plan for the Mixed Retirement Community portion of the subject property, the applicant shall submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and the County Department of Public Works and Transportation (DPW&T) for the proposed intersection of MD 214 and the Mixed Retirement Community site entrance. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by either agency, the applicant shall bond the signal prior to the release of the initial building permit, and install the signal at a time when directed by the SHA or the DPW&T.**

Comment: See Finding No. 4 for discussion.

20. 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: This condition should be carried forward as Condition 4 below.

21. The private recreational facilities shall have bonding and construction requirements as follows all of which shall be incorporated in Recreational Facilities Agreements by reference to the CDP prior to Final Plat approval:

STAGE 2: Cameron Grove Recreational			
	Dwelling Units	Amenities	Bonded
Phase One	144	6▲ wide Asphalt Trail 1,800▲ 6▲ wide Asphalt with Public Right-of-Way 2,600▲ 2 Activity Nodes	Prior to the issuance of the 1st building permit
Phase Two	144  Pull Permit by Building Permit 279 Complete by Permit 422  Pull Permit by Building Permit 279 Complete by Permit 422	6' wide Asphalt Trail, 1,800' 6' wide Asphalt within Public Right-of-Way 2,600' 2 Activity Nodes <sup>1</sup>  1,500 SF Sales/Comm. Building  Community parking to be dedicated to The Maryland-National Capital Park and Planning Commission	Prior to the issuance of the 279 <sup>th</sup> building permit

Comment: This condition has generally been satisfied, and shall remain enforce.

24. The SWM pond to the rear of the Community/Recreation area shall be designed as an amenity. The Specific Design Plan which includes the pond shall provide details, landscaping, recreational features and a trail. The riser structure for the pond shall be attractively designed to blend harmoniously into the environment. The approximate alignment of the pedestrian trail system around the pond shall be shown on the CDP.



Comment: This condition was addressed as part of the Phase I approval. This condition is not applicable to the subject application.

25. **The edges of tree preservation or non-disturbance areas which are internal to the subdivision shall be inspected in order to identify those areas where thick undergrowth (such as brambles, climbing vines, poison ivy), large dead branches (still attached to the tree or on the ground), or dead trees which create an unsightly appearance. Those areas so identified shall be cleared of such undergrowth, dead branches or dead trees for a minimum of 25 feet into the interior of the woods in phase with development.**

Comment: This condition has been addressed by the edge management portion of the TCPIL.

26. **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: This condition has not been met. Specifically, the requirements of Section 4.1 have not been fully addressed by this plan. Section 4.1 requires that residential lots of 9,500 square feet or less provide one each of ornamental and shade trees. Some of the proposed lots provide a single tree, or in some instances no trees on the lot, but trees in proximity to the lot at its periphery. All lots should provide the minimum requirement of Section 4.1; therefore it is recommended that the landscape plans be revised to conform to this condition, specifically the requirements of Section 4.1, prior to certificate approval of the Specific Design Plan.

27. **A minimum of a 100-foot building and parking restriction line shall be provided along Central Avenue. The 100-foot buffer area shall contain existing trees to be saved where feasible or berming with heavy landscaping to screen the development from the road.**

Comment: No part of Phase II fronts onto, or is near Central Avenue. Portions of Phases I and III are adjacent to the Central Avenue right-of-way. This condition is not applicable to the subject application.

28. The Planning Board, on the recommendation of the Department of Parks and Recreation, requires of the applicant, his heirs, successors and/or assigns, that land be dedicated to The Maryland-National Capital Park and Planning Commission in the amount of 14.37 acres, which land shall be subject to the following:

- a. An original, special warranty deed for the property to be conveyed (signed by the Assessment Supervisor, Washington Suburban Sanitary Commission) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and

Planning Commission (The M-NCPPC), along with the Final Plat for Phase 2 which includes the Park dedication.

- b. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges, prior to and subsequent to Final Plat.
- c. The boundaries and acreage of land to be conveyed to The M-NCPPC shall be indicated on all development plans and permits which include such property.
- d. The land to be conveyed shall not be disturbed or filled in any way without the prior, written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by The M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to DPR within two weeks prior to applying for building permits.
- e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. The DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to the issuance of grading permits.
- f. All waste matter of any kind shall be removed from the property to be conveyed. The DPR shall inspect the site and verify that it is in acceptable condition for conveyance prior to Final Plat approval.
- g. No stormwater management facilities, or tree conservation or utility easements shall be proposed on lands owned by or to be conveyed to The M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permits.

Comment : The land to be conveyed to M-NCPPC and all proposed amenities therein have been delineated on the proposed plan for Phase II. All other requirements of the subject condition shall be met at various triggers, i.e. permits, final plat, etc., shall remain in force, and are not altered by approval of the subject application.

29. The following facilities shall be located within the 14.3½-acre community park to be dedicated to the M-NCPPC:

- Softball field (unlighted)
- Pavilion (28'x28' in size)
- Water fountain
- Dog Park (approximately 150'x150' to 200'x200' in size)
- Golf pitch and putt area with 3½ flags/pins
- Horseshoe pits and shuffleboard
- Open play area
- 8-foot-wide hiker/biker trail connecting the various facilities
- Temporary, pervious parking lot with 20 spaces to include spaces for the handicapped
- A 22-foot-wide paved asphalt driveway from a publicly dedicated road to the impervious parking area with landscaping on both sides as needed to supplement existing trees and landscaping
- Sufficient right-of-way shall be shown on the Preliminary Plan of Subdivision and shall be dedicated to the M-NCPPC with the Final Plat which includes the community park.

Comment : The subject application was referred to the Department of Parks and Recreation, Park Planning and Development Division, and in a memorandum (Asan to Jordan) dated May 3, 2000 it was found that the proposed recreational facilities plan is in general conformance with respect to the provision of the required amenities for Phase II. Conditions required for the approval of the proposed plan and the recreational facilities can be found in the Recommendation Section of this staff report.

33. **A security plan for complete security protection of the residents shall be provided at the time of the first SDP.**

Comment : This condition was satisfied as part of the Phase I SDP approval.

34. **At the time of SDP, ■The Guidelines for Elderly Housing• developed by the Urban Design Section shall be considered.**

Comment : This condition was satisfied as part of the Phase I SDP approval.

On May 4, 2000 the Planning Board approved CDP-9705/02, which was for the purpose of providing a single-family detached unit as a house type within the subject development. As previously stated, the single-family detached unit is now proposed as part of the current SDP application.

4. The Approved Preliminary Plat : The Preliminary Plat, 4-97119, was approved by the Planning Board on April 9, 1998 with fourteen (14) conditions (PGCPB No. 98-74). The overall lotting pattern, circulation pattern and access points shown on the site plan are in

general conformance with the approved Preliminary Plat 4-97119. Four (4) of the conditions of approval required specific action be taken or additional information be supplied at the time of Specific Design Plan. Below are the specific conditions warranting discussion pertaining to conformance to the approved Preliminary Plat:

1. **Prior to the approval of the Specific Design Plan for the Mixed Retirement Community portion of the subject property, the applicant shall submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and the County Department of Public Works and Transportation (DPW&T) for the proposed intersection of MD 214 and the Mixed Retirement Community site entrance. The applicant shall utilize a new 12-hour count and shall analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by either agency, the applicant shall bond the signal prior to the release of the initial building permit and install the signal at a time when directed by SHA or DPW&T.**

Comment : The subject application was referred to the Transportation Planning Section and in a memorandum (Masog to Jordan) dated May 5, 2000 it was found that the subject condition has been satisfied, and that a traffic signal will be installed in the appropriate location.

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

Comment : A Type II Tree Conservation Plan was submitted for approval as part of the application. See Finding No. 6 for further discussion.

12. **Development of the park will commence with the development of Phase II. Prior to this time, the applicant shall submit a site plan for the park to DPR which complies with the standards outlined in the *Parks and Recreation Facilities Guidelines*. Prior to the release of building permits for Lots 53 to 66 in Phase II, 50 percent of the facilities to be built in the community park, including the access driveway, shall be completed by the applicant, his heirs, successors and/or assigns. The facilities shall be completed and approved by DPR prior to the issuance of the building permit for the 422nd dwelling unit. Minor modifications to this restriction may be made at the Specific Design Plan stage.**

Comment : The subject application did include a site plan for the proposed park which was reviewed by the DPR for compliance with the standards outlined in the Parks and Recreation Facilities Guidelines. Specifically pertaining to the submitted park plan, a memorandum (Asan to Jordan) from the DPR dated May 3, 2000 it was recommended the proposed plan be approved with conditions.

It should be noted that the previously approved timing trigger thresholds for substantial completion of the park facility remain in force, and are not altered or affected by approval of this plan.

- 13. At the time of the Specific Design Plan for Phase II, the applicant, his heirs, successors and/or assigns shall submit a landscape plan for the entrance drive to the park for review and approval by DPR.**

Comment: As previously stated, the subject park plan was referred to DPR and recommended for approval. The landscape plan for the entrance drive to the park was part of the review, and was found to be acceptable.

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

5. 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.

6. Environmental Planning: The subject application was referred to the Environmental Planning Section for review, and in a memorandum (Markovich to Jordan) dated, April 26, 2000, the following comments were provided:

■A Detailed Forest Stand Delineation (FSD) was reviewed and accepted as complete for the Comprehensive Design Plan (CDP-8705). A Type I Tree Conservation Plan (TCPI/62/97) was approved for the area included in the SDP application and subsequently revised in conjunction with the Preliminary Plat of Subdivision (4-97119). A Type II Tree Conservation Plan ( TCPII/25/98 ) was reviewed and approved in conjunction with the Specific Design Plan (SDP-9802) for Phase I of this project. TCPII/28/00 which was submitted in conjunction with this Specific Design Plan (SDP-0002) has been reviewed and found to satisfy the requirements of the Prince George's County Woodland Conservation Ordinance. This property has an overall Woodland Conservation Threshold (WCT) of 25% or 38.35 acres. In addition, thru phases I and II there are 1:1 and 4:1 replacement requirements that total 10.60 acres for a current total requirement of 52.98 acres. This is being satisfied by 65.31 acres of onsite preservation, including the woodland areas in phase III and 6.61 acres of onsite reforestation in phases I and II. The total woodland conservation being provided by TCPII/25/98 and TCPII/28/00 is 71.92 acres of woodland. Once phase III of this development is reviewed the requirements and how those requirements will be satisfied will be adjusted. TCPII/28/00 is recommended for approval in conjunction with SDP-0002.

■A TCPII has also been submitted for the 14.00 acre park site which is to be constructed in conjunction with this application. TCPII/45/00 has a WCT of 25% or 3.27 acres and replacement requirements of 1.31 acres for a total requirement of 4.58 acres. This requirement is being satisfied by 2.91 acres of onsite preservation, 1.37 acres of onsite reforestation and 0.30 acres of onsite natural regeneration. TCPII/45/00 is recommended for approval in conjunction with SDP-0002.

■Streams, wetlands and floodplains have been identified on this property. The SDP shows the locations of these features and the associated buffers which together comprise the Patuxent River Primary Management Area (PMA). Some minor PMA impacts are proposed by this SDP. A stream, wetland and wetland buffer will be impacted by the placement of the sewer outfall. This plan has relocated the outfall to coincide with the location of the existing 6" force main and has thus greatly reduced the overall impacts to the stream, wetlands and wetland buffers within this phase of the development. However, due to the increased lot sizes there are some new incursions into the wetland buffers which could be reduced or eliminated with some minor grading changes.

■Although this property is located on the west side of Church Road, which is designated as a Scenic and Historic Road, the Mixed Retirement Community portion of the property is in excess of 2,000 feet from Church Road. Additional information in the form of a visual

inventory of the existing vistas, and the visual concept for proposed vistas along this road will not be necessary for this plan.●

Conditions pertaining to the approval of the subject TCP plans can be found in the Recommendation Section of this staff report.

7. Transportation: The subject application was referred to the Transportation Planning Section for review, and in a memorandum (Masog to Jordan) dated May 5, 2000, the following comments were provided:

■The transportation staff made a finding of adequate transportation facilities as a part of its review of Preliminary Plat of Subdivision 4-97119 in its memorandum of January 1998. There have been no major changes in the area which would suggest that the original finding is no longer valid, and the applicant has indicated their intent to comply with the all transportation-related conditions which have been recommended or imposed.

■The transportation staff finds 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. Furthermore, the submitted plans are in conformance with the pending Comprehensive Design Plan and the approved Basic Plan.●

In a separate memorandum from the Transportation Section (Shaffer to Jordan) dated March 31, 2000 it was found that the subject application is in general conformance with the approved Bowie-Collington-Mithcellville and Vicinity Master Plan with respect to the proposed trail network shown on the plan. Conditions required for the approval of the subject plan and the proposed trail system can be found in the Recommendation Section of this staff report.

8. Public Facilities: The subject application was referred to the Growth Policy and Public Facilities Planning Section for review, and in a memorandum (Williams to Jordan) dated May 8, 2000, the following comments were provided:

■The proposed development will be within the adequate coverage area of the nearest existing fire and rescue facilities for ambulance and medic services.

■The proposed development is within the service area of District II-Bowie. The staff of the Growth Policy and Public Facilities Section has concluded that the existing police facilities will be adequate to serve the proposed Cameron Grove development.

■This is a proposal to construct an elderly housing development. Elderly housing is exempt from the public school adequate public facility test.●

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 a new architectural unit type, single-family detached dwellings, previously not offered in the development. Four separate

single-family detached units will be offered. All of the units are single-story with basements, and optional finished lofts. Walk-out basements and two stories at the rear occur along the south perimeter of Phase II where the topography drops off. 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 and villa units, and the proposed architecture. A new cottage unit is also proposed with the subject application, to be offered in the development. The range of minimum square footages for the proposed units is as follows:

Single-Family Detached Units

45C	2, 210 square feet
50A	2, 119 square feet
50B	1, 952 square feet
50D	1, 832 square feet

Cottage Unit

FF1	1, 688 square feet
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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 watertables 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.

10. Referrals: The subject application was referred to all applicable agencies and divisions; no significant issues were identified. Minor plan revisions were recommended by the Permit Review Section, and the Department of Public Works & Transportation provided comments for designated roadway improvements within the right-of-way. The plans should address the right-of-way improvement comments at the time of the review of permits.
11. In order to insure that prospective purchasers in this subdivision are made aware of the existence of an approved Specific Design Plan, Landscape Plan, plans for recreational facilities, and architecture, these plans must be displayed in the developer's office.
12. 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 a memorandum dated April 25, 2000 (De Guzman to Jordan), the Department of Environmental Resources indicated that the Specific Design Plan is consistent with the DER Stormwater Management Concept approval, #988002660.



## 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, and Type II Tree Conservation Plans, TCPII/28/00 and TCPII/45/00, subject to the following conditions:

1. Prior to certification of the SDP, the following revisions shall be made:
  - a. To ensure that each cottage and villa unit will have a quantity of brick equivalent to at least 60 percent of the front elevation, exclusive of gables, windows, trim and doors, a brick tracking chart shall be provided on the cover sheet of the Specific Design Plan.
  - b. Additional landscaping, where necessary, shall be provided at the rears and sides of units along New Arcadia Lane to ensure the privacy of the rear yards of all cottage, villa, and single-family detached units. The location, quantities, and species of the additional landscaping shall be specified by Urban Design staff as designee of the Planning Board.
  - c. Landscape Plans for Cameron Grove shall demonstrate conformance to Section 3, Landscape Elements and Design Criteria, and shall exceed the requirements of Section 4.1, of the *Landscape Manual*.
10. Provide details and a planting list for the proposed bioretention area.
11. Provide the following notes on Sheet 12 of 13:
  - Prior to reforestation of parkland the contractor shall contact the Department of Parks and Recreation and request a field inspection for approval of the planting materials.
  - Any revisions to the approved planting list for park property shall be submitted in writing to be approved by DPR.
12. Revise the planting schedule on Sheet 12 of 13 to reflect the plant quantities provided on the plan.
13. Specify the proposed parking lot surfacing in the recreational area, and provide sections and details.
- h. Provide the location of the proposed water fountain, water line connection in the recreational area, with all applicable details for installation.

1. Provide details for the golf practice area, which shall include a minimum of three chipping areas and three target areas. Review and approval of the details shall be by the Department of Parks and Recreation.
10. Provide a gate at the park entrance which does not require a middle post.
11. Revise lines 1h, 1l and 1m of the Woodland Conservation worksheet on sheet 3 of 13 to reflect the correct acreage for each phase of the project.
1. Provide additional larger caliper planting stock in the reforestation areas adjacent to the houses. The location, quantities, and species of the additional landscaping shall be specified by the Environmental Planning staff as designee of the Planning Board.
13. All trails and trails widths shall be clearly marked and labeled on the site plan.
2. Prior to signature approval of TCPII/45/00 the applicant shall clarify the exact location of the natural regeneration area and provide details as to how the regeneration will be initiated, checked for success and any follow-up work that will need to be done if the regeneration should fail to occur within three (3) years. The plans shall also provide a tree planting schedule for each of the reforestation areas.
3. Prior to the issuance of any permits which allow disturbances to wetlands or wetland buffers, a revised Letter of Authorization shall be provided to the Environmental Planning Section.
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.
5. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch within the Mixed Retirement Development shall be dedicated to M-NCPPC for each phase at the time of Final Plat approval.
6. The edges of tree preservation or nondisturbance areas which are internal to the subdivision shall be inspected in order to identify those areas where thick undergrowth (such as brambles, climbing vines, poison ivy), large dead branches (still attached to the tree or on the ground), or dead trees which create an unsightly appearance. Those areas so identified shall be cleared of such undergrowth, dead branches or dead trees for a minimum of 25 feet into the interior of the woods in phase with development.
7. Prior to the submission of Final Plat, the applicant shall enter into a public Recreational Facilities Agreement (RFA) for construction of the recreational facilities on park property. The applicant shall submit three originals of the executed RFA to the Department of Parks and Recreation (DPR) for approval three weeks prior to the submission of the Final Plat. Upon approval by DPR the RFA shall be recorded among the land records of Prince Georges County.

Timing for the provision of the recreational facilities shall be as specified by the approved Preliminary Plat, 4-97119, unless minor modifications are agreed to by the Department of Parks and Recreation.

8. The applicant, his heirs, successors, and/or assigns shall provide the following:
  1. All internal trails shall be a minimum of six-feet wide and asphalt, unless required to be wider by the Parks Department.
  2. The applicant shall ensure dry passage for all trails. If wet areas must be traversed, suitable structures shall be constructed.
  3. All landscape materials shall be at least five feet from the asphalt trails, where feasible and practical.
  4. All trails and sidewalks shall be free of above ground utilities and utility boxes.