

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

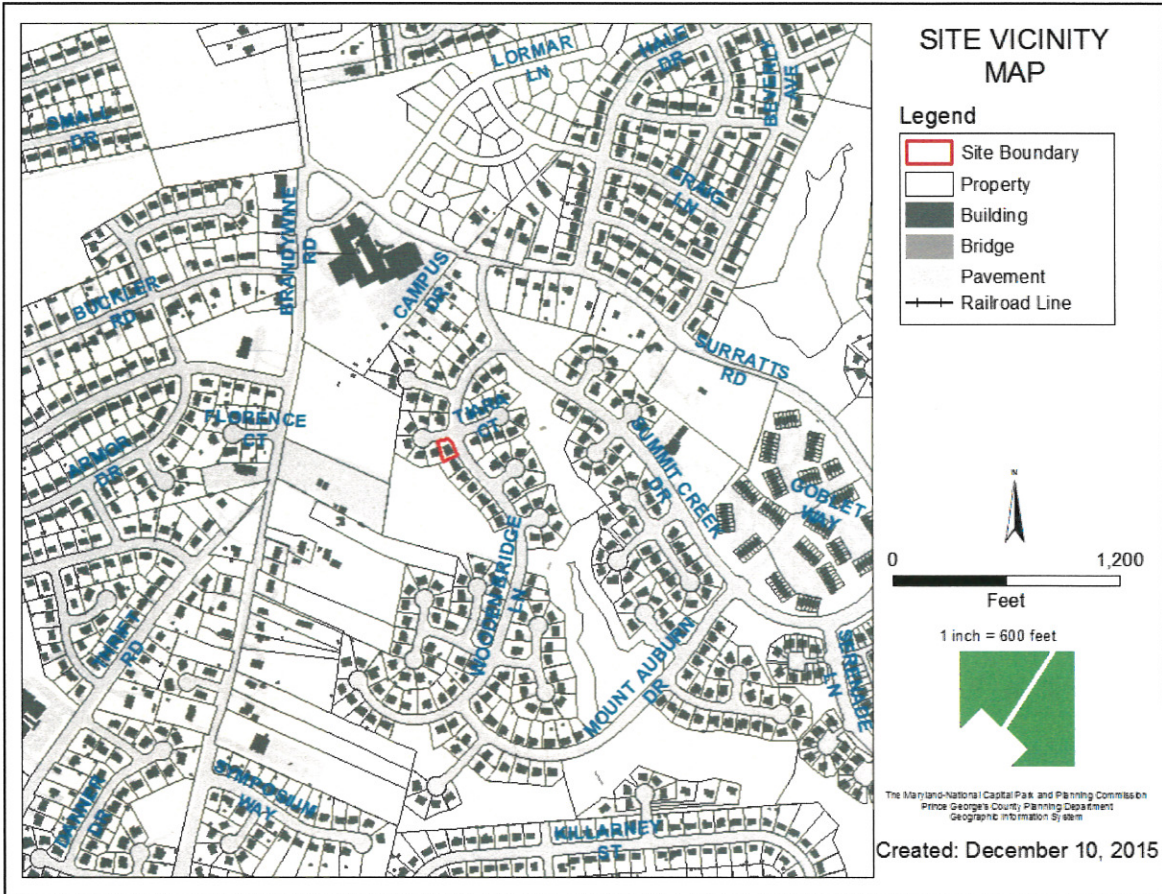
Homeowner's Minor Amendment to a Comprehensive Design Plan

CDP-8909-H1

Application	General Data	
Project Name: Summit Creek, Lot 18 (Stover Deck) Location: On the west side of Wooden Bridge Road, approximately 580 feet south of its intersection with Summit Creek Drive. Applicant/Address: Bertha Stover 10001 Wooden Bridge Lane Clinton, MD 20735	Planning Board Hearing Date:	06/02/16
	Staff Report Date:	05/17/16
	Date Accepted:	11/18/14
	Planning Board Action Limit:	06/06/16
	Plan Acreage:	0.17
	Zone:	R-S
	Dwelling Units:	1
	Gross Floor Area: (sq. ft.)	N/A
	Planning Area:	81A
	Council District:	09
	Election District	09
	Municipality:	N/A
	200-Scale Base Map:	213SE06

Purpose of Application	Notice Dates	
Proposed deck to be attached to the rear of an existing single-family detached dwelling within the side yard setback.	Informational Mailing:	01/24/16
	Acceptance Mailing:	03/21/16
	Sign Posting Deadline:	05/03/16

Staff Recommendation		Staff Reviewer: Kosack Jill Phone Number: 301-952-4689 E-mail: Jill.Kosack@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: Homeowner's Minor Amendment to a Comprehensive Design Plan CDP-8909-H1
Summit Creek, Lot 18 (Stover Deck)

PUBLIC HEARING

In accordance with the comprehensive design plan provisions of Section 27-522 of the Prince George's County Zoning Ordinance, a public hearing is scheduled before the Prince George's County Planning Board at 10:00 a.m. on June 2, 2016. The purpose of this hearing is to review and approve Homeowner's Minor Amendment to a Comprehensive Design Plan CDP-8909-H1 for Summit Creek, Lot 18 (Stover Deck).

INTRODUCTION

The Development Review Division of the Prince George's County Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department, has coordinated a review of the subject application with all offices having any planning activities that might be affected by the proposed development. This staff report documents that process and presents findings and a recommendation to be acted upon by the Planning Board.

RECOMMENDATION SUMMARY

The Urban Design staff recommends APPROVAL of the comprehensive design plan revision, with conditions, as stated in the Recommendation section of this report.

COMPREHENSIVE DESIGN ZONES

The comprehensive design plan (CDP) phase of the three-phase comprehensive design zone (CDZ) review process requires the submission of a plan that establishes the general location, distribution, and size of buildings and roads. The plan includes several drawings, the schedule for development of all or portions of the proposal, and standards for height, open space, public improvements, and other design features. The regulations for any of the CDZs are at the same time more flexible and more rigid than those of other zones in Prince George's County. The zones are more flexible in terms of permitted uses, residential densities, and building intensities. They are more rigid because some of the commitments made by a developer carry the force and effect of law once approved by the Planning Board and the District Council.

The principal difference between CDZs and conventional zones is that the CDZ includes a list of public benefit features and density or intensity increment factors. If a development proposes to include a public benefit feature in a development, the Planning Board, at this stage of the process, may grant an increment factor that increases the dwelling-unit density or building intensity. The value of the public benefit feature proposal determines the size of the increase in density or intensity. A public benefit feature is an item that will improve the built environment or lessen the public cost of a development. The intent is to create a development, through the granting of incremental density increases, which will result in a better quality residential, commercial and industrial environment.

EVALUATION CRITERIA

- a. The requirements of the following sections of the Prince George's County Zoning Ordinance:
 - (1) Section 27-515 regarding uses permitted in the R-S (Residential Suburban Development) Zone;
 - (2) Section 27-513 regarding regulations in the R-S Zone;
 - (3) Section 27-521 regarding required findings in comprehensive design plan applications; and
 - (4) Section 27-524 regarding amendments to approved comprehensive design plan applications.
- b. The requirements of Zoning Map Amendment (Basic Plan) A-9679-C;
- c. The requirements of Comprehensive Design Plan CDP-8909 and its revision;
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design Section recommends that the Planning Board make the following findings:

- 1. **Request:** The subject homeowner's minor amendment to a comprehensive design plan (CDP) is a request to construct a 10-foot by 32-foot by 12-foot deck attached to the rear of an existing single-family detached dwelling within the side yard setback.

2. **Development Data Summary:**

	EXISTING
Zone	R-S
Use	Residential
Lot size	7,573 square feet
Lot	1
Number of Dwelling Unit	1

	REQUIRED	PROVIDED
Total parking spaces	2	4

3. **Location:** The subject property is located on the west side of Wooden Bridge Road, approximately 580 feet south of its intersection with Summit Creek Drive, within the Summit Creek Subdivision. The property is also located in Planning Area 81A and Council District 9.
4. **Surrounding Uses:** The subject property is bounded to the west and south by single-family detached units, to the east by the public right-of-way of Wooden Bridge Road with single-family detached units beyond, and to the north by the public right-of-way of Tiara Court with single-family detached units beyond, in the Residential Suburban Development (R-S) Zone.
5. **Previous Approvals:** The subject property was part of a large site rezoning from the Rural Residential (R-R) and One-Family Detached Residential (R-80) Zones to the R-S Zone as approved by Zoning Ordinance No. 94-1988, Zoning Map Amendment (Basic Plan) A-9679-C. The application is also subject to the requirements of Comprehensive Design Plan CDP-8909 (PGCPB Resolution No. 90-59) which was approved by the Planning Board on March 1, 1990. The CDP was subsequently amended in 1994, CDP-8909-01 (PGCPB Resolution No. 94-86), to adjust building setbacks for duplex units.
6. **Design Features:** The subject application includes a proposal for the addition of a 10-foot by 32-foot by 12-foot wood and composite deck to the rear of an existing single-family detached dwelling, which was constructed in 1998. The subject property, known as Lot 18, Block P, of Summit Creek, is a corner lot with an existing dwelling, which fronts on Wooden Bridge Road to the east. The proposed deck, which will be attached to the southwest corner of the dwelling, will be located within one foot of the side property line and will encroach into the side yard setback by nine feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The project is in compliance with Section 27-515 of the Zoning Ordinance regarding uses permitted in the R-S Zone. A single-family detached dwelling is a permitted use in the R-S Zone. The project is also in compliance with the requirements of Section 27-513, which includes regulations applicable to the R-S Zone. The project also conforms to the requirements of Section 27-521 regarding required findings for CDP applications and Section 27-524 regarding amendments to approved CDP applications. See Findings 12 and 13 below for a more detailed discussion of this conformance.

8. **Zoning Map Amendment (Basic Plan) A-9679-C:** The project is in compliance with the requirements of Basic Plan A-9679-C. The proposed deck in the side yard setback does not alter the previously made findings of approval of the basic plan that were made at the time of approval of the CDP.

9. **Comprehensive Design Plans CDP-8909 and its revision:** The project is in compliance with the requirements of Comprehensive Design Plan CDP-8909 and its revision (CDP-8909-01), except regarding the required side yard setback. Whereas the CDP stipulates a 20-foot total minimum side yard setback for a corner lot, the proposed deck would leave approximately one foot between the proposed deck and the property line.

10. **Prince George’s County Woodland Conservation and Tree Preservation Ordinance:** The subject lot does not contain any woodland conservation; the addition of the proposed deck would not alter the previously made findings of conformance with the Woodland Conservation and Tree Preservation Ordinance that were made at the time of approval of the CDP.

11. **Referral Comments:** The application was referred to the concerned agencies and divisions. Referral comments are summarized as follows:
 - a. **Summit Creek Community Association**—In a letter dated December 9, 2015, the Summit Creek Community Association indicated that the request for a rear deck installation associated with this application had been approved with caveats regarding permitting, construction, and site plan conformance.

12. Prior to approving a CDP, the Planning Board must make the required findings found in Section 27-521(a) of the Zoning Ordinance:
 - (1) **The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

 - Comment:** The CDP was previously found to be in conformance with the Basic Plan (A-9679-C) as approved by the District Council, with conditions, on January 9, 1989. The proposed deck does not affect that finding.

 - (2) **The proposed plan would result in a development with a better environment than could be achieved under other regulations;**

 - (3) **Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;**

- (4) **The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;**
- (5) **Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:**
 - (A) **Amounts of building coverage and open space;**
 - (B) **Building setbacks from streets and abutting land uses; and**
 - (C) **Circulation access points**
- (6) **Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;**
- (7) **The staging of development will not be an unreasonable burden on available public facilities;**

Comment: Conformance with these requirements were found at the time of approval of the original CDP and the proposed deck does not change those findings.

- (8) **Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**
 - (A) **The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;**
 - (B) **Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;**
 - (C) **The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;**

Comment: The proposed revision does not propose an adaptive reuse of a historic site.

- (9) **The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);**

Comment: Conformance with this requirement was found at the time of approval of the original CDP and the proposed deck does not change that finding.

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

Comment: Conformance with this requirement was found at the time of approval of the original CDP and the proposed deck does not change that finding.

- (11) **The Plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Comment: There are no regulated environmental features on the subject lot.

- (12) **Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and**

Comment: Conformance with this requirement was found at the time of approval of the original CDP and the proposed deck does not change that finding.

- (13) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.**

Comment: The subject lot is not part of a regional urban community.

13. Section 27-524(b)(3) of the Zoning Ordinance sets forth the criteria for granting minor amendments to approved CDPs 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, as follows:

- (A) **The Planning Board shall conduct a public hearing on the requested amendments.**
- (B) **Findings. The Planning Board may grant the minor amendment if it finds that the requested modifications will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.**
- (C) **The Planning Board shall approve, approve with modification, or disapprove the requested amendments, and shall state its reasons for the action. The Planning Board's decision (resolution) on the minor amendment shall be sent to all persons of record in the hearing before the Planning Board and to the District Council.**

Comment: The subject CDP application is being reviewed by the Planning Board in conformance with criterion (A) above. The Board is required to make a decision on the CDP application in conformance with criterion (C) above. In regards to criterion (B), staff recommends that the requested deck will not substantially impair the intent, purpose, or integrity of the approved CDP. The modification of the side building restriction line to one-foot for the proposed deck will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood because the deck is located at the corner of the house farthest from adjacent rights-of-way and closest to the rears of the adjacent homes and an off-site wooded area, as is typical in single-family residential neighborhoods.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Homeowner's Minor Amendment to a Comprehensive Design Plan CDP-8909-H1 for Summit Creek, Lot 18 (Stover Deck), subject to the following condition:

1. Prior to certificate approval of the comprehensive design plan, the applicant and the applicant's heirs, successors, and/or assignees shall reference the following on the site plan:
 - a. Provide the dimension of the existing driveway on the site plan.
 - b. Label the material of the deck on the site plan.

ITEM:

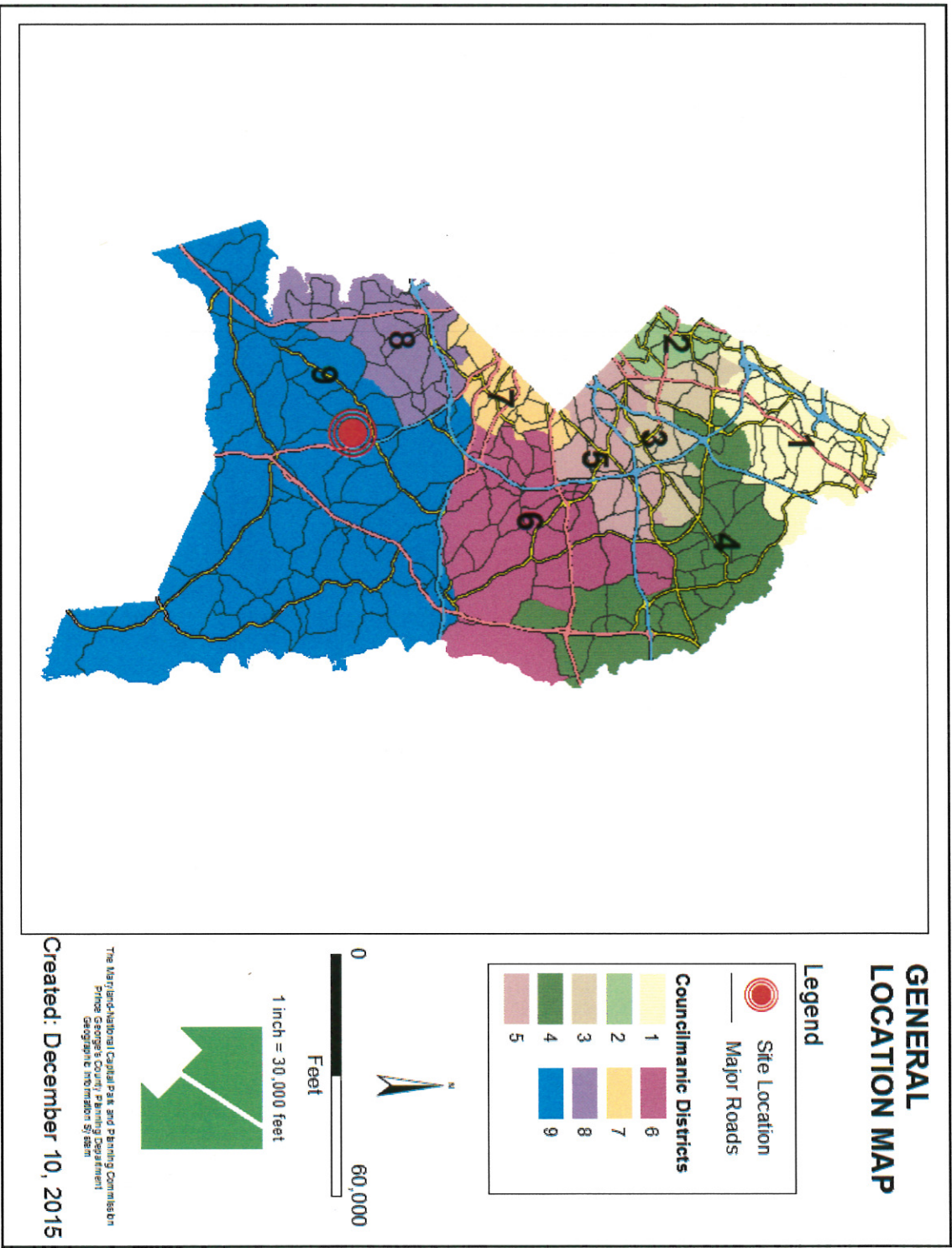
CASE: CDP-8909-H1 & SDP-9037-H5

SUMMIT CREEK, LOT 18

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

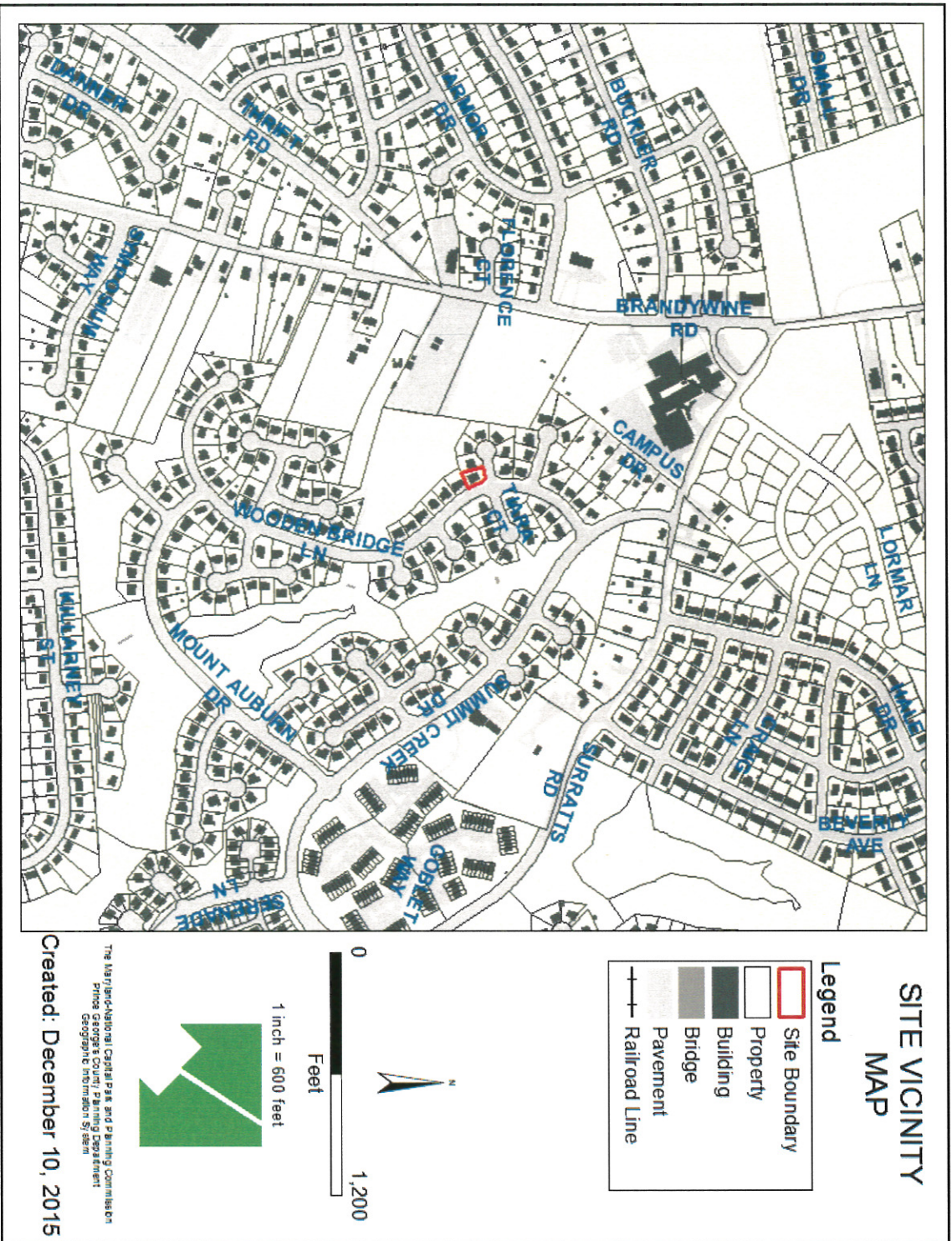


GENERAL LOCATION MAP

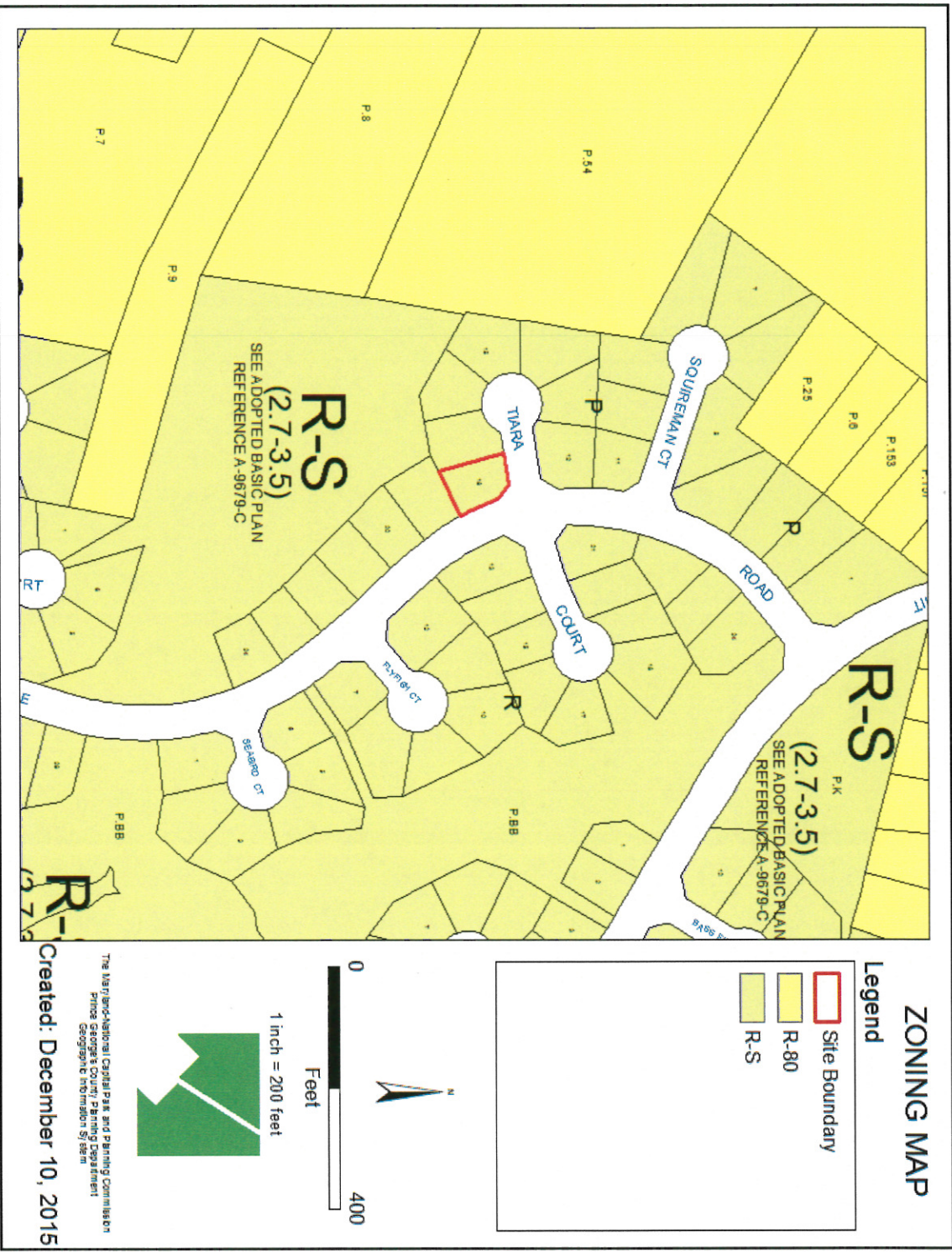


SITE VICINITY

Case # CDP-8909-H1 & SDP-9037-H5

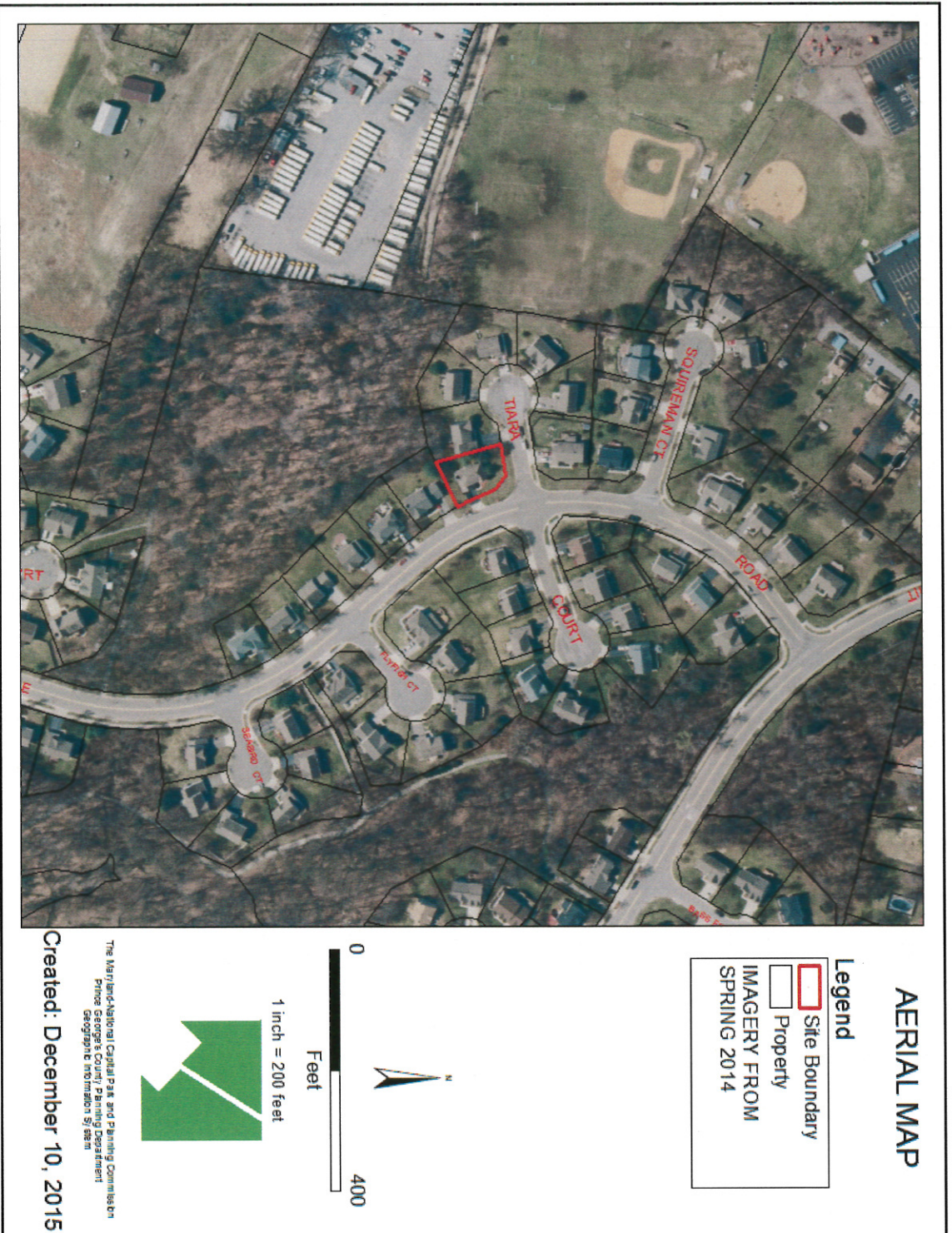


ZONING MAP

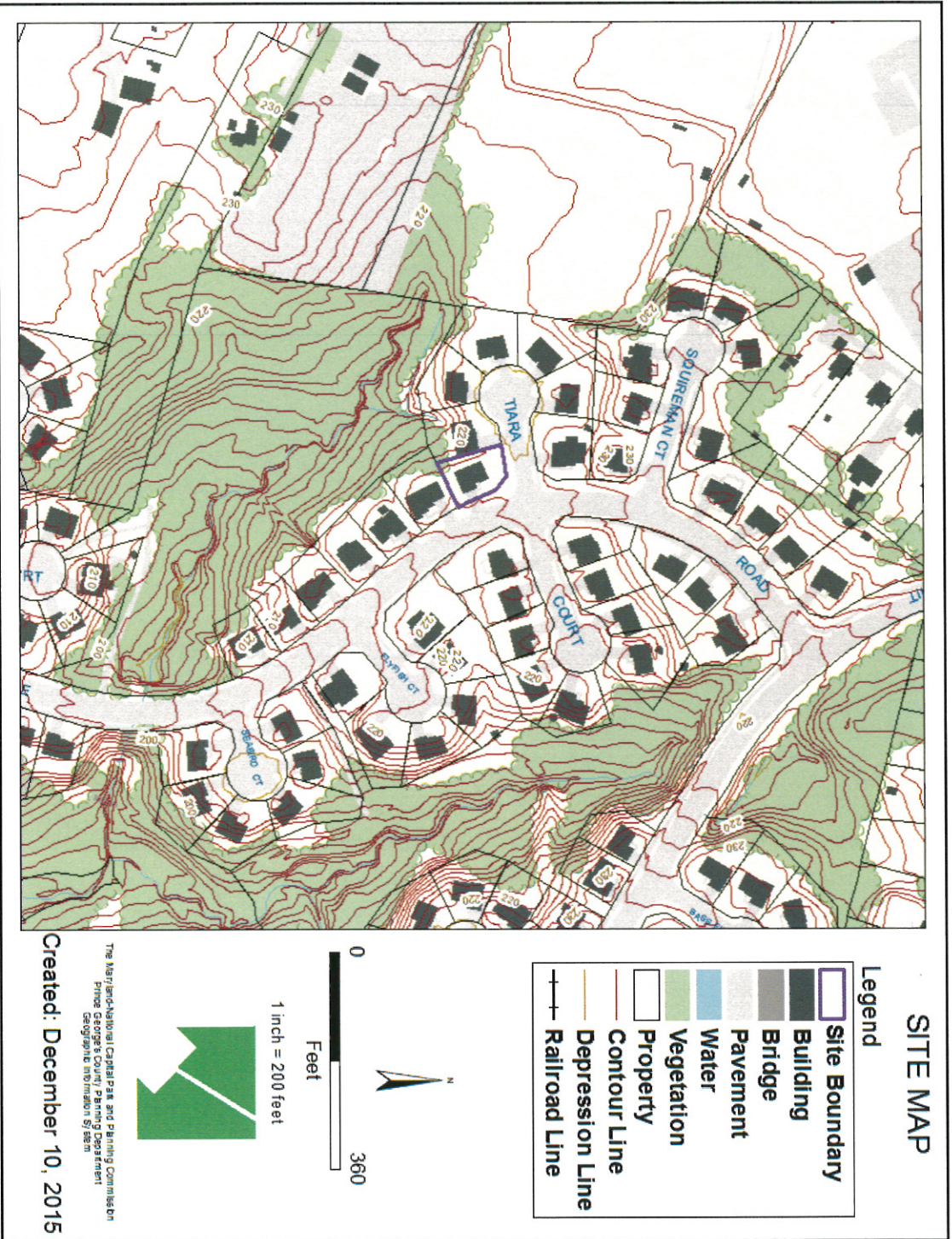


AERIAL MAP

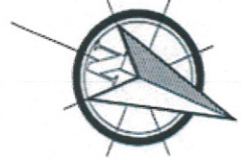
Case # CDP-8909-H1 & SDP-9037-H5



SITE MAP



RENDERED SITE PLAN



AERIAL VIEW LOOKING WEST



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AERIAL VIEW LOOKING EAST



VIEW OF REAR OF HOUSE LOOKING SOUTH



REAR ELEVATION OF HOUSE



REAR OF HOUSE LOOKING NORTH



STATEMENT OF JUSTIFICATION

Case# SDP-9037/H5 & CDP-8909/H1

Description of proposed use/request:

This would be a 10x32x12 ft rear deck it would be used for relaxation and entertainment.

Description and location of the subject property:

The property is located off of Route 5 and Surratts Road, Block 18,P @10001 Wooden Bridge Lane, Clinton, MD 20735.

Summary/conclusion of request:

I would like a rear deck added for my enjoyment and entertainment. I would also like to have the same enjoyment as my adjoining neighbors. It would also add beautification and value to my home and the neighborhood.



December 9, 2015

Bertha A. Stover
10001 Wooden Bridge Lane
Clinton, Md. 20735.

- **Re: Rear Deck Install**

Dear Bertha A. Stover,

Your referenced application was submitted to the Board of Directors for approval.

We are pleased to inform you that your application has been approved with the following caveats:

- 1) You are responsible for securing any required building permits and inspections.
- 2) The time period for construction shall not exceed sixty (60) days and debris will be kept under control at all times during construction.
- 3) The homeowner will be responsible for any damage to the common areas.
- 4) Homeowner and contractor must comply with site plans, setbacks and measurements set fourth by Prince Georges County.

Thank you for your application and good luck with your new design. Please feel free to call upon us if we can provide any additional services.

Regards,

Brenelle McCoy, AMS®
Community Manager



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

A-9679 (The Development Group)

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in your case on January 9, 1989.

CERTIFICATE OF SERVICE

This is to certify that on January 13, 1989, this notice and attached Council Order were mailed, postage prepaid, to all persons of record.


Jean M. Schuhl, CMC
Clerk of the Council

(6/85)

County Administration Building — Upper Marlboro, Maryland 20772

Case No.: A-9679-C

Applicant: The Development Group

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 94 - 1988 (AS AMENDED)

AN ORDINANCE to amend the Zoning Map for the Maryland-
Washington Regional District in Prince George's County, Maryland,
subject to conditions.

WHEREAS, Application No. A-9679-C has been filed for pro-
perty described as approximately 283.1 acres of land, in the R-R
and R-80 Zones, located on the west side of Branch Avenue and
north and south sides of Surratts Road, Clinton, to rezone the
property to the R-S Zone; and

WHEREAS, the application was advertised and the property
posted prior to public hearing, in accordance with all require-
ments of law; and

WHEREAS, the application was reviewed by the Technical Staff
and the Planning Board, who have filed recommendations with the
District Council; and

WHEREAS, a public hearing was held before the Zoning Hearing
Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were
duly filed with and considered by the District Council; and

WHEREAS, having reviewed the record in this case, the
District Council has determined that the subject property should
be rezoned to the R-S Zone; and

WHEREAS, in order to protect adjacent properties and the surrounding neighborhood, the rezoning herein is granted with conditions; and

WHEREAS, as the basis for this action, the District Council adopts the following as its findings and conclusions in this case:

1. The District Council finds that the application conforms to the density (2.7 to 3.5 dwelling units per acre) and staging recommendations of the Master Plan for Subregion V (Clinton-Accokey-Piscataway-Brandywine and Vicinities).

2. The District Council concludes that, with the recommended conditions, the proposal would not overburden the programmed (within six years) and planned (beyond six years) transportation systems.

3. The District Council concludes that the requested rezoning would not overburden other existing or planned private and public facilities such as schools, recreation areas, water and sewer, libraries, and police and fire services.

4. The District Council finds that the rezoning would provide for environmental relationships which reflect compatibility between the development and surrounding land uses such that the health, safety and welfare of present and future inhabitants of the Regional District is promoted and enhanced.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is further hereby amended by rezoning the property which is the subject of Application No. A-9679-C from the R-R and R-80 Zones to the R-S Zone.

SECTION 2. Application No. A-9679-C is approved subject to the following land use types and quantities, conditions and considerations:

Land Use Types and Quantities:

Gross Area	-	283.1 acres
Floodplain	-	27.9 acres
Net Area	-	269.1 acres (283.1 minus one-half of the floodplain acreage)
Base Density	-	2.7 du/acre: 726 dwelling units
Maximum Density	-	2.7 du/acre: 726 dwelling units

Conditions:

1. The land use types, quantities, conditions and considerations of approval shall be printed on the approved Basic Plan.
2. Dwelling unit types shall be limited to a variety of single-family detached and single-family attached units. Multi-family units shall not be permitted. There shall be a maximum of 40 percent single-family attached units (excluding Carriage Home units, Exhibit 80). There shall be a minimum of 50 percent single-family detached units.
3. The following roadway improvements shall be bonded for construction by the developer prior to the issuance of any of the total 726 use and occupancy permits within the Summitt Creek development (this condition shall not apply to occupancy of model units for marketing purposes, and shall be satisfied upon the allocation of construction funds and commencement of construction for the improvements within the first six years of the County Capital Improvement Program or the current State Consolidated Transportation Program).

Md. Route 5 and Surratts Road:

- A. Construct a third thru-lane northbound along Maryland Route 5 in the median, beginning at a point 1,200 feet south of Surratts Road and extending northerly to a point to be determined by the State Highway Administration prior to CDP submission;
- B. Construct a third thru-lane southbound along Maryland Route 5 in the median, beginning at a point north of Surratts Road to be determined by the State Highway Administration prior to CDP submission and extending southerly to a point 1,200 feet south of Surratts Road;
- C. Widen the east leg of Surratts Road (westbound direction) from two lanes to four lanes to include two thru-lanes, one left turn lane and a right turn lane. The widening should extend for a minimum distance of 300 feet east of Maryland Route 5;

- D. Widen the west leg of Surratts Road (eastbound direction) from two lanes to five lanes to include two thru-lanes, two left turn lanes and a right turn lane. The widening should extend for a minimum distance of 200 feet west of Maryland Route 5;
- E. The existing traffic signal shall be modified to provide sidestreet "split signal" phasing for the Surratts Road approaches.

Brandywine Road and Surratts Road:

- F. Widen Brandywine Road to provide a southbound left turn by-pass lane at Surratts Road; and
 - G. Construct a 175 ft. right turn lane along westbound Surratts Road at Brandywine Road; or
 - H. In lieu of Conditions G and H above, relocation of Brandywine Road at Surratts Road.
- 4. The following roadway improvements shall be bonded for construction and shall also be under construction by the developer prior to the issuance of any of the total 726 use and occupancy permits within the Summitt Creek development (this condition shall not apply to occupancy of model units for marketing purposes, and shall be satisfied upon the allocation of construction funds and commencement of construction for the improvements within the first six years of the County Capital Improvement Program or the current State Consolidated Transportation Program).
 - A. Surratts Road should be widened from two lanes to four lanes between Maryland Route 5 and the site access (approximately 1,000 feet total including improvement No. 3.D. above).
 - 5. The linkage to the existing community via Hale Drive shall be removed, and the linkage from Killarney Street shall be limited to provide access to a maximum of ten (10) single-family detached dwelling units.

Comprehensive Design Plan Phase II Considerations:

- 1. Locate the new interchange at Maryland Route 5 and Surratts Road in accordance with latest information from the Maryland State Highway Administration.
- 2. Areas along the west side of the proposal which border single-family residential land use should be developed with single-family detached residential homes or left in open space.

3. Land uses along Maryland Route 5 should be buffered. Measures such as retention of existing vegetation or supplemental landscaping, building siting and acoustical construction should be considered for use as necessary in order to effectively buffer residential land uses from negative sight and sound impacts related to Maryland Route 5 (and vice versa). Particular attention should be given to clustering units in order to minimize situations where the back of a townhouse building might directly face Route 5.
4. Adequate landscaped buffer area should be provided along Branch Avenue frontage and the proposed urban interchange to minimize the impact of noise and visual intrusion from the highway.
5. Street names in the development shall include historic names from the area.
6. An extensive continuous trail system shall link all development nodes, recreation areas and the day care center:
 - (a) The main trail shall be a minimum of eight feet wide constructed with asphalt.
 - (b) Feeder trail connections are to be a minimum of six feet wide constructed with asphalt.
 - (c) Trail construction shall not take place on slopes greater than ten percent, or in the wet portions of the 100 year floodplain.
 - (d) All trails intersecting with streets shall have safety approach signs and striped crosswalks to clearly mark the crossing.
 - (e) Bike racks shall be located at the main recreation areas and the day care facility if warranted.
 - (f) If any pedestrian bridges are required they shall be a minimum of eight feet wide to allow for maintenance vehicles.
7. A right turn lane on northbound Brandywine Road at Surratts Road should be considered to divert traffic to the proposed improved intersection of Surratts Road and Maryland Route 5.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

Enacted this 9th day of January, 1989, for initial approval, by the following vote:

In Favor: Council Members Bell, Castaldi, Casula, Herl, Pemberton and Wineland

Opposed:

Abstained:


Absent: Council Members Cicoria, Mills and Wilson

Vote: 6-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY: 
JoAnn T. Bell, Chairman

ATTEST:


Jean M. Schmuhl, CMC
Clerk of the Council



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Date: March 12, 1990

Re: CDP-8909 , Comprehensive Design Plan for Summit Creek

NOTIFICATION OF PLANNING BOARD ACTION

This is to advise that the above-captioned comprehensive design plan was APPROVED by the Prince George's County Planning Board on March 1, 1990, in accordance with the enclosed resolution.

Pursuant to Section 27-523 the Planning Board's decision will become final 30 calendar days after the date of this notice unless:

- (1) Within the 30 days, written appeal has been filed with the District Council by the applicant or any person of record in the case; or
- (2) Within the 30 days, the District Council decides, on its own motion, to review the action of the Planning Board.

Please direct any future communications or inquiries regarding this matter to:

Mrs. Jean Schmuhl
Clerk of the Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Md. 20772

Very truly yours,

Michael Mo

Development Review Division

CDP-8909
PGCPB-90-59
Councilmanic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 90-59

CDP-8909

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 1, 1990, regarding Comprehensive Design Plan CDP-8909 for Summit Creek the Planning Board finds:

1. Portions of the property are within a 100-year floodplain.
2. Branch Avenue (Maryland Route 5) is planned as a Freeway.
3. A noise study for the development was submitted by the applicant to the Natural Resources Division. The study was based on the consideration that Branch Avenue is classified as an arterial road rather than a freeway. The Natural Resources Division has reviewed this study and found the proposed buffering is inadequate, the noise study should be revised to anticipate Branch Avenue as a freeway.
4. A number of proposed residential lots adjacent to Branch Avenue do not have a minimum lot depth of 300 feet as required by Prince George's County Subdivision Regulation Section 24-121(a)(4).
5. The property has a net tract area of 264.4 acres. The maximum density permitted by the Zoning Map Amendment A-9679-C is 2.7 dwelling units per acre or 713 units for 264.4 acres. The plan proposes 718 dwelling units.
6. The plan proposes five flag lots.
7. A stormwater concept plan for the proposed development was approved by the Department of Environmental Resources.
8. If amended in accordance with conditions:
 - a. The plan is in conformance with the approved Basic Plan;
 - b. The proposed plan would result in a development with a better environment than could be achieved under other regulations;

- c. Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;
- d. The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;
- e. Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:
 - (A) Amount of building coverage and open space;
 - (B) Building setbacks from streets and abutting land uses;
 - (C) Circulation access points;
- f. Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability; and
- g. The staging of development will not be an unreasonable burden on available public facilities.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Comprehensive Design Plan for the above-described land, subject to the following conditions:

1. Approval of a 100-year floodplain study (proposed channel conditions) for the proposed development by the Department of Environmental Resources prior to the Specific Design Plan submission.
2. All streams and wetlands on the property shall be protected to the extent possible by undisturbed buffers in accordance with guidelines approved in CB-121-1989. A wetland evaluation, using the routine methodology outlined in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1989, shall be submitted to the Natural Resources Division for review and approval along with the Preliminary Plat.

3. All necessary U.S. Army Corps of engineers 404 permits or State WRA 401 permits shall be approved prior to the issuance of any grading permits.
4. Adequate landscaped and undisturbed buffer adjacent to the 100-year floodplain and around the stormwater management facilities shall be provided as required by the CSD #89712-60.
5. A noise study for the proposed development shall be submitted with the Specific Design Plan application. The study shall anticipate Branch Avenue as a freeway and shall address building setbacks, necessary buffering and other noise attenuation measures. The study shall be approved by the Natural Resources Division prior to the Specific Design Plan approval.
6. The applicant, his successors or assigns, shall dedicate 80 feet of right-of-way for the planned Surratts Road and shall place into 3-year reservation the right-of-way for the planned interchange at Branch Avenue (Md. Route 5) and Surratts Road.
7. The following transportation improvements shall be bonded for construction prior to the issuance of any building permits other than those for the model units within the Summitt Creek development. This condition shall be satisfied upon:
 - a. The current allocation of funds for the improvements which shall be scheduled for construction to commence within the first six years of the County Capital Improvement Program or the current State Consolidated Transportation Program; or
 - b. If the developer desires to and does so execute and deliver to the Commission a binding Road Club Agreement which provides bonding for construction, is acceptable to The Maryland-National Capital Park and Planning Commission, and which is enforceable against the owners of the affected properties and their successor and assigns.
 1. Widen Surratts Road to four lanes between Md. Route 5 and Beverly Lane per Department of Public Works and Transportation (DPW&T) standards.
 2. Improve the intersection of Maryland Route 5 and Surratts Road to the following lane geometry as approved by Maryland State Highway Administration (SHA) and Department of Public Works and Transportation (DPW&T). Turning lanes, approach and departure tapers shall be the lengths as required by the respective agency that would maintain the roadway.

- a. Southbound Md. Route 5 - Construct a third lane beginning north of Surratts Road and extending to a point south of Surratts Road per MD-SHA requirements.
 - b. Northbound Md. Route 5 - Construct a third through lane beginning at a point south of Surratts Road and extending northerly to a point north of Surratts Road per MD-SHA requirements.
 - c. Eastbound Surratts Road - Construct two through lanes, two left turn lanes, and an exclusive right turn lane and a two lane departure that is at least 200 feet in length per DPW&T standards.
 - d. Westbound Surratts Road - Construct two through lanes, an exclusive right turn lane, an exclusive left turn lane, and a two lane departure that is at least 300 in length per DPW&T standards.
 - e. Modify the existing traffic signal to provide sidestreet "split signal" phasing for the Surratts Road approaches per MD-SHA approval.
3. Provide a southbound left turn lane on Brandywine Road at Surratts Road and an exclusive right turn lane and an exclusive left turn lane on the westbound approach of Surratts Road at Brandywine Road. Note that if these improvements are provided by a CIP improvement, only verification of construction by others is required.
 4. Perform a traffic signal warrant study for the future conditions at the intersection of Brandywine Road and Surratts Road. Participate in funding of a traffic signal if approved by the Department of Public Works and Transportation at an amount not less than \$6,500 and no greater than \$10,000.
 5. Provide a left turn bypass lane on the eastbound Surratts Road approach to the development's proposed eastern access point per DPW&T standards.
8. Adequate screening and buffering shall be provided between the proposed community center and adjacent properties.

9. Prior to the signature approval of the Comprehensive Design Plan, the plan shall be revised to show:
 - a. A minimum 150-foot building restriction line along Branch Avenue and the proposed urban interchange right-of-way. This minimum requirement shall be increased to the extent that adequate buffer areas can be provided as required by the approved noise study;
 - b. That the total maximum number of dwelling units shall be 2.7 times the net tract area as determined in accordance with Condition #1;
 - c. Amended lot and street layouts for the flag lots as recommended by the Development Review Division.
10. To minimize the negative impact of noise and visual intrusion from the highway, adequate buffers shall be provided between the houses and Branch Avenue. Effective screening measures, such as berming, landscaping, and fencing, shall be incorporated in the buffer areas. These measures shall include (at a minimum) (i) an earthen berm 600 feet in length extending from a point 1,400 feet south of the northern property line, and (ii) an earthen berm including a forestation adjacent to the rears of the attached building groups adjacent to the future Maryland Route 5 southbound off-ramp. The height of those berms shall be determined at specific design plan in accordance with the noise study as required in Condition No. 5 and such berms shall be located outside the Washington Suburban Sanitary Commission easement or any public right-of-way. A minimum 25-foot wide landscaped buffer shall be provided between the townhouse and the curb of the access street. The width of the buffer shall be increased if a townhouse end unit with a side entrance is proposed.
11. No grading for Y-Y street shall be permitted within the planned right-of-way for Maryland Route 5.

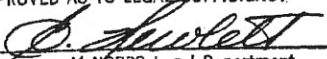
* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Botts, seconded by Commissioner Wootten, with Commissioners

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File No. CDP-8909
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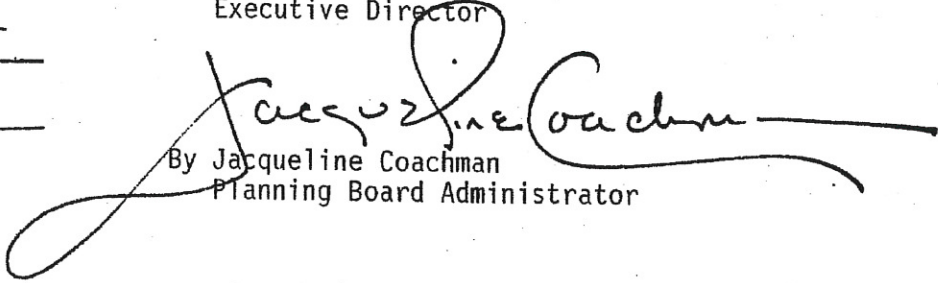
Botts, Wootten, Dabney and Rhoads voting in favor of the motion, and with Commissioner Yewell absent at its regular meeting held on Thursday, March 1, 1990, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY


M-DCPPC Legal Department

Date 3/8/90

John F. Downs, Jr.
Executive Director


By Jacqueline Coachman
Planning Board Administrator

JFD:JC:MM:meg



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Owen Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 90-104

File No. 4-90003

R E S O L U T I O N

WHEREAS, Realty Investment Associates III is the owner of a 283-acre parcel of land known as Summit Creek (Lots 1-14, Block A; Lots 1-12, Block B; Lots 1-6, Block C; Lots 1-10, Block D; Lots 1-7, Block E; Lots 1-31, Block F; Lots 1-20, Block G; Lots 1-15, Block H; Lots 1-15, Block J; Lots 1-94, Block K; Lots 1-43, Block L; Lots 1-122, Block M; Lots 1-12, Block N; Lots 1-25, Block P; Lots 1-25, Block R; Lots 1-38, Block S; Lots 1-7, Block T; Lots 1-27, Block U; Lots 1-8, Block V; Lots 1-8, Block W; Lots 1-14, Block X; Lots 1-6, Block Y; Lots 1-4, Block Z; Lots 1-18, Block AA; Lots 1-32, Block BB; Lots 1-10, Block CC; Lots 1-9, Block DD; Lots 1-28, Block FF; Lots 1-6, Block GG; Lots 1-18, Block HH; Lots 1-6, Block JJ; Lots 1-12, Block KK; Lots 1-5, Block LL; Lots 1-5, Block MM; Lots 1-6, Block NN; Parcels A-H, J-P, R-Z, AA-GG & Parcel 1), said property being in the 5th Election District of Prince George's County, Maryland, and being zoned R-S and R-R; and

WHEREAS, on January 9, 1990, Realty Investment Associates III filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 718 lots and 32 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-90003 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 22, 1990, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with modifications; and

WHEREAS, on March 22, 1990, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-90003 with the following modifications:

1. Development of this site must be in compliance with all the conditions of the approved Comprehensive Design Plan (CDP-8909).
2. Prior to signature approval of the Preliminary Plat of Subdivision, the plat shall be revised by the applicant to label all

stormwater management areas with appropriate parcel designations and to note that these parcels are to be conveyed to Prince George's County, note the approved Tree Conservation Plan number and Stormwater Management Concept Plan number, designate a parcel for the interchange reservation area, and show a shared driveway easement for the flag lots in Block DD.

3. Dedication of 40 feet from centerline for Surratts Road.
4. With the submittal of the Specific Design Plan, submittal of a Type II Tree Conservation Plan.
5. Prior to the issuance of the 101st building permit for that portion of the development which is north of Surratts Road, Stuart Lane shall be improved, or bonded for improvement, to bring this road up to acceptable standards per the Department of Public Works and Transportation.
6. At the time of Final Plat, the stormwater management parcels shall be dedicated to Prince George's County.
7. The applicant, his successors and/or assigns, shall provide adequate recreational facilities to the Department of Parks and Recreation standards as defined in the Parks and Recreation facilities Guidelines.
8. Recreational facilities shall be reviewed by the Urban Design Section for adequacy and proper siting, prior to the approval of the Preliminary Plat.
9. The site plan must comply with requirements as set forth in the Parks and Recreation Facilities Guidelines.
10. The developer, his successors and/or assigns, shall execute and record a formal agreement before submitting the Final Plat to the Subdivision Office to provide said recreational facilities (to Department of Parks and Recreation standards), and shall submit a performance bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office of the M-NCPPC) within two weeks prior to applying for building permit.
11. The developer, his successors and/or assigns, shall satisfy the Planning Board that there are adequate provisions to assure retention and all future maintenance of the proposed recreational facilities.
12. Land to be conveyed to a Homeowners' Association shall be subject to the following conditions:

- a. Conveyance shall take place prior to the issuance of building permits.
 - b. All man-made debris shall be removed from the land prior to conveyance.
 - c. The conveyed open space shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.
 - d. Any disturbance of land to be conveyed to a Homeowners' Association shall be in accordance with an approved Detailed Site Plan or shall require the written consent of the Development Review Division. This shall include, but not be limited to: The location of sediment control measures, tree removal, temporary or permanent stormwater management, utility placement and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements required by the approval process.
13. The following improvements shall be bonded or fully funded for construction prior to the issuance of building permits:
- a. Widen Surratts Road to four lanes between MD 5 and Beverly Lane in accordance with the standards of the Department of Public Works and Transportation (DPW&T).
 - b. Improve the intersection of MD 5 and Surratts Road to the following lane geometry as approved by the State Highway Administration (SHA) and DPW&T. Turning lanes, approach and departure tapers shall be constructed as follows, and in accordance with the lengths and standards required by the respective agency responsible for maintaining the roadway:
 - (1) Southbound MD 5 - Construct a third through lane beginning north of Surratts Road and extending to a point south of Surratts Road per SHA requirements.
 - (2) Northbound MD 5 - Construct a third through lane beginning at a point south of Surratts Road and extending northerly to a point north of Surratts Road per SHA requirements.

- (3) Eastbound Surratts Road - Construct two through lanes, two left-turn lanes, an exclusive right-turn lane and a two-lane departure that is at least 200 feet in length per DPW&T standards.
- (4) Westbound Surratts Road - Construct two through lanes, an exclusive right-turn lane, an exclusive left-turn lane, and a two-lane departure that is at least 300 feet in length per DPW&T standards.
- (5) Modify the existing traffic signal to provide side-street "split signal" phasing for the Surratts Road approaches per SHA approval.

14. The improvements specified in Condition 13 shall be satisfied upon the following:

- a. The current allocation of funds for the improvements shall be scheduled for complete construction within the six years of the County Capital Improvement Program or the current State Consolidated Transportation Program; or
- b. If the developer desires to and does so execute and deliver to The Maryland-National Capital Park and Planning Commission a binding Road Club Agreement which provides bonding for construction, is acceptable to The Maryland-National Capital Park and Planning Commission, and which is enforceable against the owners of the affected properties and their successors and assigns.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The proposed subdivision consists of 283 acres in the R-S and R-R Zones. The property is to be subdivided into 718 lots and 32 parcels. A mix of single-family uses are proposed per the approved Comprehensive Design Plan (CDP-8909) including 259 townhouses, 100 duplexes and 359 single-family detached units. One large parcel, Parcel 1, is being created for that portion of the site which is zoned R-R. Thirty-one parcels are proposed to contain the open space.

3. Dedication of 80 feet is necessary for Surratts Road to ensure that this road will be adequate to serve the development since it is a planned collector roadway.
4. This site will be served by an existing subdivision street, Stuart Lane. Currently, the right-of-way for this road is substandard. This road shall have to be improved to acceptable standards in order to provide adequate access to the site.
5. A traffic study was submitted with the Comprehensive Design Plan (CDP) which was used to analyze the adequacy of transportation facilities to serve this development. A number of transportation improvements were required as part of the Comprehensive Design Plan to ensure that adequate public facilities will be available to serve the development for without these improvements, inadequate transportation facilities would exist. These road improvements involved improving sections of Maryland Route 5 and Surratts Road as well as specific intersections. One of the conditions concerning transportation improvements has been revised for the Preliminary Plat for clarification. It shall supersede condition Number 7 of the approved Comprehensive Design Plan. The remaining conditions dealing with needed transportation improvements in the CDP with the revised condition will ensure that adequate transportation facilities will be available to serve the development.
6. The Comprehensive Design Plan also required that the area needed for the planned interchange of Maryland Route 5 and Surratts Road be placed in reservation. This reservation area should be labeled on the Preliminary Plat.
7. A Phase I Tree Conservation Plan has been submitted and reviewed by staff. It has been determined to be adequate and it is recommended that the Planning Board approve it.
8. The site has an approved Conceptual Stormwater Management Plan which includes the provision of two regional stormwater management ponds. These ponds, which have been designed and will be built by the developer, will ensure that development of the site does not result in on-site or downstream flooding. The ponds and adequate buffers should be conveyed to the County. The Preliminary Plat, however, does not differentiate between open space parcels and the area needed for stormwater management. The plat should be revised to actually show these parcels and the approved Conceptual Stormwater Management Plan (CSD 89712-60).

9. The site is in Water and Sewer Category 4 so it will be served by public systems.
10. The site contains a large floodplain which should be restricted from development. The plat shows the floodplain area with appropriate buffers as open space parcels which are to be dedicated to a Homeowners' Association.
11. The Fire Department has determined that the site is within adequate response time for engine, ambulance and medic service.
12. The Park Planner has recommended that recreation facilities be provided within the open space parcels. An exact determination of the types of facilities should be provided at the time of Specific Design Plan.
13. Section 24-121(a)(4) of the Subdivision Regulations requires that all lots along planned freeways be platted with a minimum lot depth of 300 feet. The lots adjoining Branch Avenue, which is a planned freeway, do not meet this requirement. The applicant has requested a variation to this Section, per Section 24-113 of the Subdivision Regulations. At the time of the Comprehensive Design Plan, special attention was made to ensure that all lots adjoining this right-of-way will be designed to ensure that a safe noise level will be maintained. A 150-foot building restriction line was established with design criteria for an earthen, landscaped berm. Staff recommends approval of this variation request.
14. Flag lots are also proposed on this plat. The number of flag lots has been reduced based on review by staff. The remaining flag lots were also modified to the greatest extent possible to meet the revised requirements for flag lots that were recently approved per Council Bill 71-1989. Block DD contains three flag lots which do not meet three of the design criteria: 25 feet in width for the stems; individual driveways; and a maximum of two tiers. These three lots have 17-foot wide stems and share a driveway and result in three tiers of flag lots. Given the unusual shape of the building envelopes and the surrounding open space, staff recommends that a variation be approved for these flag lots because their design meets the intent of the Subdivision Regulations concerning flag lot design and the requirements of Section 24-113 of the Subdivision Regulations. A shared driveway easement must still be shown on the Preliminary Plat of Subdivision for these three lots.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The

PGCPB No. 90-104
File No. 4-90003
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Maryland-National Capital Park and Planning Commission on the motion of Commissioner Dabney, seconded by Commissioner Yewell, with Commissioners Dabney, Yewell, Wootten, Botts and Rhoads voting in favor of the motion at its regular meeting held on Thursday, March 22, 1990, in Upper Marlboro, Maryland.

John F. Downs, Jr.
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY

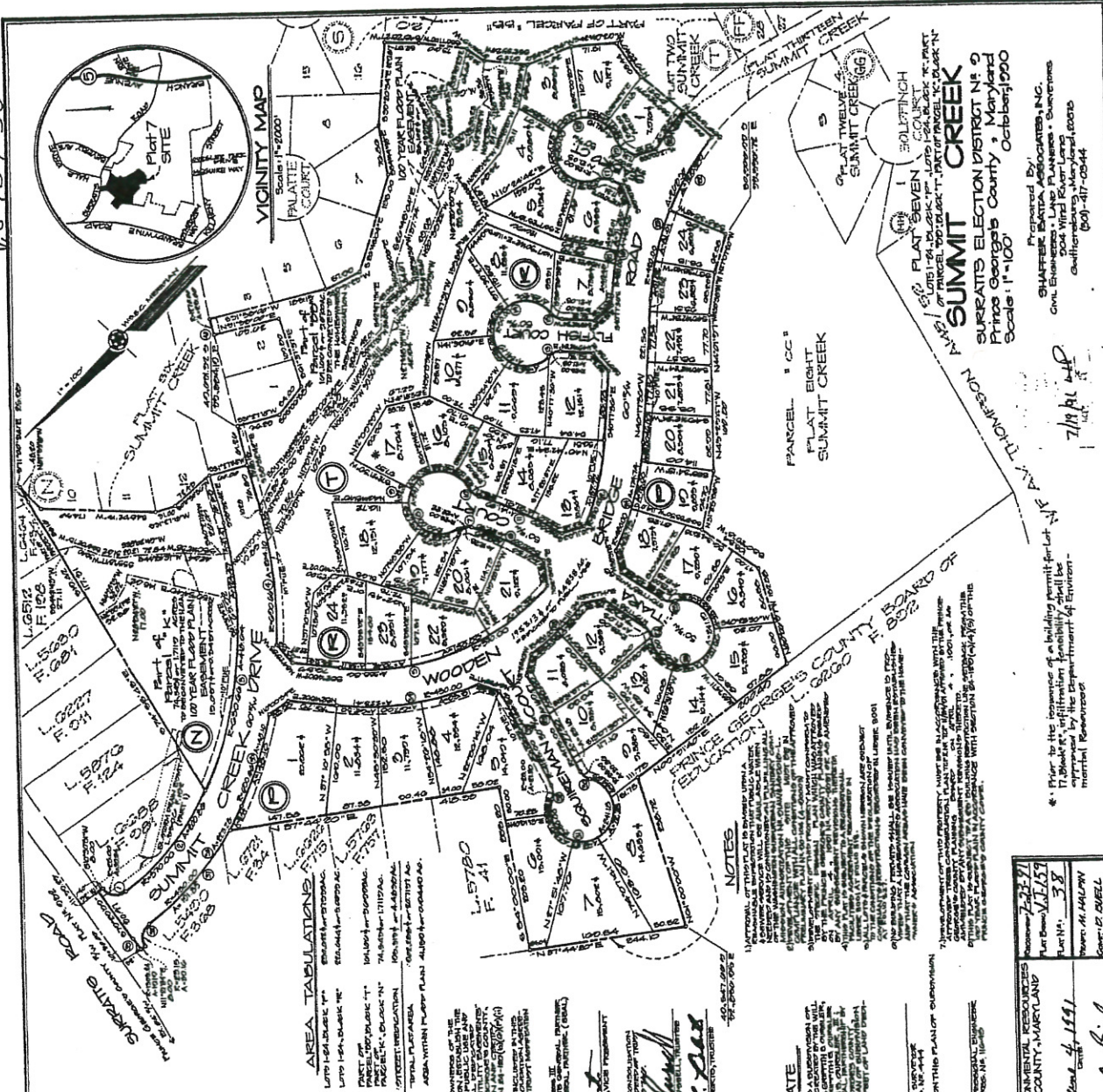
J. F. Downs, Jr.
M-NCPPC Legal Department

Date 4/2/90

Jacqueline Coachman
By Jacqueline Coachman
Planning Board Administrator

JFD:JC:TVAB:meg

VJ-159-38



NO.	DATE	DESCRIPTION	AMOUNT	REMARKS
1	10/1/81
2	10/1/81
3	10/1/81
4	10/1/81
5	10/1/81
6	10/1/81
7	10/1/81
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22	10/1/81

OWNERS PLEDGMENT

WE, THE UNDERSIGNED, HEREBY PLEDGE TO THE SURVEYOR AND ENGINEERS THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT AND THAT WE WILL MAINTAIN THE SAME AS SUCH THROUGHOUT THE LIFE OF THE PROJECT. WE WILL MAINTAIN THE SAME AS SUCH THROUGHOUT THE LIFE OF THE PROJECT. WE WILL MAINTAIN THE SAME AS SUCH THROUGHOUT THE LIFE OF THE PROJECT.

Michael J. Howell 5-21-91
John K. Kutz
John E. Howell
Robert S. Saxe

SURVEYOR'S ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT AND THAT I AM A SURVEYOR IN GOOD STANDING WITH THE BOARD OF SURVEYORS AND ENGINEERS OF THE STATE OF MARYLAND. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT AND THAT I AM A SURVEYOR IN GOOD STANDING WITH THE BOARD OF SURVEYORS AND ENGINEERS OF THE STATE OF MARYLAND.

William C. Howell
John T. Saxe

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND NATURAL CAPITAL PLANNING COMMISSION
 PRINCE GEORGES COUNTY PLANNING BOARD

Approved: *John E. Howell* June 4, 1991
Robert S. Saxe Secretary

APPROVED: *John E. Howell* June 27, 1991
 SECRETARY

UNDER P.F.G. RECORDED FILE NO. 5-91152

Prepared By:
 SHAFER & ASSOCIATES, INC.
 CIVIL ENGINEERS AND SURVEYORS
 5000 WILD BIRCH LANE
 ANNAPOLIS, MARYLAND 21403
 (410) 417-0544

Scale 1"=100'
 OCTOBER 1990

7/19/91

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 91-108

File No. SDP-9037

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 4, 1991, regarding Specific Design Plan SDP-9037 for Summit Creek, the Planning Board finds:

1. The subject application is for the southern portion of the approved Comprehensive Design Plan for Summit Creek. This portion contains 153 acres of R-S zoned land with a development program as follows:

Zone	R-S
Gross Tract Area	161.3 acres
One-Half of 100-Year Floodplain	10.7
Net Tract Area	150.6
Permitted Dwelling Units	
Single-family Detached	229
Townhouse	122
Carriage Home (duplex)	100
Total	451
Proposed Dwelling Units	
Single-Family Detached	225
Townhouse	122
Carriage Home (duplex)	100
Total	447

Recreation Facilities Proposed

Major Recreation Area (3 acres)

includes:

Community Center with a Day Care Facility	1
25 Meter Swimming Pool and Bath House	1
Tennis Courts	2
Tot Lot and Playground Area	1
Open Play Area	2
Picnic Area	2
Pre-Teen Play Area	2
Sitting Area	3
Tot Lot	4

Site Design Standards

Single-Family Detached

Minimum Lot Area 6,500 s.f.

Maximum lot Coverage 35%

Minimum lot Width @ Street Line 50 feet (40 feet @ cul-de-sac)

@ Building Line 55 feet (55 feet @ cul-de-sac)

Yards

Front 20 feet

Rear 20 feet

Side - Interior lot - Total

Corner Lot - abutting side street line 15/20

Single-Family Attached

Minimum Lot Area 1,700 s.f.

Maximum Lot Coverage 50%

Minimum lot Width @ Interior Units 20 feet

@ End Units 23 feet

Minimum Distance Between Buildings (excluding side entry units) 25 feet

Carriage Home	
Minimum Lot Area	2,800 s.f.
Maximum Lot Coverage	40%
Minimum Lot Width	
@ Street Line	10 feet
@ Building Line	30 feet
Yards	
Front	15 feet
Rear	20 feet
Side	8,16 feet

2. The Comprehensive Design Plan, CDP-8909, for Summit Creek was approved by the Planning Board on March 1, 1990 with conditions. The proposed development is planned in accordance with the site and landscape design guidelines established by CDP-8909. The lot area, building setbacks, coverage and lot frontage of individual lots meet the minimum standards set by the Comprehensive Design Plan. Adequate screening is provided between the proposed community center and adjacent properties as well as between houses and adjoining streets. Various recreational facilities are provided throughout the site as required by CDP-8909.
3. The Preliminary Plat, 4-90003, for Summit Creek was approved by the Planning Board on March 22, 1990 with conditions. The proposed Specific Design Plan is in general conformance with the approved Preliminary Plat, 4-90003, in overall layout, lotting pattern and required facilities.
4. The proposed development will be within the adequate coverage area of the nearest existing fire and rescue facility for engine, ambulance, and medic services. It will also be adequately served by existing and programmed police, school and library facilities. A number of road improvements are required by the Preliminary Plat approval to accommodate the traffic generated by the proposed development.
5. The proposed plan was reviewed by the Department of Environmental Resources (DER) based on the approved Stormwater Management Concept Plan, CSD #89712. Lot 36, Block HH, and Lots 13 through 16, Block AA, are identified as unbuildable until infiltration is proven feasible. Lot 17, Block R, may be used as the location of a water quality pond if infiltration is unfeasible. Based upon the review and recommendation by DER, the staff determined that adequate provision has been made for the drainage of surface water so that there will be no adverse effects on either the subject property or adjacent properties.

6. The proposed plan and Type II Tree Conservation Plan (TCPII/24/91) were reviewed by the Natural Resources Division. The Type II Tree Conservation Plan (TCP) was found in basic conformance with the approved Type I TCP (TCPI/59/90) and approved by the Natural Resources Division. There are extensive 100-year floodplains and nontidal wetlands on the property. The 100-year floodplain delineations have been approved by DER, Flood Management Group. The nontidal wetlands delineation has been approved by the U.S. Army Corps of Engineers and the appropriate permits were issued under CENAB-OP-RR (Realty Investment Associates III/Summit Creek) 90-01092-2. The site plan buffers and setbacks are consistent with all the requirements that were appropriate when the buffers were set.
7. The plan proposes single-family detached, attached and semi-detached houses. These houses will be constructed by various builders and a variety of house types are proposed by the builders. Siding will be the standard exterior material with brick walls as optional features. Some houses, as shown on the proposed plan, have blank side walls. Additional architectural treatments or features should be provided to enhance the overall quality and character of the proposed development. The rear facade of the houses which are visible from adjacent streets should receive equal design consideration as the front.
8. The plan proposes six recreation facilities, two open play areas, extensive trails throughout the site and a central recreation facility, which includes a swimming pool, a bath house, tennis courts, a community center with a day care center and playground. These facilities should be completed in phase with the construction of adjacent houses to provide homeowners with needed public amenities.
9. The plan provides fewer parking spaces for the central recreation facility than that required by the Zoning Ordinance. A request for a departure from the required parking requirements (DPLS-112) was filed by the applicant and was approved by the Planning Board.
10. The plan proposes areas of 2:1 slope which exceed the maximum slope (3:1) permitted by the Grading Ordinance. A waiver of the Grading Ordinance requirements must be granted by DER or the plan should be revised to eliminate any slopes greater than 3:1.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Specific Design Plan and Type II Tree Conservation Plan (TCPII/24/91) for the above-described land, subject to the following conditions:

1. The following improvements shall be bonded or fully funded for construction prior to the issuance of any building permits:
 - a. Widen Surratts Road to four lanes between MD 5 and Beverly Lane in accordance with the standards of the Department of Public Works and Transportation (DPW&T).
 - b. Improve the intersection of MD 5 and Surratts Road to the following lane geometry as approved by the State Highway Administration (SHA) and DPW&T. Turning lanes, approach and departure tapers shall be constructed as follows, and in accordance with the lengths and standards required by the respective agency responsible for maintaining the roadway:
 - (i) Southbound MD 5 - Construct a third through lane beginning north of Surratts Road and extending to a point south of Surratts Road per SHA requirements.
 - (ii) Northbound MD 5 - Construct a third through lane beginning at a point south of Surratts Road and extending northerly to a point north of Surratts Road per SHA requirements.
 - (iii) Eastbound Surratts Road - Construct two through lanes, two left-turn lanes, an exclusive right-turn lane and a two-lane departure that is at least 200 feet in length per DPW&T standards.
 - (iv) Westbound Surratts Road - Construct two through lanes, an exclusive right-turn lane, an exclusive left-turn lane, and a two-lane departure that is at least 300 feet in length per DPW&T standards.
 - (v) Modify the existing traffic signal to provide side-street "split signal" phasing for the Surratts Road approaches per SHA approval.
 - c. Provide a left-turn bypass lane on the eastbound Surratts Road approach to the development's proposed eastern access point per DPW&T standards.

2. The improvements specified in Condition 1 of this approval shall be satisfied upon the following:
 - a. The current allocation of funds for the improvements shall be scheduled for complete construction within the six years of the County Capital Improvement Program or the current State Consolidated Transportation Program; or
 - b. If the developer desires to and does so execute and deliver to The Maryland-National Capital Park and Planning Commission a binding Road Club Agreement which provides bonding for construction, which is acceptable to The Maryland-National Capital Park and Planning Commission, and which is enforceable against the owners of the affected properties and their successors and assigns.
3. Prior to the issuance of the 358th building permit, the central recreation facility, which includes a swimming pool, a bathhouse, a community center with a day care facility, tennis courts and a playground, shall be completed.
4. Prior to the issuance of the 314th building permit, the proposed trails within the common open space shall be completed.
5. The proposed recreation facilities numbered 1 through 6 and open play areas shall be completed in phase with the construction of adjacent dwelling units.
6. Prior to actual construction, the trail shall be staked in the field by the applicant, and witnessed by representatives from the Development Review Division of The Maryland-National Capital Park and Planning Commission.
7. Prior to the issuance of any grading permit, a waiver to the Grading Ordinance requirements for 2:1 slopes shall be granted by DER or the Specific Design Plan shall be revised to eliminate any slopes greater than 3:1.
8. Prior to the issuance of the building permit for Lots 13, 14, 15 and 16, Block AA, Lot 36, Block HH, and Lot 17, Block R, infiltration shall be proven feasible and approved by DER.
9. The following conditions apply to all single-family, detached dwelling units:
 - a. The side elevations of all units shall have a minimum of two architectural features consisting of windows, doors, or fire-

- place chimneys (for a garage-side elevation, at least one such feature shall be located on the garage wall itself).
- b. A minimum of thirty percent of the total number of units shall include a front elevation with a brick facade; and
 - c. Above-grade foundation walls shall be clad with finish materials compatible with the primary facade materials or shall, at a minimum, receive painted concrete brick-textured treatment.
10. The following conditions apply to all single-family, attached dwelling units:
- a. A minimum of thirty percent of the total number of individual units shall include a front elevation with a brick facade;
 - b. Above-grade foundation walls shall be clad with finish materials compatible with the primary facade materials or shall, at a minimum, receive painted concrete brick-textured treatment;
 - c. Each unit shall display a minimum of two-foot horizontal offset from the adjacent unit(s);
 - d. The rear elevations of the following units, which elevations are visible from Surratts Road and Summit Creek Drive, shall receive the same window treatment as the front elevations, such as provisions of shutters or wood trim: Lots 1 through 12, 40 through 62, 68 through 80 and 109 through 115, Block M. Wood trim around the windows may be substituted for shutters, if a fireplace chimney is provided on the rear facades; and
 - e. All units shall include a minimum 8:12 pitch roof.
11. The following conditions apply to all "carriage home" (duplex) dwelling units:
- a. A minimum of thirty percent of the total number of individual units shall include a front elevation with a brick facade;
 - b. Above-grade foundation walls shall be clad with finish materials compatible with the primary facade materials or shall, at a minimum, receive painted concrete brick-textured treatment; and
 - c. The rear elevations of the following units which elevations are visible from Summit Creek Drive and Serenade Lane shall receive the same window treatment as the front elevations, such as provisions or shutters or wood trim: Lots 1 through 8, Block V; Lots 1 through 10, Block PP; Lots 1 through 14, Block AA;

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Lots 1, 2, 13, 14, Block X; Lots 7 and 8, Block W; Lots 1 and 2, Block Y; Lots 3 and 4, Block Z Wood trim around the windows may be substituted for shutters if a fireplace chimney is provided on the rear facades.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Yewell, seconded by Commissioner Dabney, with Commissioners Yewell, Dabney, and Rhoads voting in favor of the motion, and with Commissioners Wootten and Botts absent, at its regular meeting held on Thursday, April 4, 1991, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of April 1991.

John F. Downs, Jr.
Executive Director

Frances J. Guertin
By Frances J. Guertin
Planning Board Administrator

JFD:FJG:MM:aj

APPROVED AS TO LEGAL SUFFICIENCY

D. Shurtell
MCPHC Legal Department

Date

4/16/91