

December 8, 2004

Memorandum

To: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Inclusion of the City of Bowie's Comments—
Oak Creek Club Phase II Specific Design Plan SDP-0411

The City of Bowie's comments were inadvertently omitted from the staff report prepared for Oak Creek Club, Phase II, Landbay M. The attached letter, dated October 20, 2004, notes that the City Council for Bowie approved the plan, but suggested that 18 conditions be attached to that approval. Staff has considered the details of these recommended conditions and would suggest they be adopted except as noted below:

1. Bowie's recommended Condition 2 that Conditions 10-13 of approved Preliminary Plan #4-01032 pertaining to adequate roads become part of the subject approval was not included as it would be redundant of the preliminary plan approval and the applicant is in any case required to abide by the requirements of that approval.
2. The tot lot called for in Bowie's recommended Condition 5 has been included in the recommended conditions below, although the suggested tracking chart regarding other tot lots in the development has not been required as inclusion of the various tot lots will be addressed at the time of the appropriate specific design plan approval.
3. Bowie's recommended Condition 16 has not been included in the recommended conditions below because staff does not believe it desirable to limit the landscaping plan in this manner and in order to be consistent with prior approvals.
4. Bowie's recommended Condition 17 that at least one street tree shall be provided for every 50 linear feet of street length or portion thereof has not been included as it controverts the pattern of street tree planting previously approved by the Planning Board as part of Specific Design Plan SDP-0303. Condition 2b of that approval states in pertinent part that one street tree shall be shown in front of each dwelling unit on the street side of the swale. Further, it states that such requirement shall be in addition to the one tree required in the front yard of each dwelling unit. The approved Condition 2b is controlling on the issue of how street trees are to be planted for the project.

Staff has also attached a set of revised conditions that accomplish the above-suggested inclusion of the conditions recommended by Bowie.