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Specific Design Plan

SDP-0317-11

Application	General Data	
Project Name: The Palisades at Oak Creek Location: Southwest quadrant of the intersection of Central Avenue (MD 214) and Church Road. Applicant/Address: NV Homes 555 West Diamond Avenue Gaithersburg, MD 20877	Planning Board Hearing Date:	09/15/11
	Staff Report Date:	08/30/11
	Date Accepted:	07/06/11
	Planning Board Action Limit:	N/A
	Plan Acreage:	195.78
	Zone:	R-L
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	74A
	Tier:	Developing
	Council District:	06
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	201NE12

Purpose of Application	Notice Dates	
Adding architectural models Chapel Hill, Regents Park, and Remington Place, and Elevation C of Wynterhall.	Informational Mailing:	06/06/11
	Acceptance Mailing:	07/06/11
	Sign Posting Deadline:	08/16/11

Staff Recommendation		Staff Reviewer: Sherri Moseley Phone Number: 301-952-3168 E-mail: Sherri.Moseley@ppd.mncppc.org	
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-0317-11
The Palisades at Oak Creek

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

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

- a. Zoning Map Amendment A-9839-C and the accompanying basic plan.
- b. Comprehensive Design Plan CDP-9705-03.
- c. Preliminary Plan of Subdivision 4-03057.
- d. Specific Design Plan SDP-0317 and its revisions.
- e. The requirements of the Prince George's County Zoning Ordinance.
- f. The requirements of the *Prince George's County Landscape Manual*.
- g. The requirements of the Woodland and Wildlife Habitat Conservation Ordinance.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan (SDP), the Urban Design staff recommends the following findings:

1. **Request:** The subject application is a request for approval of three new single-family detached architectural models and to add an optional elevation to a previously approved model. These models are proposed for construction on lots located along Panora Way only (Lots 1–25, Block A)

2. **Development Data Summary:**

	Existing	Proposed
Zones	R-L	R-L
Uses	Vacant/Single-family detached houses	Single-family detached houses
Acreage	195.78	195.78
Parcels	4	4
Dwelling Units	Approved	Proposed
Single-Family Detached	166	166

3. **Location:** The subject property is in the R-L-zoned (Residential Low Development) portion of a larger development formerly referred to in its entirety as Cameron Grove. It is in Planning Area 74A, Council District 6, and is located in the southwest corner of the intersection of Central Avenue (MD 214) and Church Road.
4. **Surrounding Uses:** The site is bounded to the east by Church Road, to the north by the Evangel Cathedral property, and to the west and south by the Oak Creek Club development. Between the subject site and the Oak Creek Club property to the west, there is a linear 14-acre park with recreational facilities. The subject site has approximately 3,850 linear feet of frontage along Church Road. Directly across Church Road from the subject site are existing single-family detached houses and undeveloped property in the Residential-Agricultural (R-A) Zone.
5. **Previous Approvals:** On November 26, 1991, the District Council approved Zoning Map Amendment A-9839 and the accompanying basic plan to rezone the approximately 305.3-acre property from the R-A Zone to the R-L Zone as part of the February 1991 Approved Master Plan and Adopted Sectional Map Amendment (SMA) for Bowie-Collington-Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A and 74B (CR-120-1991: CDZ Amendment 2). The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* made no alterations to the zoning change which was previously approved for the subject property.

On November 24, 1997, the District Council approved Amended Basic Plan A-9839-C to revise previously approved A-9839 to allow a mixed retirement development on the westerly portion of the property (156± acres). The subject property of Cameron Grove, The Palisades at Oak Creek, remained unaffected in A-9839-C except for setting the dwelling unit limitation of 166 single-family detached lots for the site. The basic plan is subject to 40 conditions (Zoning Ordinance No. 36-1997).

On February 19, 1998, the Planning Board approved Comprehensive Design Plan CDP-9705 (PGCPB Resolution No. 98-35) for the easterly portion of the property for a mixed retirement community. This CDP reaffirmed the single-family detached use for the subject site. In the following years, the CDP was revised several times in ways that did not impact the Palisades property.

On July 10, 2003, the Planning Board approved Comprehensive Design Plan CDP-9705-03 (PGCPB Resolution No. 03-138) for the development of 166 single-family detached lots in the R-L Zone.

On October 2, 2003, the Planning Board approved Preliminary Plan of Subdivision 4-03057 (including Type I Tree Conservation Plan TCPI/24/03-01) for the subject site (PGCPB Resolution No.03-203) for 166 single-family detached lots.

On June 24, 2004, the Planning Board approved Specific Design Plan SDP-0317 for the subject site (PGCPB Resolution No. 04-157) for 166 single-family detached lots. Ten revisions to this plan have been approved. The subject application is the eleventh revision.

On April 20, 2006, the Planning Board approved a request for reconsideration of the preliminary plan for the layout of the lots obtaining access from Panora Way. On September 7, 2006, the Planning Board approved the reconsideration and Amended Resolution PGCPB No. 03-203(A/1) for the revised lot arrangement.

On June 14, 2007, the Planning Board approved Specific Design Plan SDP-0317-04 (PGCPB Resolution No. 07-110) for the relocation of five lots, previously accessed from Panora Way, to a private street, Bishops Hall Court.

On March 22, 2010, the District Council approved Specific Design Plan SDP-0317-09 for the addition of five architectural models to be built by K. Hovnanian Homes.

On October 26, 2010, the District Council approved Specific Design Plan SDP-0317-10 for the addition of three architectural models to be built by Caruso Homes.

The site also has a Stormwater Management Concept Approval, 38346-2004-00, for Phase 6 of the Palisades at Oak Creek development that is based on a valid overall Stormwater Management Concept Approval, 5298-2003-00.

6. **Design Features:** The subject application proposes to add three NV Homes models to the approved architecture for The Palisades at Oak Creek development and one additional elevation to the previously approved Wynterhall model. If approved, the proposed models would be available for construction on lots located along Panora Way only (Lots 1–25, Block A). The following NV Homes models are proposed:

ARCHITECTURAL MODELS

NV Homes

Model	Base Finished Area (Sq. ft.)
Chapel Hill (elevations A-C)	3,300
Regents Park (elevations A-D)	3,798
Remington Place (elevations A-E)	3,111
Wynterhall (elevation C)	3,527

The proposed models feature architectural styling comparable to those models previously approved for the Palisades at Oak Creek development. The proposed house types are two-story with two-car garages. The front elevations have a standard brick façade and feature carriage-style garage doors, shutters, varied roof lines, and high-quality detailing such as brick jack arch with keystone treatments above windows and architecturally defined entryways. These units also include optional side elevation features, accent standing-seam metal roofing, specialty windows,

optional morning rooms, and other area additions. The base finished square footages of the proposed models are consistent with the square footages of previously approved models and range from 3,111 square feet to 3,798 square feet.

On May 4, 2011, NV Homes submitted a letter stating that they had met with the residents of Panora Way and agreed to make the following additional proffers for this application:

- “1. All front elevations will be constructed of brick. No front siding elevations will be constructed.
- “2. The Empress and Falconcrest house types are to be eliminated from the list of currently approved house types.
- “3. The Remington Place, Chapel Hill, Regents Park, and Wynterhall will have a base, above grade square foot minimum of 3500.
 - a. The Remington Place 3542 SQ FT. Including the Morning Room and Alternate Owners Bath
 - b. The Chapel Hill 3529 SQ FT. Including the Morning Room
 - c. The Regents Park 3798 SQ FT
 - d. The Wynterhall 3527 SQ FT
- “4. The driveways will be constructed using asphalt.
- “5. This approval to be applicable to only the lots located on Panora Way in the Oak Hill Estates section of Oak Creek Club.”

Although these items have been proffered by the applicant, the plans submitted with this application have not been revised to include all modifications. Therefore, several conditions have been included in the Recommendation section of this report to make certain that the proffered items are provided.

A previous condition of approval requiring all driveways to be paved with concrete is in direct conflict with number four of the applicant’s proffers listed above. This condition was added with the approval of SDP-0317-09, which focused mainly on the greater portion of the Palisades at Oak Creek community that is accessed from Jones Bridge Road. The greater portion of the Palisades does utilize standard concrete driveways. However, the built lots in Oak Creek Club and those on Panora Way, which are part of the Palisades, were developed using asphalt driveways prior to approval of the said condition. Staff has included this condition, with the modification that the lots on Panora Way be excluded, in the Recommendation section of this report so that the lots along Panora Way may be developed to maintain continuity with the nearby Oak Creek community to which it is physically connected.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9839-C and the accompanying basic plan:** The proposed specific design plan is in general conformance with Zoning Map Amendment A-9839-C and the accompanying basic plan. Zoning Map Amendment A-9839-C was approved with 40 conditions. One condition of A-9839-C is applicable to the subject application as follows:

18. All residential structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13D and all applicable County laws.

Comment: This condition has been carried forward in the Recommendation section of this report as a condition of approval of this SDP.

8. **Comprehensive Design Plan CDP-9705-03:** As discussed above, the subject property is in the R-L-zoned portion of a larger development known as Cameron Grove. Comprehensive Design Plan CDP-9705 and its first two revisions were for other parts of Cameron Grove. Only CDP-9705-03 was filed for the subject site. Comprehensive Design Plan CDP-9705-03 was approved by the Planning Board on July 10, 2003, subject to 19 conditions. The following conditions are applicable to this SDP review:

17. The following lot standards shall guide the development of single-family detached houses in Cameron Grove—The Palisades at Oak Creek:

Minimum Lot Size (Square Feet)	10,000
Minimum Cumulative Yard Area (Square Feet)	2,000
Maximum Lot Coverage (%)	40*
Maximum Height (Feet)	35
Minimum Lot Width at Front Building Line (Feet)	70
Minimum Lot Width at Street Line (Feet)	25
Deck Setbacks	
Side yard (Feet)	5
Rear Yard (Feet)	15
Yard Requirements	
Minimum Side Yard Setback (Feet)	8
Minimum Total Side Yard Setbacks (Feet)	17
Minimum Setback from Street Line (Feet)	20
Minimum Rear Yard Setback (Feet)	20

Notes: Variations to the above standards may be permitted on a case-by-case basis by the Planning Board at the time of Specific Design Plan if circumstances warrant.

*Excludes patios and decks

Comment: This condition was reviewed and fulfilled at the time of SDP-0317 approval. The subject SDP does not propose any changes to the previously approved lot standards.

18. **The Specific Design Plan shall include attractively and creatively designed residential architecture with an emphasis on high quality and natural materials. The following housing design guidelines shall be added to Comprehensive Design Plan CDP-9705/03 for Cameron Grove - The Palisades at Oak Creek:**

- **The minimum residential square footage shall be 2,200 square feet.**
- **The minimum roof pitch for all dwelling units shall generally be 8/12.**
- **At least 60 percent of houses shall have brick fronts or the equivalent.**
- **All side and rear elevations visible from roads 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. A minimum of three architectural features shall be provided on highly visible end walls; all others shall have at least two end wall features.**
- **All buildings shall have a combination of steeply pitched roofs (with architectural grade roof materials such as standing seam metal, cedar shake shingles, imitation slate, Certainteed Horizon Asphalt Shingle, or the highest quality dimensional asphalt shingles), reverse gables and dormers.**
- **All façade materials are to be low maintenance and provide a long life cycle.**
- **Building orientation shall be directed toward open space and amenities where possible to provide views, privacy and convenient access.**
- **Style of architecture shall be harmonious with surrounding community.**

Comment: The subject SDP is in general conformance with the design elements listed in this condition.

9. **Preliminary Plan of Subdivision 4-03057:** Preliminary Plan of Subdivision 4-03057 was approved by the Planning Board on October 2, 2003, subject to 18 conditions. A reconsideration of the approval involving a revision to the layout of five lots was approved on September 7, 2007 and the Amended Resolution PGCPB Resolution No. 03-203(A/1) was adopted on September 28, 2006, subject to 19 conditions. The following conditions are applicable to this specific design plan review:

13. **To maintain the scenic and historical character of Church Road, the Specific Design Plan shall examine, in addition to typical review, frontage along Church Road to ensure that the views of the site from Church Road will be adequately screened through the use of landscape treatment wherever the existing woodland fails to do so.**

Comment: This condition was reviewed and addressed with the SDP-0317 approval. The proposed addition of architectural models under the subject application has no impact on existing woodlands or previously approved landscaping.

- 14. Corner lots shall have wider lot frontages that will allow equal building setbacks on each street while keeping a private and usable rear yard. This shall be examined at the Specific Design Plan stage.**

Comment: The subject SDP is in compliance with this condition. A condition of approval was attached to the approval of SDP-0317 requiring the applicant to use either smaller models on the narrow corner lots or adjust the lot lines to provide wider corner lots. The subject SDP will not alter the previous condition attached to SDP-0317 and does not include any revision to the previously approved lot lines.

- 16. At the time of Specific Design Plan review, attention shall be given to the siting and elevation design of the buildings as well as on-site landscape screening on the corner lots as well as the lots adjacent to tot lots and pre-teen lots (such as Lots 5, 14, 35, 36, 82, 83, 87 and 88) to ensure those lots not only have private rear yards but also attractive elevations facing public space.**

Comment: Two conditions of approval that require a special elevation treatment for buildings on Lots 35, 36, 67, 68, 75, and 76 and additional screening in the rear yards and side yards for Lots 27, 28, 35, 36, 37, 67, 68, 75, and 76 were attached to the approval of SDP-0317. The related Finding 10 of PGCPB Resolution No. 04-157 further explains that the features on the side elevations shall be related to the prospective front elevations. If shutters are used on the front elevation, they should also be used on the side elevations. The subject SDP does not propose any changes to the previously approved landscape plan. A condition of approval has been carried forward in the Recommendation section of this report to ensure that the above listed lots that are subject to special elevation treatment are upgraded to meet the design intent of this condition.

- 10. Specific Design Plan SDP-0317 and its revisions:** The Planning Board approved Specific Design Plan SDP-0317 for 166 single-family detached lots with 19 conditions. The approval of the subject SDP will not alter any of the 19 conditions of approval attached to SDP-0317.

The Planning Board approved SDP-0317-04 for the relocation of five lots with six conditions. The proposed architecture is not intended for use on the five lots which were subject to the review and approval of SDP-0317-04. Therefore, the conditions attached to SDP-0317-04 are not applicable to the subject SDP.

The District Council approved Specific Design Plan SDP-0317-09 for the addition of five architectural models, subject to ten conditions. Of the ten conditions, nine are applicable to the review of the subject application and have been carried forward as conditions of approval in the Recommendation section of this report with one modification shown in condition seven.

The District Council approved Specific Design Plan SDP-0317-10 for the addition of three architectural models, subject to eleven conditions. Of the eleven conditions, nine are applicable to the review of the subject application and have been carried forward as conditions of approval in the Recommendation section of this report with one modification shown in condition seven.

Specific Design Plan SDP-0317 has been revised nine times subsequent to the original approval. All, with the exception of SDP-0317-04, SDP-0317-09, and SDP-0317-10, were approved by the Urban Design Section as designee of the Planning Director without any conditions.

11. **Zoning Ordinance:** The subject SDP is in compliance with the requirements of the Zoning Ordinance. Section 27-528 requires the following findings for approval of a specific design plan.

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Comment: As stated in Findings 8 and 12, the proposed specific design plan conforms to the approved comprehensive design plans and the applicable standards of the *Prince George's County Landscape Manual*.

- (2) 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;**

Comment: Findings for adequate public facilities including fire, rescue, police, public schools, and transportation were made in conjunction with Preliminary Plan of Subdivision 4-03057 (PGCPB Resolution No. 03-203 (A/1)) and Specific Design Plan SDP-0317 (PGCPB Resolution No. 04-157). The addition of the proposed new architectural elevations will have no effect on these previous findings of adequate public facilities.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

Comment: A finding was made during the approval of SDP-0317 that the plan is consistent with Stormwater Concept Plan 5298-2003. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties, and the addition of the proposed new architectural elevations will have no effect on this finding.

- (4) The Plan is in conformance with an approved Tree Conservation Plan; and**

Comment: A Type II Tree Conservation Plan, TCPII/236/90-01, was submitted and approved with SDP-0317. The addition of three architectural models has no impact on the previously approved Type II tree conservation plan.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.

Comment: The addition of three architectural models will have no effect on the site plan approved as part of SDP-0317, and thus will have no impact of any kind on regulated environmental features on the site or on the preservation of those features.

12. **Prince George's County Landscape Manual:** The subject application does not include a revision to the previously approved landscape plan and the proposed architectural models are not subject to the *Prince George's County Landscape Manual*. Vacant lots requiring new grading or building permits will be subject to the provisions of the 2010 *Prince George's County Landscape Manual* at the time of permit application.
13. **Woodland and Wildlife Habitat Conservation Ordinance:** The Type II Tree Conservation Plan, TCPII/236/90-01, submitted and approved under SDP-0317 was found to be in conformance with the requirements of the Woodland Conservation Ordinance. No changes to that plan are proposed under this application and the proposed architectural models have no impact on the previous findings of conformance to the requirements of the Woodland Conservation Ordinance (now known as the Woodland and Wildlife Habitat Conservation Ordinance).

RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0317-11 for The Palisades at Oak Creek, subject to the following conditions:

1. Prior to certification of the specific design plan, the applicant shall:
 - a. Provide at least three architectural features, in a reasonably balanced design, on each side elevation.
 - b. Provide standard brick front elevations for all of the proposed models.
 - c. Provide a standard one-foot brick return on all side elevations.
2. All exposed basement walls on side elevations shall be treated with brick or stone to match the respective front elevations.
3. All side elevations that are highly visible from the roadway, such as corner lots, or from other public space, such as play areas and trails, including but not limited to the side elevations on Lots 35, 36, 67, 68, 78, and 79 shall have at least four architectural features, in a reasonably balanced design, and shall be treated with the same finish as the respective front elevations. The note on the specific design plan shall be revised to reflect these changes.
4. All new structures proposed in this specific design plan shall be furnished with full sprinkler systems in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable county laws, unless the Prince George's County Fire/EMS Department determines that a different method of fire suppression should be installed.

5. No two units located next to or immediately across the street from each other may have identical front elevations.
6. The applicant and the applicant's heirs, successors, and/or assignees shall display in the sales office all of the plans approved by the Planning Board and District Council for this subdivision, including all exterior elevations of all approved models, the specific design plan, the landscape plan, and plans for recreational facilities.
7. All driveways and walkways shall be paved with concrete, except for the driveways of the lots located on Panora Way, which shall utilize asphalt driveways.
8. All models shall have stoops constructed of brick, not concrete.
9. All units shall be in compliance with the design requirements in Condition 1, above, as follows: All models shall have 100 percent brick façades with one-foot brick returns on all side elevations.
10. Prior to certification of the specific design plan, the applicant shall revise the plans to remove the Empress and Falconcrest models from the list of currently approved house types.
11. Prior to certification of the specific design plan, the applicant shall revise the plans to indicate a base finished above-ground square footage of 3,542 for the Remington Place model and 3,529 for the Chapel Hill model. The Remington Place model shall include the morning room and alternate owner's bath as standard features and the Chapel Hill model shall include the morning room as a standard feature.
12. The models approved under this application, SDP-0317-11, shall only be constructed on the lots located on Panora Way.