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## SPECIFIC DESIGN PLAN

SDP-0303

Application	General Data
<b>Project Name:</b> OAK CREEK CLUB  <b>Location:</b> Church Road between Oak Grove Road and Central Avenue  <b>Applicant/Address:</b> Oak Creek Club Corporation 2900 Linden Lane, Suite 200 Silver Spring, MD 20910	Date Accepted: 03/28/2003
	Planning Board Action Limit: NA
	Plan Acreage: 923
	Zone: R-L & L-A-C
	Total # of Dwelling Units: 1,148
	Total Square Footage: 26,000
	Planning Area: 74A
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 201SE12

Purpose of Application	Notice Dates
To have street elements approved for the development as per conditions in CDP-9902 and CDP-9903, not for approval of any dwelling units or square footage for the project.	Adjoining Property Owners: 03/28/2003 (CB-15-1998)
	Previous Parties of Record: 5/20/2003 (CB-13-1997)
	Sign(s) Posted on Site: 5/9/2003
	Variance(s): Adjoining Property Owners: NA

Staff Recommendation			Staff Reviewer: Ruth Grover
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 9, 2003

**MEMORANDUM**

**TO:** Prince George's County Planning Board  
**VIA:** Steve Adams, Urban Design Supervisor  
**FROM:** Ruth Grover, Senior Planner  
**SUBJECT:** Specific Design Plan, SDP-0303, Oak Creek Club

The Urban Design staff has reviewed the application regarding street elements as required by CDP-9902 and CDP-9903 and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

**EVALUATION**

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

- a. Basic Plan for "The Greens of Dumbarton" 1991, as amended.
- b. Preliminary Plan of Subdivision 4-01032.
- c. Comprehensive Design Plans CDP-9902 and CDP-9903.
- d. Conformance to the Prince George's County Zoning Ordinance.

**FINDINGS**

1. The site is located on both sides of Church Road between Oak Grove Road and Central Avenue.
2. **Development Data Summary**

	<b>Existing</b>	<b>Proposed</b>
Zone(s)	RL and LAC	RL and LAC
Use(s)	Vacant	Mixed-use Development
Acreage	Approximately 923	Approximately 923
Lots	1,148	1,148
Parcels	36	36
Square footage/GFA	0	26,000
Dwelling Units:	0	1,148

3. The proposed project includes a variety of uses in a golf course community to be known as Oak Creek Club. Zoned a combination of Residential-Low Density (R-L) and Local Activity Center (L-A-C), the project spans 923 acres. The land use mix will be comprised of 1,148 single-family homes with up to 26,000 square feet of neighborhood retail space, an 18-hole golf course, a day care center, preservation of a historic site, recreation facilities, a school, and park dedication and open space. An existing pond and stream on the site have been integrated into the design.
4. Historic preservation measures on the site include the renovation and appropriate landscaping of historic Bowieville Mansion and preserving the existing rural scenic character of Church Road and review of streetscape design pursuant to Condition #23 of CDP –9902.
5. Applicant has submitted plans indicating:
  - a. The north, south, east and west elevations for the gatehouse, pedestrian and vehicular entry gates with structure or “free exit button,” and the location of keypad entries to the development from Church Road.
  - b. The proposed street lamp to be used.
  - c. A neo-traditional streetscape plan and section, together with an elevation showing residential units, sidewalks, mailbox, streetlight and street tree location.
  - d. A standard streetscape plan and section for the development, together with an elevation showing residential units, sidewalks, typical mailbox, streetlight and street tree location.
  - e. A trailhead detail.
  - f. Two versions of a community logo.
  - g. A golf club logo.
  - h. Proposed signage for the development including:
    - i. Speed limit
    - ii. Directional
    - iii. Safety
    - iv. Street
    - v. Neighborhood entrance
    - vi. Development entrance
    - vii. Model unit identification sign
    - viii. Sales office identification
  - i. A design for a decorative finial for mailboxes and signage.
  - j. Mailbox design.
  - k. A special purpose site plan—street elements showing location of:
    - i. Guarded entrance with gatehouse
    - ii. Keypad entries
    - iii. Neighborhood entrances

- iv. Trailheads
    - v. Special paving at golf cart crossing
  - l. Special paving details.
  - m. Conceptual landscaping plans for both the LAC and RL Zones.
  - n. Design for entry monuments
6. A CDP was approved for the project on May 13, 2002, by Resolution PGCPB No. 01-180, subject to 56 conditions, relating to the R-L portion of the site and Resolution PGCPB No. 01-181, subject to 46 conditions, relating to the L-A-C portion of the site. Condition #23 of CDP-9902 states:
- “Prior to or concurrent with the submission of the first specific design plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose specific design plan devoted to elements of streetscape including, but not limited to street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the ‘neo-traditional’ area of the L-A-C Zone. This SDP shall also address signage and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.”
7. The streetscape should be redesigned to include a separate walkway for pedestrians, per condition 35 of CDP 9902 which states, “All interior street cross sections associated with the CDPs for the R-L and L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at specific design plan review.” In addition, one street tree should be provided in front of each dwelling unit. Such requirement shall be in addition to the one tree required in the front yard of each dwelling unit.

## REFERRALS

- 8. Historic—The Historic Preservation Planning Section noted that the proposed signage and entry features appear to be appropriate and will not have any adverse impact on the environmental setting of the Historic Site.
- 9. Community Planning—The Community Planning Section stated that previously approved development plans have resolved all master plan issues related to the application. Further, they stated that SDP-0303 is consistent with the 1991 Bowie-Collington-Mitchellville and vicinity master plan that rezoned the property from the R-A to the R-L Zone.
- 10. Transportation—The Transportation Planning Section had no objections to any of the elements presented as part of the SDP, but offered the following comments:
  - a. The street lighting shows acceptable spacing but must be provided on both sides of the streets.

- b. The informational signage is acceptable but must include identifier signage at street intersections, and typical details must be provided for review with the next specific design plan.
  - c. Additional information must be provided regarding the particulars of special paving and marking, if any, for golf cart and other trail crossings. Such details, including signage, must be provided for review with the next specific design plan.
- 11. The Environmental Planning Section offered no comment on the CDP.
- 12. Trails—The Transportation Planning Section stated that standard sidewalks located on either side compliance with requirements for trails detailed in Condition 44 of approving resolution for CDP-9902.
- 13. Approval of the subject specific design plan will have no impact on the previously approved tree conservation plan for the project.
- 14. Approval of the subject specific design plan will have no effect on the adequate drainage of surface water for the project.
- 15. Further, approval of the subject specific design plan will have no impact on the project's ability to comply with the requirements of the *Landscape Manual* in subsequent applications.
- 16. Lastly, approval of the subject specific design plan will have no impact on required findings by the Planning Board 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.
- 17. Therefore, staff recommends that the Planning Board make the findings as required by Sec. 27-528 of Part 8 of the Zoning Ordinance required for action on a specific design plan.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SDP-0303, subject to the following conditions:

- 1. Street lighting shall be provided, consistent with the spacing shown on SDP-0303, on both sides of streets within the development. Exact location of all street lights shall be shown on all subsequent specific design plans.
- 2. Prior to certificate approval, the following additional information shall be provided or revisions made:
  - a. Paving, marking, and signage details for golf cart crossings and other major trail crossings and details for typical marking and signage at intersections.
  - b. The streetscape for the typical rural section street shall be modified to include on at least one side a separate four-foot-wide, concrete walkway for pedestrians to be located on the street side of the swale immediately adjacent to the asphalt street pavement. A dividing element between concrete and asphalt shall be provided. This divider shall contrast in

color and texture with the asphalt and concrete, may be continuous or intermittent, shall not pose a hazard to pedestrians or vehicles, and shall be permanent, attractive and in keeping with the high quality of the development. In addition, one street tree shall be shown in front of each dwelling unit on the street side of the swale. Such requirement shall be in addition to the one tree required in the front yard of each dwelling unit.

3. Modifications to the details of the various streetscape design elements may be approved by the Planning Board or designee in subsequent Specific Design Plan submissions provided such changes equal or improve the design quality of the plans originally approved.