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SPECIFIC DESIGN PLAN

SDP-0306/02

Application	General Data
Project Name: Oak Creek Club, Phase 1A (Golf Course) Location: East and west of Church Road, 1,000 feet north of Oak Grove Road Applicant/Address: Mr. Troy Coats Niebur Golf Development 830 Tenderfoot Hill Road, Suite 100 Colorado Sprigs, CO 80906	Date Accepted: 1/22/07
	Planning Board Action Limit: NA
	Plan Acreage: 251.89
	Zone: R-L & L-A-C
	Dwelling Units: None
	Square Footage: 37,859
	Planning Area: 74A
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 203SE13

Purpose of Application	Notice Dates
A 31,029-square-foot golf course clubhouse, a 6,830-square-foot swim/tennis center, and the addition of .71 acre of land (Parcel 22)	Adjoining Property Owners: (CB-12-2003) 2/2/07
	Previous Parties of Record: (CB-13-1997) 2/2/07
	Sign(s) Posted on Site: 6/12/07
	Variance(s): Adjoining Property Owners: NA

Staff Recommendation			Staff Reviewer: Ruth E. Grover, A.I.C.P.
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-0306/02, Oak Creek Club–Phase 1A–Golf Course, and
Type II Tree Conservation Plan TCP/97/95-01

The Urban Design staff has reviewed the subject application 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 by A-8427, A-8578 and A-8579.
- b. Preliminary Plan of Subdivision 4-01032.
- c. Comprehensive Design Plans CDP-9902, CDP-9903, and CSP-9902-01.
- d. Specific Design Plans SDP-0306 and SDP-0306/01.
- e. 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. The proposed golf course clubhouse and swim/tennis center is located in the L-A-C (north central) portion of the site adjacent to the renovated Bowieville Mansion.
2. **Development Data Summary**

	Existing	Proposed
Zone(s)	R-L and L-A-C	R-L and L-A-C
Use(s)	Golf course	Golf course, clubhouse and swim tennis center
Acreage	Approximately 923 acres	Approximately 923 acres
Lots	800	None with subject application Maximum: 1,148
Parcels	21	22
Square footage/GFA	0	37,859
Dwelling Units:	800	None with subject application

3. The proposed golf course is a central feature of the integrated 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 of the overall project will comprise a maximum 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. A golf course clubhouse and swim/tennis center have been included with the subject golf course phase. An existing pond and stream on the site have been integrated into the design. To date, 219 townhomes and 591 single-family dwelling units have been approved through three separate specific design plan applications.
4. Comprehensive Design Plan CDP-9902, covering the R-L portion of the site, including the entire golf course phase, received final approval from the District Council on May 13, 2002, subject to 56 conditions. The project is also subject to the conditions of approval of its basic plan and preliminary plan of subdivision. Staff has reviewed the requirements of these previous approvals and finds the subject property substantially in compliance.

Design Features

5. The subject application proposes the construction of a golf clubhouse, outdoor swimming pools, a tennis/pool building, two tennis courts, and attendant parking for the facilities. Architecture for the project has been reviewed by the Historic Preservation and Public Facilities Planning Section and approved by the Historic Preservation Commission in order to ensure compatibility with the adjacent Bowieville Mansion. See the discussion under “Historic” in Finding 7, Referrals, below.

The proposed clubhouse is two stories above grade and encloses approximately 31,029 square feet on three levels, including a walk-out basement. The architectural materials utilized in the construction of the building include fiber-cement, horizontal cream-colored siding, and brick. The windows are well detailed with lintels and sills in an appropriate historic style. The windows themselves are multilight, double-hung, vinyl-clad wood sash. The fenestration pattern is regular and aesthetically pleasing. The main roof will have a compound-hip form and will utilize architectural composition cedar shingles and dormers, and smaller projections will have hip or gable-end roofs and will utilize standing seam copper. Columned porches are provided at the periphery of the building. The building measures approximately 36 feet tall, with the top of the cupola extending to 51 feet.

A landscaped parking area is provided on the western side of the proposed clubhouse. The proposed swim/tennis building is located on the northern side of the clubhouse, along with two tennis courts and outdoor swimming pools. The subordinate swim/tennis building (measuring approximately 30 feet high) is considerable smaller than the clubhouse, a reflection of its limited function and secondary use. The building employs the same architectural style details but its materials are more modest, including only fiber-cement and horizontal-board cream-colored siding.

6. **Community Space**—The applicant has submitted separate applications (CDP-9902/02 and CDP-9903/01—Oak Creek Club) to allow the customary functions of a subdivision’s community building to be provided within the proposed golf clubhouse. While staff is generally supportive of applicant’s request, the Urban Design Section recommends in those applications that, in addition to the space that will be provided for community functions in the clubhouse, the applicant should provide substantial space (approximately 1,500 square feet) for the homeowners’ exclusive use by expanding the swim/tennis center building. The additional space would function as a “den” or

“great room” and be equipped with comfortable furniture, a fireplace, and a large, flat screen television. Staff suggests that revised plans be approved by the Urban Design and Historic Preservation and Public Facilities Planning Sections, as designees of the Planning Board, to provide such community room in the swim/tennis center in addition to the space that will be provided in the golf clubhouse, in the recommendation section of this report.

7. Referrals –

Historic Preservation—In a memorandum dated May 8, 2007, the Historic Preservation Planning Section offered the following:

BACKGROUND

The subject application for Specific Design Plan SDP-0306/02 includes a total of 252.60 acres to be developed as an 18-hole golf course and related facilities that will include a clubhouse and an outdoor swimming and tennis center. The subject application is part of the Oak Creek Club development, which includes the Bowieville Historic Site (74A-018) on an adjacent parcel.

Bowieville is listed in the National Register of Historic Places and is acknowledged as one of the most architecturally significant structures in Prince George’s County. Built in 1819, Bowieville is an elegant two and one-half-story stuccoed brick plantation house. Its outstanding decorative elements include a classical entrance with a semi-elliptical fanlight and particularly fine interior trim. Bowieville was built by Mary Bowie on land she inherited from her father, Governor Robert Bowie. The 12.9-acre environmental setting of Bowieville includes the mansion, the historic entry drive from Church Road to the west, the site of a windmill directly east of the mansion (which will be relocated within the property of the subject application), and an area of terraced gardens and a large stormwater management pond north of the mansion. The property has recently undergone an extensive rehabilitation by the developer of Oak Creek Club and is currently used as an on-site office for the development company, Montgomery Development, LLC.

FINDINGS

- (1) The approved specific design plan (SDP-0306, PGCPB Resolution No. 03-207) includes several conditions designed to address the impacts of the developing property on the adjacent Bowieville Historic Site. Only those conditions directly related to Bowieville are included here for reference:
 - i. The area surrounding the golf course clubhouse shall be identified graphically on the SDP, landscape plan, and TCPII as specifically excluded from the subject SDP. A separate SDP shall be completed for the proposed golf course clubhouse and any other nonresidential architecture proximate to the Bowieville Mansion. This SDP shall include detailed architectural elevations for the clubhouse and all other required site information. A Phase II and/or Phase III archeological study shall be completed to the satisfaction of the Historic Preservation Planning Section as designee of the Planning Board.
 - ii. Prior to the issuance of any building or grading permits for construction of the golf club house, a Phase II/III investigation shall be completed in accordance with its guidance and found acceptable by the Historic Preservation and Public Facilities Planning Section.

- iii. Prior to the proposed relocation of the windmill and the grading for and creation of the two lakes, the applicant shall apply for and receive a historic area work permit for same.
- (2) Through an associated historic area work permit application (10-07) the applicant has requested approval to construct ten compact parking spaces at the southeast corner of the Bowieville Historic Site environmental setting. These spaces are required to meet the parking requirements of the subject specific design plan application.¹ As approved by the Historic Preservation Commission, the parking spaces within the environmental setting will be visually consistent with adjacent parking areas outside of the environmental setting as detailed in the subject application.
- (3) The subject application proposes the construction of a clubhouse, outdoor swimming pools, a pool house/changing facility, tennis courts, and associated parking east of the Bowieville Historic Site environmental setting. The buildings are designed to be compatible with, but not replicate of the adjacent historic site.

The proposed clubhouse is two stories above grade and encloses approximately 27,627 [Urban Design comment: Final design includes 31,029 square feet] square feet on three levels (including a walk-out basement). The multipart building is sheathed with fiber-cement, horizontal-board, cream-colored siding with an eight-inch exposure and traditional red brick. Window openings are trimmed with traditional Georgian or early federal-style details such as lintels and sill; windows are generally multilight, double-hung vinyl-clad wood sash. The fenestration pattern throughout reflects the regular spacing and solid/void relationship typical of early 19th century buildings. The main roof will have a compound-hip form; primary slopes will be sheathed with architectural composition cedar shingles. Dormers and smaller roof projections will have hip or gable-end roofs. Secondary roofs, dormers, and roof or eave trim will be sheathed with standing-seam copper. Porch columns will be sheathed with prefabricated fiberglass composition columns.

The overall height of the clubhouse will be approximately 51 feet (to the top of the cupola); the height of the main roof will be 36 feet above the finished grade on the north. The closest corner of the proposed clubhouse (the northwest corner) is approximately 285 feet from the closest corner (the southeast corner) of the Bowieville mansion. The overall height of Bowieville is approximately 41 feet to the widow's walk and 36 feet to the roof (see attached renderings and elevation drawings).

- (4) Immediately west of the proposed clubhouse the subject application proposes a paved and landscaped parking lot that is part of the site's overall parking plan. The extreme western edge of this area, a row of ten compact parking spaces, is located within the Bowieville environmental setting. This alteration to the environmental setting was reviewed and approved separately by the Historic Preservation Commission through a historic area work permit (HAWP 10-07).
- (5) North of the proposed clubhouse at the western edge of the subject property, the applicant proposes the construction of tennis courts, outdoor swimming pools, and a pool house. This building (with a roof height of approximately 30 feet) is considerably smaller than

¹ The area of the parking spaces will be transferred to the subject property associated with the Golfcourse Clubhouse through a revision to a related specific design plan application (SDP-0308/03).

the clubhouse, a reflection of its limited function and its secondary use within the property. The pool house employs many of the architectural details of the clubhouse but not all of its materials. The building is sheathed entirely with fiber-cement, horizontal-board cream-colored siding with an 8-inch exposure. All other window and roofing details will be consistent with the clubhouse.

CONCLUSIONS

- (1) In compliance with Condition 1 of PGCPB Resolution No. 03-207, the applicant has submitted a detailed site plan, landscape plans, and architectural plans, drawings and renderings for the subject application. The applicant has worked closely with staff to develop architectural plans for the proposed clubhouse and the swim facility that are generally compatible with the early 19th-century architectural character of the adjacent Bowieville Historic Site (74B-018). The proposed architecture is inspired by the early federal-style design of Bowieville, but does not replicate it. For this reason, the historic and architectural character of Bowieville can remain a unique focus within this central portion of the Oak Creek Club development. In addition, the design and materials of the two proposed buildings, and the manner in which they are combined, will clearly identify them as 21st century buildings.
- (2) According to the drawings submitted to the HPC for review, staff was concerned about the scale of the proposed clubhouse, given the proximity of the building to the Bowieville Historic Site. The height of the proposed building, together with its substantial footprint, will make the clubhouse the largest building in the vicinity. The absolute height of the proposed clubhouse (including the weathervane) is 59 feet above grade. As such, the proposed building might diminish the visual importance of the nearby historic site that has an absolute height of 41 feet and a considerably smaller footprint. The proposed cupola and weathervane and decorative railing of the lower roofs increase the height of the building and the expansive and complex roof that is a prominent feature of the design.
- (3) In compliance with Condition 3 of PGCPB Resolution No. 03-207, the applicant has completed a Phase II archeological investigation and submitted a report of the findings of that investigation. The Phase II report has been reviewed and accepted by the Planning Department's archeological staff and no further investigation of the subject property is required (see attached transmittal letter, 6/08/05, and report abstract).
- (4) In compliance with Condition 4 of PGCPB Resolution No. 03-207, the applicant has applied for and received a historic area work permit (HAWP 17-06) that addressed landscape plans for the vicinity of the historic site and the remainder of the environmental setting, provided architectural plans for a pump house in the vicinity of the stormwater management pond, and outlined the relocation and reconstruction of the windmill to a site immediately adjacent to the environmental setting as part of the entry road to the adjacent golf course clubhouse.
- (5) After the March 20, 2007, Historic Preservation Commission meeting, the applicant revised the architectural drawings for the clubhouse to address staff's concerns about the porte cochere and the decorative roof railings. Those revised drawings were submitted to the Urban Design staff as part of SDP 0306/02 on May 3, 2007.

RECOMMENDATIONS

The Historic Preservation Commission recommends that the Planning Board approve SDP-0306/02 according to the revised architectural drawings for the Golfcourse Clubhouse received by the Urban Design section on May 3, 2007.

Archeology—In a memorandum dated February 22, 2007, the staff archeologist stated the following:

Phase I and Phase II archeological survey and evaluation were conducted in 1999, February 2004, and November 2004 over the entire 923 acres within the Oak Creek Club subdivision. This work was carried out under Section 106 of the National Historic Preservation Act of 1966 (as amended) when the applicant applied for a wetland permit through the U.S. Army Corps of Engineers and the Maryland Department of the Environment. The Phase I survey identified two previously recorded sites, 18PR79 (a prehistoric site) and 18PR580 (Bowieville Mansion). Thirty-three new prehistoric and historic sites were identified. In consultation with the Maryland Historical Trust, sites 18PR79, 18PR580, 18PR659, 18PR665, 18PR669, and 18PR677 were considered potentially significant archeological resources. Phase II evaluations were carried out on these sites to determine their eligibility for inclusion on the National Register of Historic Places (NRHP).

Site 18PR580 extends into the area covered by SDP-0306/02, where the Oak Creek Clubhouse will be placed. Phase II archeological investigations were conducted on the eastern portion of site 18PR580 in November 2004 where construction will disturb the archeological site. The setting defining the eastern portion of site 18PR580 consisted of a shed outbuilding, a ruinous block tenant house, the eastern half of a terrace garden area, and an unimproved access road on overgrown flat terrain. Bowieville Mansion is located to the west. The eastern portion of site 18PR580 was extensively disturbed by construction, landscaping, grading, and earth moving activities during the 20th century. Several 20th-century features were noted, including a dry-laid brick patio associated with the shed outbuilding, a gas pump, and storage tank. There were few intact cultural deposits identified, lessening the research value of the site. No further work was recommended on the eastern portion of site 18PR580, which falls within the impact area of the Oak Creek Clubhouse. Staff concurs that no further archeological work is necessary on the portion of the Oak Creek Club property covered by SDP-0306/02.

Community Planning—In a memorandum dated February 13, 2007, the Community Planning Division stated that there are no master or General Plan issues related to the subject detailed site plan. Further, they stated that the subject application is consistent with the 2006 Bowie and vicinity master plan and sectional map amendment, which retains the subject property in the Residential Low Development (R-L) Zone and that all master plan issues have been resolved through previously approved development plans.

Transportation—In a memorandum dated February 22, 2007, the Transportation Planning Section stated that access and on-site circulation is acceptable and that the use will receive access from planned points within the residential community that have been reviewed in another application, SDP-0308. They then reviewed the transportation-related conditions of applicable comprehensive design plan applications CDP-9902 and CDP-9903 and preliminary plan of subdivision 4-01032 and offered the following comments:

CDP-9902 & 9903:

Condition 30: This condition requires improvements at MD 214/MD 193 and MD 214/Church Road. This condition is enforceable at the time of building permit.

Condition 31: This condition requires dedication along Church Road. The right-of-way shown on the submitted plan is acceptable, and this condition is enforced at the time of final plat and record plat.

Condition 32: This condition requires submittal of a signal warrant study, or DPW&T approval of roundabouts, at two site access points along Church Road. The condition requires DPW&T approval prior to Planning Board approval of the specific design plan. While no signal warrant study has been submitted, DPW&T has reviewed frontage improvements along Church Road (including the roundabouts) and has approved them. Therefore, staff believes that this condition is met.

Condition 33: This condition requires dedication along Oak Grove Road. The right-of-way shown on the submitted plan is acceptable, and this condition is enforced at the time of final plat and record plat.

Condition 34: This condition requires that all plans clearly show the right-of-way of the A-44 facility. Past plans accomplished this. The general notes indicate that the current plan and all prior plans have removed the A-44 right-of-way pursuant to the City of Bowie Council Resolution CR-11-2006. The following points are noted:

- a. The subject property is NOT within the City of Bowie. Nonetheless, a local resolution should not supercede a condition within a Prince George's County Planning Board resolution.
- b. CR-11-2006 approved the master plan and sectional map amendment for Bowie and vicinity. It was approved by the Prince George's County Council, not the Bowie City Council. Approval of the master plan through CR-11-2006 had, in part, the effect of removing the A-44 facility from the master plan. The 2006 Bowie and vicinity master plan does not include the facility that was designated as A-44 in prior master plans.
- C. The County Council action was taken on February 7, 2006.

The rationale for this condition was to ensure that the presence of this right-of-way was fully disclosed to homebuyers and other investors in the site. At the time that the CDPs and the preliminary plan were reviewed in 2000 and 2001, the A-44 facility in this area continued to be shown on policy documents and was still a matter of active discussion. Given that this facility has been removed from the current master plan, the need for disclosure is no longer paramount. Furthermore, at some time another master plan elsewhere in the county will utilize the A-44 designation for a different roadway. Continuing to show A-44 on plans for this site is not reflective of the current master plan and county policy and could raise confusion. It is agreed that this condition is no longer valid and should no longer be enforced.

The general notes must be corrected for accuracy, however.

Condition 35: This condition requires that all interior streets show a cross-section with a sidewalk, walkway or trail on at least one side. This was done during approval of SDP-0303 for the streetscape elements, and all interior streets within this phase meet this condition.

Condition 36: This condition is that a financial guarantee and accompanying agreement for operation of a private bus service be filed with DPW&T. The condition requires that details of an agreement between the applicant and DPW&T, including a timetable for bonding and initiating the service, be approved by the Planning Board with approval of the initial SDP. This agreement has been executed and recorded.

Preliminary Plan of Subdivision 4-01032:

Conditions 10, 11, 12, 13, 14, and 43: These conditions are identical to Conditions 30, 31, 32, 33, 34, and 36 above.

Condition 42: This condition requires traffic calming along Oak Grove Road through installation of a roundabout at the Church Road/future Oak Grove Road intersection. Although a timing for this condition is not specified, it is presumed that design approval be obtained from DPW&T at the time of SDP. While no signal warrant study has been submitted, DPW&T has reviewed frontage improvements along Church Road (including the roundabouts) and has approved them. Notably, DPW&T has indicated in recent contacts with the transportation staff that while a design for the roundabout at future Oak Grove Road has been submitted, there is no approval of the final design to date. Therefore, it is requested that this condition be given a degree of enforcement by requiring the applicant to furnish proof that there is an approved design for the roundabout at Church Road and future Oak Grove Road. While that roundabout may not be germane to the golf course, there have been three residential phases approved to date, a fourth phase is currently pending, and the fifth and final residential phase (plus the commercial phase) remains outstanding. Such an approved design should be required prior to approval of the next phase of the overall project, and this requirement is consistent with the staff's recommendation for the fourth residential phase.

Access and circulation within the area of plan are acceptable.

The subject property is required to make roadway improvements in the area pursuant to a finding of adequate public facilities made in 2001 for preliminary plan of subdivision 4-01032. These findings were supported by a traffic study submitted in 2001. While the basis for the findings is still valid, a question has arisen concerning the status of design for the proposed roundabout at Church Road and future Oak Grove Road. At this time, the transportation staff would make a finding that the subject property will be served by adequate transportation facilities within a reasonable period of time conditional upon the following:

Prior to signature approval of the next specific design plan to be considered by the Planning Board for Oak Creek, the applicant shall have procured final design approval from DPW&T for the roundabout at the intersection of Oak Grove and Church Roads.

Please also note that the final item under the general notes listed on the first page of the plan must be corrected pursuant to the discussion under Condition 34 above.

Staff has included conditions in the recommendation section of this report that would implement the Transportation Planning Section's recommendations.

Subdivision—In a memorandum dated May 8, 2007, the Subdivision Section offered the following: The property is the subject of preliminary plan 4-01032. The Subdivision Section finds that the proposed specific design plan presents a golf course layout and road configuration in substantial conformance with the approved preliminary plan. The removal of Parcel 22 from Phase I is not problematic, and in conclusion, they stated that there were are no other subdivision issues raised by the subject project.

Trails—In a memorandum dated March 28, 2007, the senior trails planner stated that since master trail recommendations and prior trail conditions do not impact the subject application, there are no master plan trail recommendations regarding this application. However, it should be noted that all future applicable specific design plan submittals will be subject to the trails recommendations listed under Condition 44 of the approved resolution for CDP-9902, which is listed for reference. With respect to the bridge/cartpath overpass, however, the senior trails planner offered the following:

Master plan trail recommendations and prior trail conditions do not impact the subject application, which is limited to golf course and related features. There are no master plan trail recommendations regarding this application. However, it should be noted that all future applicable SDP submittals will be subject to the trails recommendations, under Condition 44 of the approved resolution for CDP-9902, which are listed below:

44. The applicant and the applicant's heirs, successors and/or assignees shall provide the following:
 - a. Construct a Class I hiker-biker trail along the subject property's entire frontage of Church Road, as reflected on the submitted CDP.
 - b. Construct a Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road, as reflected on the submitted CDP.
 - c. Dedicate the land along the Black Branch stream valley to the M-NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plat, and construct the multi-use, hiker-biker trail the entire length of the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.
 - d. The trails network shall be shown on the preliminary plat and final plat.
 - e. All trails shall be assured of dry passage. If wet areas must be traversed, suitable structures shall be constructed.

The master plan trails should be provided in conformance with these previously approved conditions.

BRIDGE/CARTPATH OVERPASS:

The applicant is proposing a temporary at-grade golf cart crossing of Church Road. This would be utilized until the completion of the 90-foot bridge/cartpath overpass. Staff

believe that the overpass should be provided concurrently with the opening of the golf course, and oppose a temporary at-grade crossing for golf carts over Church Road. Safety is the primary reason for this opposition, and staff do not believe that golf carts can safely cross Church Road at-grade, even on a temporary basis. More specifically, reasons for this opposition are as follows:

- Church Road is a high volume, relatively high speed collector. It is used by commuters as a north-south alternative to MD 193 and US 301. Staff feels that it is likely that commuters may be caught off-guard by the movement of much slower moving golf cart traffic. Traffic circles are shown approximately 1,000 feet to the north and 900 feet to the south of the proposed temporary crossing. Despite the calming effect the traffic circles will have along some segments of the road, it is likely that a substantial portion of the traffic will be traveling faster than the posted speed limit at the vicinity of the crossing, which is about half-way in between the two circles. Staff feel that the likelihood of conflicts between cars and the golf carts is too great, and that the overpass must be provided concurrently with the golf course. While at-grade crossings may work along strictly residential roads, Church Road is a major collector with regular commuter traffic. This volume of traffic will continue to increase as large developments along the Church Road and Leeland Road corridors continue to be implemented.
- Staff do not support the temporary use of the master plan trail as part of the golf cart route. At the recent hearing for the Beech Tree golf course, testimony established that golf carts and slower moving pedestrian traffic are not compatible. In that case, a sidewalk connection was removed due to the concern that golf carts would utilize it for a short segment and cause conflicts with pedestrians. Staff feel that golf carts are not appropriate on the master plan trail along Church Road. In addition to bicyclists, pedestrians, people walking dogs, and people pushing strollers routinely use these types of trails. The submitted site plan shows approximately 250 feet of the master plan trail being used as a detour for the golf cart traffic.

RECOMMENDATION:

1. Provide the 90-foot bridge/cartpath overpass concurrently with the golf course. Recognizing that construction constraints require a year to build the bridge, the applicant's desire to open the golf course before that time and DPW&T's approval of the at-grade crossing on Church Road, staff recommends that the Planning Board allow the at-grade crossing but require that the applicant report to the Planning Board with its presentation of each future specific design plan for the project, the progress of the design, and construction of the overpass.

Permits—In a memorandum dated March 12, 2007, the Permit Review Section stated that they have no issues with the project at this time.

Public Facilities—In a memorandum dated July 7, 2007, the Historic Preservation and Public Facilities Section stated that conditions of the approval of the preliminary and comprehensive design plans for the subject site already require a contribution to ameliorate deficiencies in fire and ambulance service and that police service is adequate. Therefore, the required finding of adequacy of public facilities may be made.

Environmental Planning—In a memorandum dated March 5, 2007, the Environmental Planning Section offered an exhaustive review of prior applicable conditions and then recommended approval subject to no conditions.

Fire/EMS Department—In a memorandum dated June 1, 2007, the Prince George's Fire/EMS Department offered comment regarding accessibility, the location and performance of fire hydrants, the design of private roads, and the need to designate fire lanes.

Department of Public Works and Transportation—In a memorandum dated May 30, 2007, the Department of Public Works and Transportation stated that they had no objections to approval of the subject specific design plans as presented with respect to both roads and stormwater issues.

Washington Suburban Sanitary Commission—In a memorandum dated March 1, 2007, the Washington Suburban Sanitary Commission stated that:

- Water and sewer is available to the site.
- An on-site plan review package should be submitted.
- Project #DA3113Q01 is an approved project within the limits of this proposed site.
- DA3113Q01 was built and released on January 12, 2007. The existing six-inch water connection for the clubhouse will require abandonment and relocation through the WSSC on-site plan review process. (They recommended aligning the sewer connection not shown on the plan for the swim center five feet from the storm drain.) They noted that an on-site plan review may be required for the proposed swim center depending on the size of connections.

The applicant will be required to separately comply with WSSC's requirements in order to connect to needed water and sewer facilities.

8. The *Landscape Manual* applies only in part to the subject project because its design and development has been controlled by the comprehensive design plan process. Comparable landscaping, however, is being provided for the project, and parking lot landscaping, if any, will be within the parameters of the *Landscape Manual*.
9. The project meets the guidelines for approving a specific design plan outlined in Section 27-528 of the Zoning Ordinance. Specifically:
 - a. The plan conforms to the approved CDP.
 - b. 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.
 - c. Based on conclusions from the Department of Public Works and Transportation that stormwater management measures fulfill all applicable requirements, adequate provision has been made for draining surface water so that there are no adverse effects either on the subject property or adjacent properties.

- d. The plan is in conformance with the tree conservation plan and the Prince George's County Woodland Conservation Ordinance as evidenced by the Environmental Planning Section's recommendation of approval of the subject project.

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-0306/02 and TCPII/97/95-01, subject to the following conditions:

1. Prior to signature approval of the plans for the subject project the applicant shall revise the plans as follows or accomplish the specified actions:
 - a. The applicant shall successfully pursue certification of Specific Design Plan SDP-0308/02.
 - b. The applicant shall remove all references to A-44, previously a master planned transportation facility, from the plans for the subject project.
 - c. The applicant shall enlarge the swim/tennis center to a minimum of 8,330 square feet by adding at least 1,500 square feet to accommodate a community room equipped with comfortable furniture, a fireplace, and a large, flat screen television. Such revised plans shall be approved by the Urban Design and Historic Preservation and Public Facilities Planning Sections as designee of the Planning Board.
 - d. The applicant shall, if necessary, amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club House to ensure homeowners' use of the golf course clubhouse and the swim/tennis building for community use as represented to the Planning Board in the public hearings for CDP-9902/02 and CDP-9903/01 and SDP-0306/02. Such amendment of the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club House shall be reviewed and approved by Urban Design staff as designee of the Planning Board.
 - e. The applicant shall add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners association be permitted to meet in the Bowieville Mansion.
 - f. The applicable recreational facilities agreement shall be amended.
2. Prior to approval of the next phase of the overall project, the applicant shall furnish proof to Urban Design staff as designee of the Planning Board of a DPW&T approved design for the roundabout at Church and future Oak Grove Road.
3. The applicant shall report to the Planning Board with its presentation of each future specific design plan for the project, the progress of the design and the construction of the overpass over Church Road.

If necessary, the applicant should amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club House be amended to reflect the conditions above. The applicant shall also add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners association be permitted to meet in the Bowieville mansion.