



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

SPECIFIC DESIGN PLAN

SDP-0304

Application	General Data
Project Name: OAK CREEK CLUB Location: In the northeast and northwest quadrants of the intersection of Oak Grove Road and Church Road. Applicant/Address: Oak Creek Club Corporation 2900 Linden Lane, #200 Silver Spring, MD 20910	Date Accepted: 4/30/2004
	Planning Board Action Limit: N/A
	Plan Acreage: 923
	Zone: L-A-C & R-L
	Dwelling Units: 1,148
	Square Footage: 26,000
	Planning Area: 74A
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 201SE12

Purpose of Application	Notice Dates
Detached residential architecture for the entire development.	Adjoining Property Owners: (CB-15-1998) 6/18/03
	Previous Parties of Record: (CB-13-1997) 7/3/03
	Sign(s) Posted on Site: 9/2/03
	Variance(s): Adjoining Property Owners: N/A

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

September 8, 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-0304, Oak Creek Club Umbrella Architecture

The Urban Design staff has reviewed the umbrella architectural plans for Oak Creek 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 No. A-8427, 8578 & 8579.
- b. Comprehensive Design Plan CDP-9902 and 9903.
- c. Preliminary Plan of Subdivision 4-01032.
- d. Conformance to the Prince George's County Zoning Ordinance.

FINDINGS

1. The site is located on both sides of Church Road, north of Oak Grove Road and south of Central Avenue.
2. The proposed project includes a variety of uses in an integrated 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 retail neighborhood commercial space, an 18-hole golf course, a day care center, preservation of a historic site, recreational facilities, a school, parkland and open space. An existing pond and stream on the site have been integrated into the design.
3. CDP-9902 and CDP-9903 were approved for the project on May 13, 2002, by the District Council, subject to 56 conditions relating to the R-L portion of the site and 46 conditions in the L-A-C Zone. The project is also subject to the conditions of approval of its basic plan and preliminary plan of subdivision.

4. The applicant has requested approval of the following detached units, to be built by the identified builders:

Builder	Units	Range of Total Base Finished Area
Craftmark Homes	Bethesda, Chevy Chase, Clifton III, Edgemoor, Kenwood, Kenwood II, Westchester, Oakton	2,646–5,109
NV Homes	Brandenburg, Carter’s Grove, Falconcrest, Georgetown, Hyde Park, Kingsmill, Knightsbridge, Leesburg, Monticello, Potomac, Remington, Wynterhall, Clifton Park	2,061–4,923
Renaissance Housing Corp.	The DaVinci, The Grand Renoir, Botticelli, The Rembrandt, The Grand Rousseau	3,593–4,894
Michael-Harris Homes	“A” House “B” House “E” House	3,258–4,078
Ryan Homes	Avalon, Balmoral, Belvedere*, Courtland, Highgrove, Ravenwood, Victoria, Waverly, Zachery, Oberlin	1,998–3,893
Mitchell & Best	Henderson, Westport II, Ashton II, Fredericksburg, Ashton, Radcliff III, Preston, Washington	2,551–4,607
K & P Builders	Salisbury, Perrywood, Federal, Kentmoor, Urbana, Lancaster, Villager 4, Villages 5, Villager 6, Belair, Annapolis	2,370–4,130

*All units measure a minimum of 2,200 square feet, the threshold required by Condition 27 of CDP 9903, except the Belvedere. The Belvedere is dealt with separately in Condition 4.c. below.

A two-car garage is standard for all units. Façade treatment in brick is an option. At least 60 percent of the total units must have a brick front façade.

5. **Referrals**—No referrals were requested for this application.

6. **Development Data Summary**

	Existing	Proposed
Zone(s)	RL and LAC	RL and LAC
Use(s)	Vacant	Mixed-use development— golf course, residential, retail
Acreage	Approximately 923 acres	Approximately 923 acres
Lots	0	1,148
Parcels	0	67+
Square footage/GFA	0	14,940
Dwelling Units:	0	1,148

7. The proposed Specific Design Plan for architecture only is in general conformance with the approved Basic Plan, Preliminary Plan of Subdivision and the Comprehensive Design Plan. Some specific issues concerning conformance with the Comprehensive Design Plan are discussed in Finding 13 below.

8. The requirements of the *Landscape Manual* will be considered, to the extent they apply, in conjunction with other Specific Design Plans for site elements.
9. Since this proposed Specific Design Plan for architectural elevations only does not involve the construction of residential units, its approval will not positively or negatively impact the availability of adequate public facilities in the vicinity of the proposed project.
10. Stormwater runoff will not increase because of the approval of the subject Specific Design Plan as it involves the approval of architecture, not construction, for the proposed project. Therefore, there will be no adverse effects from stormwater runoff on either the subject property or adjacent properties as a result of the approval of the subject Specific Design Plan.
11. Approval of the proposed Specific Design Plan will not impact the approved Tree Conservation Plan for the project.
12. The project meets the guidelines for approving a Specific Design Plan outlined in Section 27-528 of the Zoning Ordinance.
13. The project is in compliance with Condition 25 of CDP-9902 and Condition 28 of CDP-9903 in applying for the subject Specific Design Plan for review and approval of the residential house plans to be used for the development. Condition 24 of CDP-9902 and Condition 27 of CDP-9903 offer the following guidance as to design of the residential architecture for the project:

The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 60 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintel, brick or stone foundations, creative windows, and varied rooflines. Roofing material shall consist of standing seam metal, cedar shake shingles, imitation slate, or high quality dimensional asphalt shingles.

All side and rear elevations visible from roads, parking areas, the golf course, and the existing two-acre pond shall have a high level of detail comparable to that of the fronts, and shall demonstrate a pattern of fenestration which is orderly and harmonious.

The minimum roof pitch for all dwelling units shall be generally 8/12. A minimum ceiling height for the first floor shall be nine feet.

The minimum residential square footage, excluding townhouses, shall be 2,200 square feet.

Decks and porches on rears that face the golf course must be painted, stained, etc. They may not be left to weather naturally.

No private fences will be allowed in rear yards of single-family lots facing the golf course; a consistent private fence can be constructed in rear yards of attached houses facing the golf course.

Rear yard landscape plans facing the golf course shall be selected from a limited group of options to be installed by the developer.

Compliance with the above guidelines has been assured by review of the plans and suggesting the recommended conditions below.

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-0304, subject to the following conditions:

1. Architecture for the single-family detached units for the proposed project shall be limited to the units herein approved. The Urban Design Division as designee of the Planning Board may approve subsequent modifications to the approved architecture that are deemed equal or better in architectural quality.
2. No two elevations of houses either directly across the street or immediately adjacent shall be identical.
3. The developer, his heirs, successors and/or assignees, shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.
4. Prior to signature approval of the plans, the following revisions shall be made as necessary:
 - a. The applicant shall provide a tracking chart to assure that at least 60 percent of all units have brick fronts.
 - b. The following notes shall be placed on every architectural elevation and on the cover sheet of the SDP:
 - (1) All exterior fireplace chimneys shall be brick or stone, except gas vents.
 - (2) Minimum roof pitch for all dwelling units shall be 8/12.
 - (3) Minimum ceiling height for the first floor shall be nine feet.
 - (4) The minimum residential square footage for units approved herein shall be 2,200 square feet.
 - (5) Decks and porches on rear yards that face the golf course must be painted or stained.
 - (6) No rear yard privacy fences shall be allowed in single-family lots along the golf course.
 - c. Add the following note to the referenced elevation:

The Belvedere (Ryan Homes) unit shall only be used for the subject development if options cause the base finished area to exceed 2,200 square feet.