



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

SPECIFIC DESIGN PLAN

SDP-9802/05

Application	General Data
Project Name: Cameron Grove, Lot 127 Location: 3,100 feet southwest of the intersection of MD 214 and Church Road Applicant/Address: Cameron Grove Associates, Ltd. Partnership	Date Accepted: 3/32/2003
	Planning Board Action Limit: N/A
	Plan Acreage: 1.07
	Zone: R-L
	Dwelling Units: N/A
	Square Footage: N/A
	Planning Area: 74A
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 201NE12

Purpose of Application	Notice Dates
Allow condominium building #4, which is currently under construction on Lot 127, Block A, to extend beyond the building restriction lines	Adjoining Property Owners: 3/31/2003 (CB-15-1998)
	Previous Parties of Record: 4/28/03 (CB-13-1997)
	Sign(s) Posted on Site: 5/19/03
	Variance(s): Adjoining Property Owners: N/A

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

April 22, 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-9802/05, Cameron Grove
Lot 127, Block A

The Urban Design staff has reviewed the application for a revision to SDP-9802/05 to allow a 5.2- to 5.8-foot intrusion into the required 15-foot front yard setback 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 A-9839-C.
- b. Comprehensive Design Plan CDP-9705/02.
- c. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- d. Conformance to the *Landscape Manual*.
- e. Specific Design Plans SDP-9802 and SDP-0002/03.
- f. Preliminary Plan of Subdivision 4-97119.

BACKGROUND

Condominium Building #4 is under construction on Lot 127, Block A, and is set back from the roundabout 9.8 feet and from New Acadia Lane 9.2 feet. The condominium building is approximately 95 percent complete with units scheduled for settlement. The encroachments over the building restriction lines were not discovered until recently and staff suggested the present revision to the original specific design plan to remedy the problem. The applicant, Cameron Grove Associates, Limited Partnership, has

offered the explanation as to the genesis of the problem that their engineer, using an existing drawing, mistook the public utility easement for a building restriction line. The building was originally to have been angled so as to fit in the building restriction line, but was not because it appeared it fit while mistakenly using the public utility easement for a building restriction line. The mistake was undetected on the footing stakeout and wall check. In the process, the site plan was revised to reflect “as built” and approved by the county. Only when the record plat was completed for the project in January 2003 did the applicant become aware of the encroachment beyond the building restriction line.

The applicant has proposed to add 13 Helleri holly (evergreen) shrubs and 3 Eastern Red Bud (ornamental) trees along the roundabout of Cameron Grove Boulevard adjacent to one intrusion into the building restriction line. In addition, the applicant is offering to include 13 Helleri holly shrubs and 2 Eastern Red Bud trees on the corner of New Acadia Lane at the opposite end of the building where the building intrudes a second time into the building restriction line.

FINDINGS

Based on the analysis of the subject specific design plan, the Urban Design staff recommends the following findings:

1. This specific design plan amendment request is for the purpose of validating an encroachment into the building restriction line on both the roundabout and New Acadia Lane for Condominium Building #4, which is currently under construction on Lot 127, Block A, to extend beyond the building restriction lines, 5.2 and 5.8 feet, respectively. The condominium building was under construction when it was discovered that part of the building intruded into the required 15-foot setback. The applicant has submitted this request to amend the original specific design plan in order to allow the condominium building to remain where constructed and to eliminate possible legal complications for future homeowners.
2. According to the approved Comprehensive Design Plan CDP-9705 and narrative for Cameron Grove, the required minimum front yard setback for the subject condominium building is 15 feet.

3. Development Data Summary

	Existing	Proposed
Zone(s)	R-L	R-L
Use(s)	Mixed-Use Development	Mixed-Use Development
Acreage	Approximately 1.07	Approximately 1.07
Lots	1	1
Square footage/GFA	NA	NA
Dwelling Units:	30	30

4. The proposed intrusion into the required front yard setback is minimal and does not impact the finding made by the Planning Board on previous approvals that the subject subdivision is in conformance with the CDP. Its impact on urban design considerations for the subdivision is minor at the outset and the applicant has offered to mitigate the increased proximity to the road with additional landscaping. Furthermore, the road is internal to the site and the development and, therefore, the mistake impacts only residents of the subject development. The building was mislocated as a result of an incorrect reading of a drawing and is already built. To require moving of the building to meet the required setback would require unreasonable costs. The proffered landscaping will serve to mitigate somewhat the minor effects of the mistake.

5. This revision to the specific design plan will have no impact on the previously approved tree conservation plan.
6. The revision will have no effect on the previous finding regarding adequate drainage of surface water.
7. Further, this revision to the specific design plan will have no impact on the previous finding of conformance to the *Landscape Manual*.
8. Lastly, this revision to the specific design plan will have no impact on previous findings by the Planning Board that 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.
9. Therefore, granting the proposed revision to the specific design plan will not alter previous findings made pursuant to Sec. 27-528 of Part 8 of the Zoning Ordinance required for Planning Board action on a specific design plan.

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-9802/05, subject to the following conditions:

1. The front yard setback for the Condominium IV building of Cameron Grove, located on Lot 127, Block A, shall be no less than 9.8 and 9.2 feet as shown on the March 2003 survey labeled as Exhibit A and submitted with the subject application.
2. Applicant shall provide the additional landscaping proffered by the applicant and indicated on Exhibit A and submitted with the subject application.