



## Specific Design Plan Oak Creek Club, Lot 4 Block A

**SDP-0610-H7**

REQUEST	STAFF RECOMMENDATION
Construct a 20-foot by 12-foot covered porch and 12-foot by 8-foot deck at the rear of the existing dwelling.	APPROVAL of Specific Design Plan SDP-0610-H7

<b>Location:</b> On the north side of Shannock Lane, approximately 160 feet west of its intersection with Sangerville Circle.	
Gross Acreage:	0.30
Zone:	LCD
Prior Zone:	R-L
Reviewed per prior Zoning Ordinance:	Section 27-1704(g)
Dwelling Units:	1
Gross Floor Area:	N/A
Planning Area:	74A
Council District:	07
Municipality:	N/A
<b>Applicant/Address:</b> CUSTOM WORKS, INC. 3355 Aisquith Farm Road RIVA, MD 21140	
<b>Staff Reviewer:</b> Dexter E. Cofield <b>Phone Number:</b> 301-952-4325 <b>Email:</b> Dexter.Cofield@ppd.mncppc.org	



Planning Board Date:	12/05/2024
Planning Board Action Limit:	12/06/2024
Staff Report Date:	11/20/2024
Date Accepted:	09/20/2024
Informational Mailing:	09/19/2024
Acceptance Mailing:	09/19/2024
Sign Posting Deadline:	11/05/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

[http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

## Table of Contents

EVALUATION.....	3
FINDINGS.....	4
1. Request.....	4
2. Development Data Summary.....	4
3. Location.....	4
4. Surrounding Uses.....	4
5. Previous Approvals.....	4
6. Design Features.....	5
COMPLIANCE WITH EVALUATION CRITERIA.....	5
7. Prince George’s County Zoning Ordinance.....	5
8. Zoning Map Amendment (Basic Plan) A-8427, A-8578 and A-8579.....	6
9. Comprehensive Design Plans CDP-9902 and CDP-9903.....	6
10. Preliminary Plan of Subdivision 4-01032.....	6
11. Specific Design Plan SDP-0610.....	6
12. 2010 Prince George’s County Landscape Manual.....	6
13. Prince George’s County Tree Canopy Coverage Ordinance.....	6
14. Prince George’s County Woodland Conservation and Tree Preservation Ordinance.....	7
15. Community feedback.....	7
RECOMMENDATION .....	9

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Homeowner's Minor Amendment to a Specific Design Plan SDP-0610-H7  
Oak Creek Club, Lot 4 Block A

The Urban Design staff have reviewed the homeowner's minor amendment to a specific design plan for the subject property and present the following evaluation and findings leading to a recommendation of APPROVAL.

**EVALUATION**

The property is within the Legacy Comprehensive Design (LCD) Zone, formerly the Residential Low Development (R-L) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(g) of the Zoning Ordinance, which allows development applications for properties in the LCD Zone to be reviewed in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 ("prior Zoning Ordinance"). Staff considered the following in reviewing this homeowner's minor amendment:

- a. The requirements of the prior Prince George's County Zoning Ordinance in the Residential Low (R-L) Development Zone;
- b. Zoning Map Amendment (Basic Plan) A-8427, A-8578 and A-8579;
- c. Comprehensive Design Plan CDP-9902 and CDP-9903, and its amendments;
- d. Preliminary Plan of Subdivision 4-01032;
- e. Specific Design Plan SDP-0610, and its amendments;
- f. The 2010 *Prince George's County Landscape Manual*;
- g. The Prince George's County Tree Canopy Coverage Ordinance;
- h. The Prince George's County Woodland Conservation and Tree Preservation Ordinance; and
- i. Community feedback.

## FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** The subject homeowner's minor amendment to a specific design plan (SDP) requests approval for the construction of a 20-foot by 12-foot covered porch and connected 8-foot by 12-foot deck at the rear of the existing single-family detached dwelling, located in the Oak Creek Club development. The porch and connected deck would run parallel to the rear of the home and extend 12 feet from the northern building façade of the subject house. The porch and connected deck would be 16 feet away from the rear property line, which does not meet the minimum 20-foot rear yard setback.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	LCD (Prior R-L)	R-L (prior)
Use	Residential	Residential
Lot size	13,236 sq. ft.	13,236 sq. ft.
Gross Acreage	0.30	0.30
Lot	1	1
Number of Dwelling Units	1	1

3. **Location:** The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Low Development (R-L) Zone. It is located within the development known as Oak Creek Club, Phase Four, which is located in the northwest quadrant of the intersection of Oak Grove Road and Church Road. More specifically, the subject property is located at 13916 Shannock Lane, Upper Marlboro, Maryland, and is within Planning Area 74A and Council District 6.
4. **Surrounding Uses:** The subject property fronts Shannock Lane and is surrounded by single-family detached homes within the LCD Zone, aside from the north which abuts a golf course for Oak Creek Club. The property is located within the southwestern area of the Oak Creek Club development. The overall Oak Creek Club development is generally bounded to the north by MD 214 (Central Avenue); to the east by forested land in the Reserved Open Space (ROS) Zone; to the south by Oak Grove Road and single-family detached homes in the LCD Zone beyond; and to the west by a solar farm in the Residential-Estate Zone (RE) and Watkins Park Drive beyond.
5. **Previous Approvals:** The subject site, Lot 4, Block A, was developed as part of the Oak Creek Club Phase Four development. On November 26, 1991, the Prince George's County District Council approved the zoning map amendment (ZMA) and accompanying Basic Plan application A-8427, A-8578 and A-8579 (CR-120-1991) for the subject property. The ZMA rezoned the property from the Residential-Agricultural (R-A) and Rural Residential (R-R) Zones to the R-L and Local Activity Center (L-A-C) Zones. On July 24, 2000, the District Council approved the amended Basic Plan application, A-8427, A-8578 and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plans provided for generally the same number of residential units and types of recreational/public amenities

but included an 18-hole golf course. The basic plans are subject to 49 conditions and 10 considerations.

Comprehensive Design Plan CDP-9902 and CDP-9903 were approved, with conditions, by the Prince George's County Planning Board (PGCPB Resolution No. 01-180) on December 20, 2001. The District Council affirmed the Planning Board's decision on May 13, 2002. The order regarding CDP-9902 applies to the R-L portion of the site and includes 56 conditions, whereas the order regarding CDP-9903 pertains to the L-A-C portion of the site. The current application falls within the portion of the site zoned R-L. CDP-9902 was subsequently amended four times. The first amendment to that CDP, CDP-9902-01, was approved by the Planning Board on July 20, 2006, to reduce the attached single-family dwelling unit side yard setback from 5 feet to 0 feet (PGCPB Resolution No. 06-150). A second amendment to that approval, CDP-9902-02, was approved by the Planning Board on October 4, 2007, to combine the community building and golf course clubhouse into a single facility, and to amend the recreational facilities' location and schedule (PGCPB Resolution No. 07-172(C)). The third amendment, CDP-9902-03, addressed Condition 27 of CDP-9902, which established the bonding and initiation of the construction of the golf course clubhouse. The Planning Board approved the amendment on May 26, 2011 (PGCPB Resolution No. 11-41). The fourth amendment, CDP-9902-05, was approved by the Planning Board on January 10, 2013 to reduce the required size of the golf course clubhouse from 25,000 square feet to 13,000 square feet (PGCPB Resolution No. 12-110).

On December 20, 2001, the Planning Board approved Preliminary Plan of Subdivision PPS 4-01032 (PGCPB Resolution No. 01-178(C)), subject to 43 conditions. On March 8, 2018, the Planning Board amended the previously approved resolution, updating the number of conditions to 42 (PGCPB Resolution No. 01-178(C)(A), none of which are applicable to the review of the subject SDP.

On November 1, 2007, the Planning Board approved SDP-0610 (PGCPB Resolution No. 07-194(A), subject to seven conditions, none of which are applicable to the review of the subject SDP. Several amendments to this SDP were subsequently approved, including multiple homeowner minor amendments, that do not apply to the subject property.

In addition, it is noted that the site is the subject of Stormwater Management (SWM) Concept Plan 6397-2002-01, however, the proposed addition does not affect the requirements of this approval.

6. **Design Features:** The subject application includes a proposal for a 20-foot by 12-foot porch and a 12-foot by 8-foot deck addition at the rear of an existing single-family detached home. The materials and roofing of the porch and deck will match and complement the existing architecture of the house. The porch and deck will encroach into the 20-foot rear setback line.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the prior R-L Zone, as follows:

- a. The project conforms with the requirements for purposes, uses, and regulations of the R-L Zone contained in Sections 27-514.08, 27-514.09, and 27-514.10 of the prior Prince George's County Zoning Ordinance.
  - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the R-L Zone, the existing single-family detached dwelling is a permitted use in the zone.
  - c. As detailed in Findings 14 and 15 of this technical staff report, the project also conforms to the requirements of Section 27-528 of the prior Zoning Ordinance, regarding required findings for SDP applications, and Section 27-530 of the prior Zoning Ordinance, regarding amendments to approved SDP applications.
8. **Zoning Map Amendment (Basic Plan) A-8427, A-8578 and A-8579:** The project is in compliance with the requirements of Basic Plans A-8427, A-8578 and A-8579, as the proposed porch and deck in the rear yard do not alter findings of conformance with the basic plans that were made at the time of approval of the CDP.
  9. **Comprehensive Design Plans CDP-9902 and CDP-9903:** As previously mentioned, CDP-9903 outlines development details and conditions for the L-A-C zoned portion of the Oak Creek Club development. The subject site, however, is located within the R-L zoned section of the development, which is the focus of this evaluation. The project complies with the requirements of CDP-9902, except regarding the required rear building restriction line. The CDP stipulates that the minimum rear building restriction line, for single-family detached houses, is 20 feet. The proposed porch and deck would be approximately 16 feet from the rear property line, encroaching 4 feet into the rear yard setback for the subject site, Lot 4, Block A. If granted by the Planning Board, the reduction in the setback would be applicable to the subject lot only, and the development standards would continue to apply in all other respects to the subject lot and all other lots in the Oak Creek Club subdivision.  
  
CDP-9902 also limits the lot coverage for Lot 4, Block A. The lot coverage proposed for the subject property is 35.7 percent, which is less than the maximum lot coverage of 40 percent.
  10. **Preliminary Plan of Subdivision 4-01032:** The project is in compliance with the requirements of PPS 4-01032, as the proposed porch and deck do not alter findings of conformance with the PPS.
  11. **Specific Design Plan SDP-0610:** As previously stated, SDP-0610 was approved with seven conditions, none of which are applicable to the review of the subject SDP. The subject application complies with the requirements of SDP-0610, except for the rear yard setback. The proposed porch and deck will encroach into the required 20-foot setback by 4 feet.
  12. **2010 Prince George's County Landscape Manual:** The proposed porch and deck are exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the requirements were satisfied at the time of SDP-0610 approval. The proposed location of the porch and deck does not impact previously approved landscaping located on the lot or adjoining properties.
  13. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, because the applicant proposes less than 5,000 square feet of gross floor area or disturbance.

14. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:**  
The proposed addition will not alter the previous findings of conformance with the Prince George's County Woodland Conservation and Tree Preservation Ordinance, which were made at the time of approval of CDP-9902, CDP-9903, and SDP-0610.
15. **Community feedback**—As of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject SDP.
16. Section 27-528 requires that the Planning Board make the following findings before approving an SDP, unless an application is being processed as a limited minor amendment. Each required finding is listed in **bold** text below, followed by staff comments.

**Section 27-528. Planning Board action.**

**(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, and 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);**

The subject amendment conforms to the requirements of CDP-9902, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 11. The subject amendment does not involve townhouse construction, nor is it located in the prior L-A-C Zone. The second portion of this required finding does not apply to the subject application.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The property is not within a regional urban community.

- (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, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

This finding was made with the approval of the original SDP and will not be affected by the proposed covered porch and connected deck.

- (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;**

The site is consistent with the approved SWM concept plan, and this minor deck and porch will not impact that approval. The proposed covered porch and connected deck will be constructed above grade, and adequate provision will be made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties, in accordance with this required finding.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The proposed construction of a covered porch and connected deck, to an existing single-family detached dwelling and setback modification, does not impact the previously approved Type 2 tree conservation plan.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

No regulated environmental features exist on the subject lot. Therefore, this finding is not applicable to the subject SDP.

- 17.** Section 27-530(c)(3) of the prior Zoning Ordinance sets forth the criteria for granting minor amendments to approved SDPs, for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee), in accordance with specified procedures, including meeting the following criteria:

- (A) Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;**
- (B) Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and**
- (C) Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.**

CDP-9902 established the rear building restriction line at a minimum of 20 feet. The proposed covered porch and connected deck encroach 4 feet into this rear building setback line, with the proposed structure being approximately 16 feet from the rear property line. The subject application does not meet Criterion (A) and, therefore, the subject Homeowner's Minor Amendment to SDP-0610 is to be heard by the Planning Board, as stated in Section 27-530(d)(3)(A) of the prior Zoning Ordinance.



Regarding Criterion (B) above, the proposed covered porch and connected deck is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The proposed roof of the porch will be a shed-style design, with siding in the side gable, keeping with the existing architectural characteristics of the SDP in color, materials, and design.

Regarding Criterion (C), staff believe that the requested covered porch and connected deck will not substantially impair the intent, purpose, or integrity of the approved SDP. The modification of the setback for the proposed covered porch and connected deck will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood. The addition is at the rear of the home and not visible from the nearest public right-of-way, due to orientation of the dwelling, and cannot be seen from the abutting golf course, in the rear of the property, due to the vegetative buffer.

## **RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this technical staff report and APPROVE Homeowner's Minor Amendment to a Specific Design Plan SDP-0610-H7, for Oak Creek Club, Lot 4, Block A.