



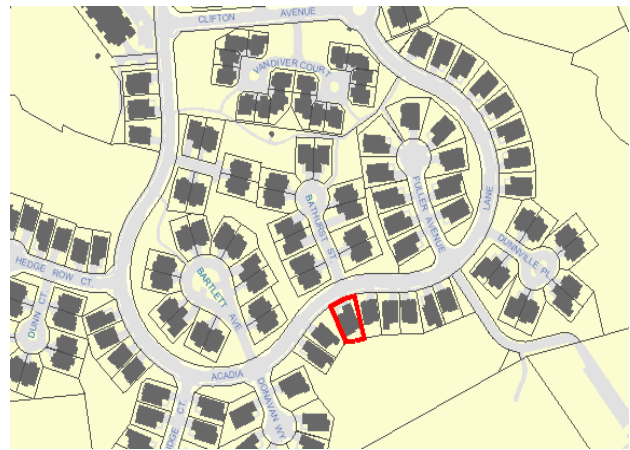
The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Comprehensive Design Plan CDP-9705-04 Cameron Grove, Lot 66, Block A (Johnston Sunroom)

REQUEST	STAFF RECOMMENDATION
Proposed sunroom at the rear of an existing single-family detached dwelling.	APPROVAL

Location: On the south side of New Acadia Lane, approximately 288 feet west of its intersection with Fuller Avenue	
Gross Acreage:	0.17
Zone:	R-L
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	74A
Council District:	06
Election District:	07
Municipality:	N/A
200-Scale Base Map:	201NE12
Applicant/Address: Michelle Clancy P.O Box 310 Upper Marlboro, MD 21128	
Staff Reviewer: Tierre Butler Phone Number: 301-952-2548 Email: Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	02/10/2022
Planning Board Action Limit:	02/10/2022
Staff Report Date:	01/25/2022
Date Accepted:	11/16/2021
Informational Mailing:	09/07/2021
Acceptance Mailing:	11/13/2021
Sign Posting Deadline:	01/10/2022

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/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Homeowner's Minor Amendment to Comprehensive Design Plan CDP-9705-04
Cameron Grove, Lot 66, Block A (Johnston Sunroom)

EVALUATION CRITERIA

1. The requirements of the following sections of the Prince George's County Zoning Ordinance:
 - a. Section 27-514 regarding uses permitted in the Residential Low Development (R-L) Zone.
 - b. Section 27-521 regarding required findings for approval of comprehensive design plan applications.
 - c. Section 27-524 regarding amendments to approved comprehensive design plan applications.
2. The requirements of Basic Plan A-9839-C.
3. The requirements of Comprehensive Design Plan CDP-9705.
4. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.

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 sunroom at the rear of an existing single-family detached dwelling within the rear yard setback and allow an increase of the total lot coverage by 9 percent.

2. Development Data Summary:

	EXISTING
Zone	R-L
Use	Residential
Lot size	7,269 square feet
Lot	1
Number of Dwelling Units	1

- 3. Location:** The subject property is located at 13710 New Acadia Lane, on the south side of New Acadia Lane, approximately 288 feet west of its intersection with Fuller Avenue. The property is also located in Planning Area 74A and Council District 6, within the Cameron Grove Subdivision.
- 4. Surrounding Uses:** The subject property is surrounded by similar single-family detached homes, and a stormwater management pond to the south, within the Residential Low Development (R-L) Zone.
- 5. Previous Approvals:** The subject site was developed as part of the Cameron Grove subdivision. On November 24, 1997, the Prince George’s County District Council approved Zoning Map Amendment A-9839-C, which revised the previously approved Basic Plan to allow a mixed retirement development on the western portion of the property totaling 156 acres. CDP-9705 was approved on February 19, 1998, for 856 dwelling units on approximately 156 acres, located on the west side of the Black Branch with sole access from MD 214 (Central Avenue). The remaining 149 acres east of Black Branch were not a part of the CDP, which covers the subject property zoned R-L. The development included a mixture of dwelling types including multifamily apartments and condominiums, cottage duplex units, and villa quadraplex units. On May 4, 2000, the Prince George’s County Planning Board approved CDP-9705-02, which was for the purpose of providing a single-family detached unit as a house type within the subject development. On July 10, 2003, the Planning Board approved CDP-9705-03 (PGCPB Resolution No. 03-138) with 19 conditions. Preliminary Plan of Subdivision (PPS) 4-97119, was approved by the Planning Board on April 9, 1998. There have been a series of approved specific design plans and amendments to include SDP-0002, approved on May 18, 2000; SDP-0002-01, approved on November 30, 2000; SDP-0002-03, approved on December 12, 2002; and SDP-0002-04, approved on April 10, 2014.
- 6. Design Features:** The subject application includes a proposal for a 12.6-foot by 16-foot sunroom attached to the rear of the existing single-family detached home. The sunroom will be 9 feet tall and designed to match the exterior architecture of the existing home. The sunroom extends into the 20-foot rear yard setback by 17 feet and is a minimum of 3 feet from the rear property line.

COMPLIANCE WITH EVALUATION CRITERIA

- 7. Prince George’s County Zoning Ordinance:** The project conforms with Section 27-514.09 of the Zoning Ordinance, regarding uses permitted in the R-L Zone. A single-family detached

dwelling is a permitted use in the R-L Zone. The project is also in compliance with the requirements of Section 27-514.10, which includes regulations applicable to the R-L Zone. The project also conforms to the requirements of Section 27-521 of the Zoning Ordinance regarding required findings for CDP applications, and Section 27-524 of the Zoning Ordinance regarding amendments to approved CDP applications. See Findings 11 and 12 below for a more detailed discussion of this conformance.

- 8. **Zoning Map Amendment (Basic Plan) A-9839-C:** The project is in compliance with the requirements of A-9839-C, as the proposed sunroom in the rear yard setback does not alter findings of conformance with the basic plan that were made at the time of approval of the CDP.
- 9. **Comprehensive Design Plan CDP-9705:** The project complies with the requirements of CDP-9705, except regarding the required rear yard setback. The CDP stipulates that the minimum rear yard setback for single-family detached houses is 20 feet, as outlined in Condition 17 of PGCPB Resolution No. 03-138 for CDP-9705-03, as follows:

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

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

***Excludes patios and decks**

The proposed sunroom addition encroaches into the rear setback 17 feet. Therefore, this application was filed as the sunroom is located only 3 feet from the rear property line. The proposed sunroom also increases the total lot coverage to 49 percent, which is 9 percent over the requirement.

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

11. Prior to approving a CDP, the Planning Board must make the required findings found in Section 27-521(a):

(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;

The CDP was previously found to be in conformance with A-9839-C. The proposed sunroom addition 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;

Conformance with Requirements 2-7 was found at the time of approval of the original CDP, and the proposed sunroom addition 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;**

This finding is not applicable to this project. There is no adaptive use of historic sites proposed with this homeowner's minor amendment.

- (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);**

Conformance with this requirement was found at the time of approval of the original CDP, and the proposed sunroom addition does not change that finding.

- (10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;**

Conformance with this requirement was found at the time of approval of the original CDP, and the proposed sunroom addition 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).**

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**

Conformance with this requirement was found at the time of approval of the original CDP, and the proposed sunroom addition 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.**

The subject site is not part of a regional urban community.

- 12.** Section 27-524(b)(3) 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.**

The subject CDP application is being reviewed by the Planning Board, in conformance with criterion (A) above. The Planning Board is required to make a decision on the CDP application, in conformance with criterion (C) above. In regard to criterion (B), staff believes that the proposed sunroom addition will not substantially impair the intent, purpose, or integrity of the approved CDP. The proposed sunroom will not be detrimental to the community and will not negatively impact the visual characteristics of the neighborhood because it will be located to the rear of an existing single-family dwelling, facing an existing stormwater management pond, and not visible from the street or public space.

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-9705-04 Cameron Grove, Lot 66, Block A (Johnston Sunroom).

CAMERON GROVE, JOHNSTON SUNROOM

Homeowner's Minor Amendment
Comprehensive Design Plan CDP-9705

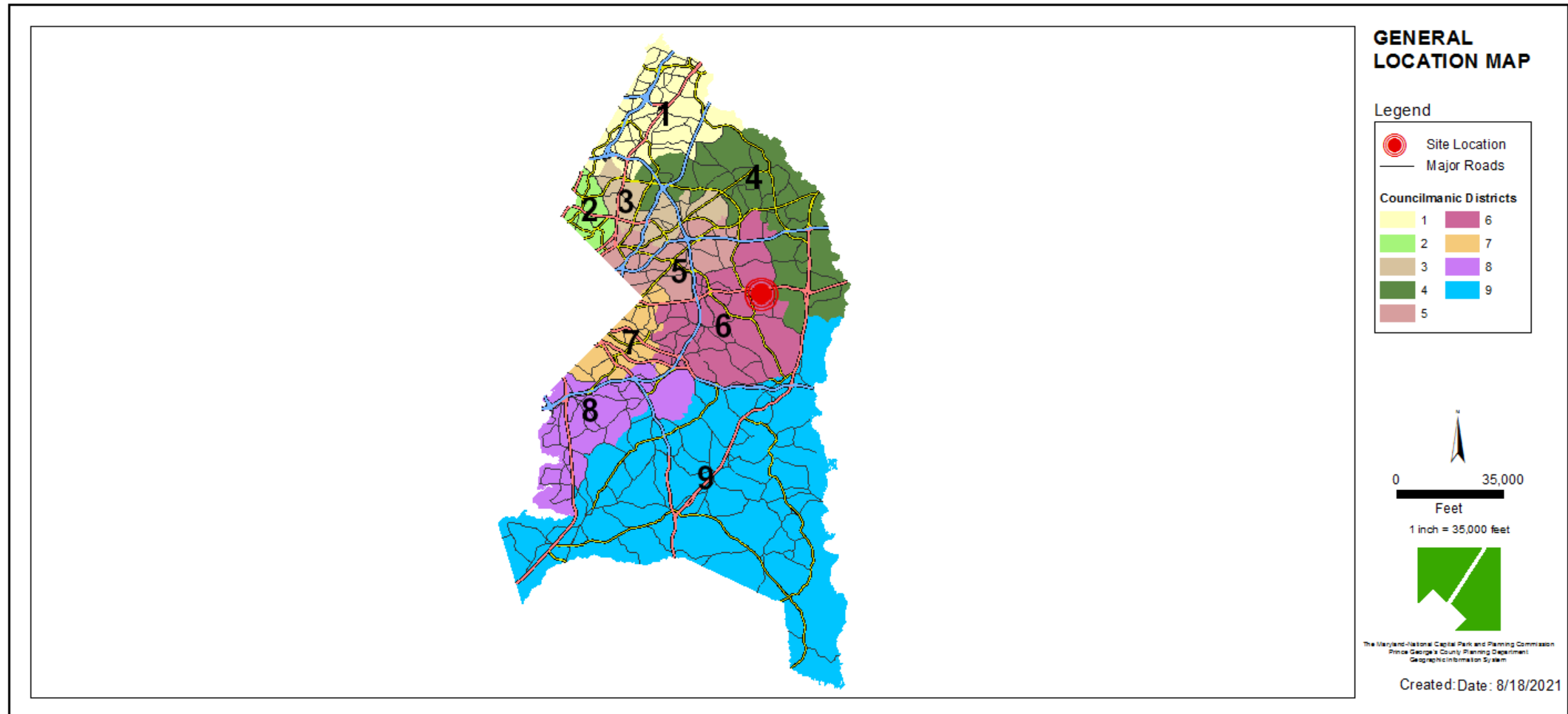
Staff Recommendation: APPROVAL



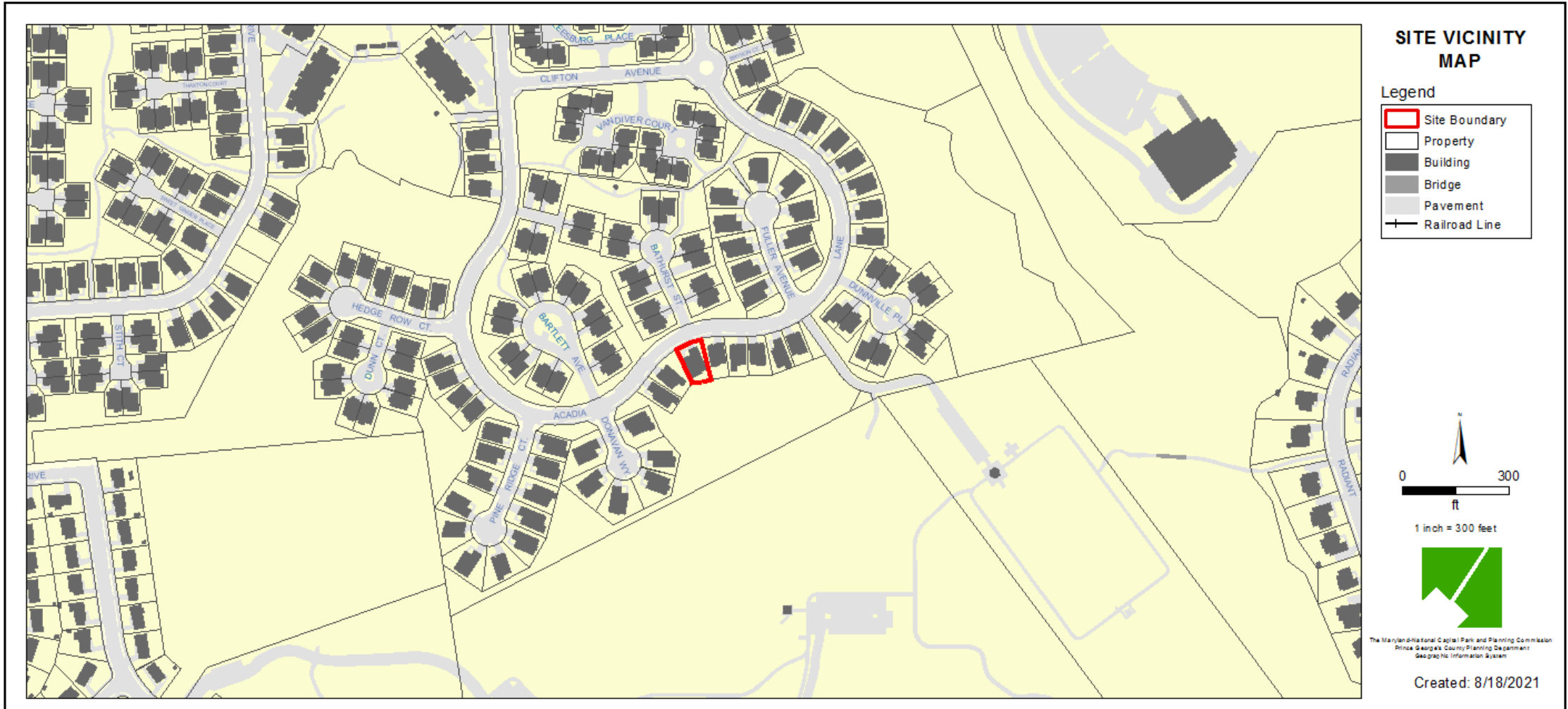
GENERAL LOCATION MAP

Council District: 06

Planning Area: 74A

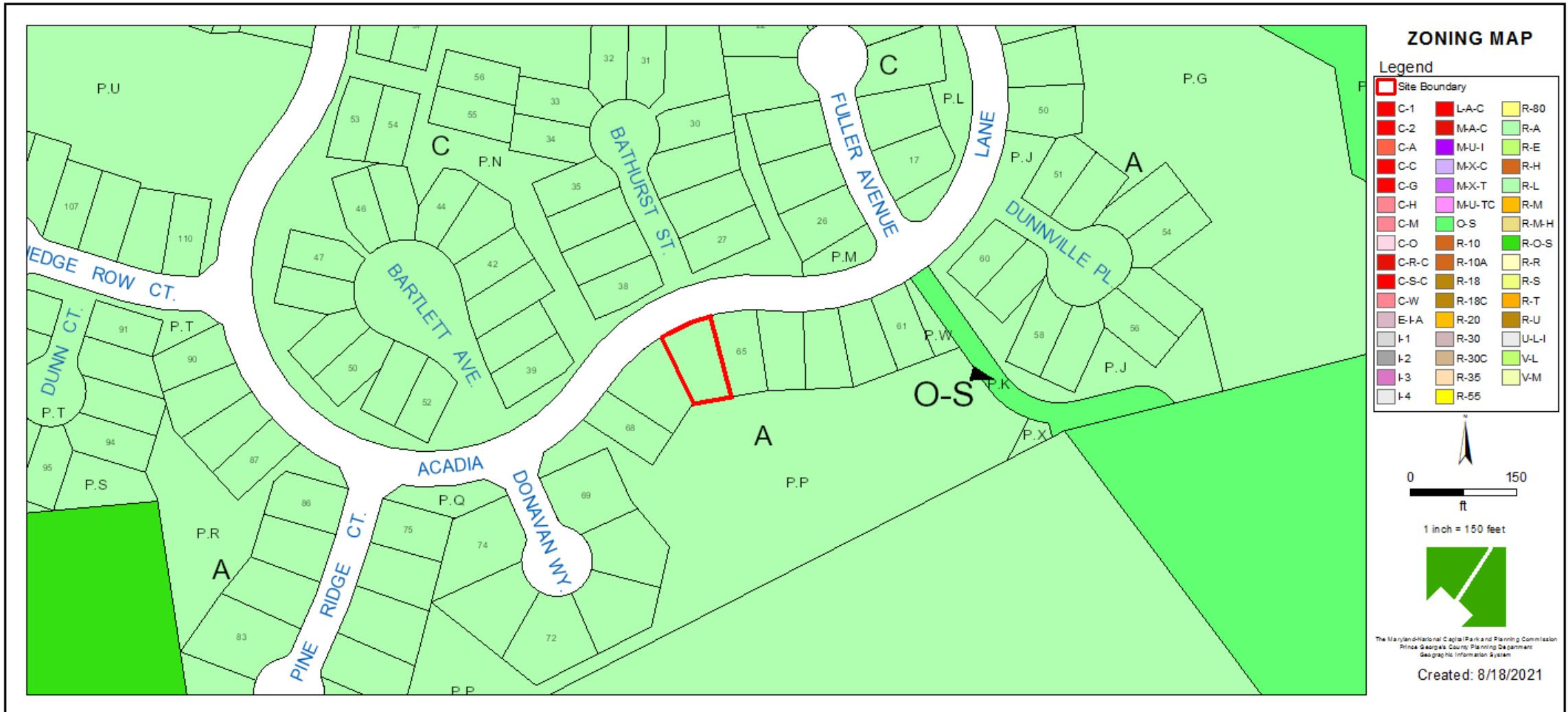


SITE VICINITY MAP



ZONING MAP

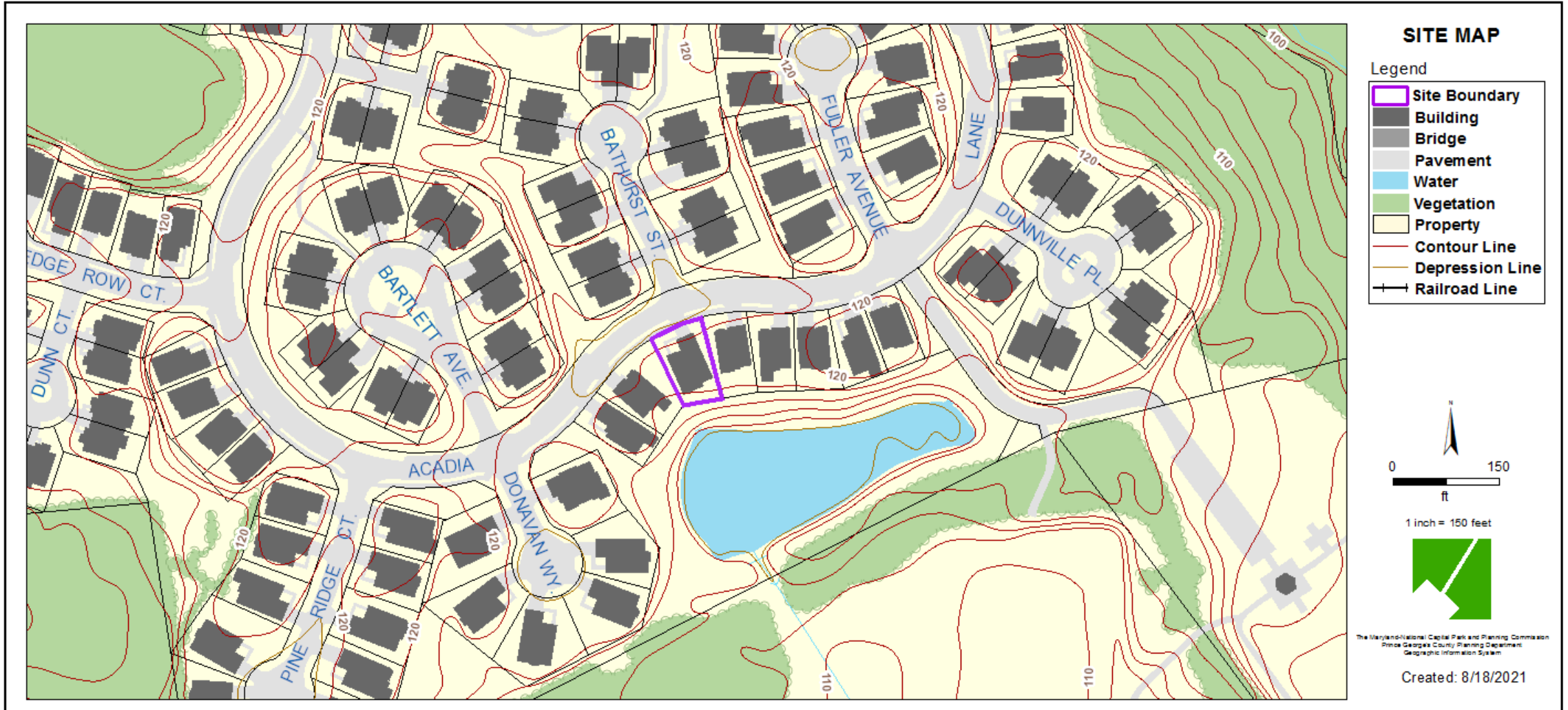
Property Zone: R-L



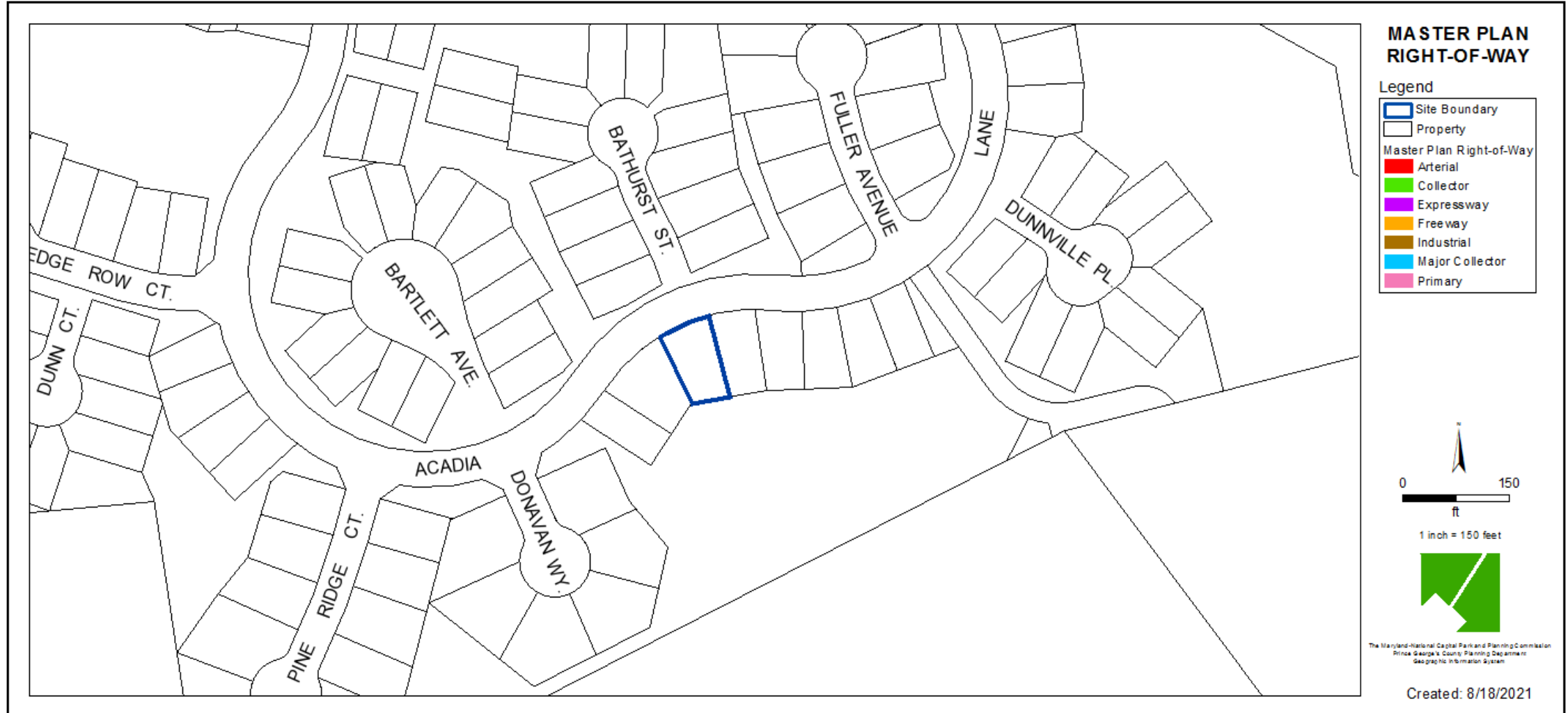
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



Attention: to include in existing coverage form on lot 37C

APPROVALS

APPROVAL	DATE	BY
PLANNING		
COMMISSION		
APPROVAL		

CALL MISS UTILITY TELEPHONE 410-251-0777 FOR FURTHER INFORMATION

SCALE: 1" = 30'

ENGINEER'S CERTIFICATE
 I hereby certify that the grading shown herein conforms with Subtitle F-14, District Three of the Prince George's County Code.

DATE: 2/10/2022
 Signature: [Signature]
 Registered Engineer

I HEREBY CERTIFY THAT I HAVE ADVISED THE STATE AND THAT DRAINAGE, EROSION CONTROL, AND OTHER NECESSARY PROVISIONS ARE FROM THIS SITE AND OF THE ADJACENT AREAS HAVE BEEN ADOPTED AND A SUBSTANTIAL AGREEMENT HAS BEEN REACHED WITH APPLICABLE CODES.

DATE: 2/10/2022
 Signature: [Signature]
 Registered Engineer

NO.	DESCRIPTION	AMOUNT	UNIT
1	LOT 37C	1.00	AC
2	LOT 37D	1.00	AC
3	LOT 37E	1.00	AC
4	LOT 37F	1.00	AC
5	LOT 37G	1.00	AC
6	LOT 37H	1.00	AC
7	LOT 37I	1.00	AC
8	LOT 37J	1.00	AC
9	LOT 37K	1.00	AC
10	LOT 37L	1.00	AC
11	LOT 37M	1.00	AC
12	LOT 37N	1.00	AC
13	LOT 37O	1.00	AC
14	LOT 37P	1.00	AC
15	LOT 37Q	1.00	AC
16	LOT 37R	1.00	AC
17	LOT 37S	1.00	AC
18	LOT 37T	1.00	AC
19	LOT 37U	1.00	AC
20	LOT 37V	1.00	AC
21	LOT 37W	1.00	AC
22	LOT 37X	1.00	AC
23	LOT 37Y	1.00	AC
24	LOT 37Z	1.00	AC

ENCLOSING PLANNING-DATE: SCENARIOS SURVEYS

GREENHORNE & O'MARA, INC.
 300 EEDMUNSTON ROAD, GREENBELT, MARYLAND 20770
 (301) 982-2800 (3) LEAFLET DATE: 2/10/2022

300 EEDMUNSTON ROAD, GREENBELT, MARYLAND 20770
 (301) 982-2800 (3) LEAFLET DATE: 2/10/2022

SPECIFIC DESIGN PLAN
CAMERON GROVE
PHASE TWO

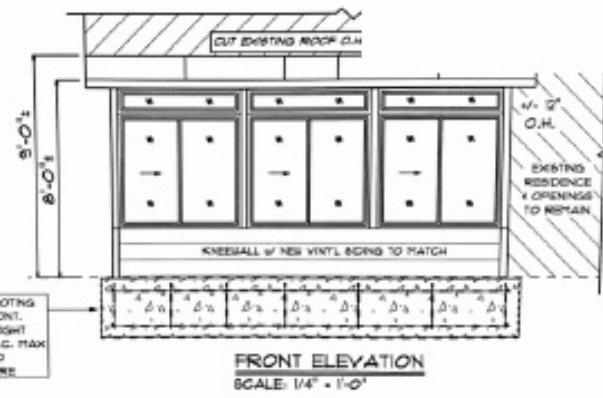
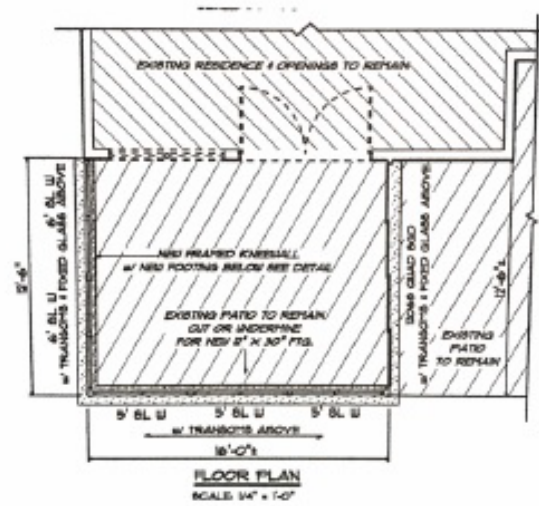
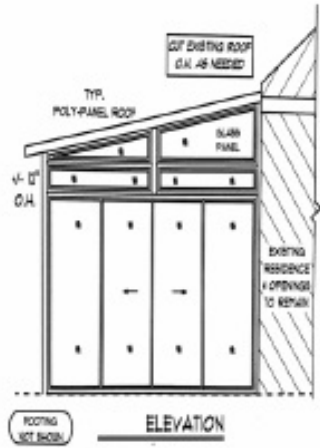
APPROVED PLAN

7 of 11

DATE: 2/10/2022

SCALE: 1" = 30'

SUNROOM ELEVATIONS



BEFORE



SUNROOMS
 FOUR SEASONS SUNROOMS
AFTER

STAFF RECOMMENDATION

APPROVAL

- No Conditions

Major Issues:

- N/A

Applicant Community Engagement:

- N/A

PGCPB No. 98-35(C)

File No. CDP-9705

C O R R E C T E D 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 February 19, 1998, regarding Comprehensive Design Plan CDP-9705 for Cameron Grove the Planning Board finds:

1. On November 24, 1997, the District Council approved Zoning Map Amendment Application No. A-9839-C for Cameron Grove. This Zoning Map Amendment revised the previously approved Basic Plan to allow a Mixed Retirement Development on the westerly portion of the property (156 ∇ acres). The remaining 149 ∇ acres, east of the Black Branch, will remain in the R-L Zone and is not a part of this Comprehensive Design Plan application. The Basic Plan requires a separate Comprehensive Design Plan to be filed for the easternly portion of the property. Under Section 27-107.01(a)(151.1), a Mixed Retirement Development is defined as Aa residential community for retirement aged persons developed under a uniformed scheme of development, containing a mix of attached, detached, or multifamily dwelling units, nursing or care homes, or assisted living facilities. Each community shall be developed with not less than two (2) types of dwelling units.@
2. The District Council approved the amended Basic Plan application, A-9839-C for Cameron Grove, subject to 40 conditions, and the following land use types and quantities (for the Mixed Retirement Development only):

Mixed Retirement Development

Gross Acreage	157.8 acres
Half the floodplain (Black Branch)	-2.2 acres
Adjusted Gross acreage	155.6 acres
Base Density (4.0 x 155.6 ac.)	622 dwelling units
Approved Density (6.45 x 155.6 ac.)	1,004 dwelling units
Maximum Allowed (8 x 155.6 ac.)	1,245 dwelling units

Land Use Types

Single-family detached and attached dwellings
Multifamily dwellings
Assisted living
Recreation center of other recreational facilities
Accessory uses

Note: The land use quantities are slightly different for the CDP. The following are the adjusted land use quantities:

Gross Acreage	157.8 acres
Half the floodplain (Black Branch)	-2.6 acres
Adjusted Gross acreage	155.2 acres
Base Density (4.0 x 155.2 ac.)	621 dwelling units
Requested CDP Density (5.515 x 155.2 ac.)	856 dwelling units

3. The Comprehensive Design Plan, as proposed by the applicant, includes a maximum of 856 dwelling units on approximately 156⁷ acres located on the west side of the Black Branch with sole access from MD 214 (Central Avenue). The development will be comprised of a mixture of dwelling types, including multifamily apartments and condominiums, cottage duplex units and villa quadraplex units. The intent of the development is to cluster the multifamily units to the center of the development and radiate the single-family attached units outwards towards the borders of the development. The applicant proposes to simulate a town center by clustering the higher density units to the center of the project which surrounds a community recreation area with a community building and a community green.

Findings Required by Section 27-521 of the Zoning Ordinance (Findings 4-9 below)

4. The Comprehensive Design Plan for Cameron Grove, when modified by the proposed conditions described below, will be in conformance with the conditions of Zoning Application No. A-9839-C. Specific conditions which warrant discussion regarding conformance of the Comprehensive Design Plan with the Basic Plan are considered below:

1. **In no event shall the maximum density exceed 1,004 dwelling units in the Mixed Retirement Development and 166 dwelling units in the standard R-L Development portion.**

The maximum number of units proposed for CDP-9705 for Cameron Grove, based on the base density of 616 dwelling units plus 240 units earned through density increment factors is 856.

2. **A minimum of 100 feet wide nondisturbed tree buffer shall be maintained along the boundary shared with the Kettering Subdivision except where stormwater management facilities or utility crossings exist.**

This condition has been satisfied since all impacts to the 100-foot-wide buffer have been eliminated with the exception of the utility crossings associated with 2 sewer outfalls and 1 stormdrain outfall. There are no existing stormwater facilities or utility crossings now. The grading previously shown on the TCPI as impacting this area has been eliminated. This condition allows for the placement of proposed sewer and stormdrain outfalls in this

buffer where necessary to serve the project. This condition should be carried forward as Condition 2 below and slightly modified to include the following language:

Encroachments into the 100-foot-wide buffer shall not be permitted for any residential lots or associated grading.

3. **At each access point off of Church Road and Central Avenue, the amended Basic Plan will provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.**

This has also been provided on the CDP.

4. **Prior to approval of a preliminary plan of subdivision, the Maryland State Highway Administration shall modify the Central Avenue (MD 214)/Church Road intersection to provide for Level-of-Service AD@ during both peak hours. Full construction funding shall be identified in the Maryland Department of Transportation=s Consolidated Transportation Program, the Prince George=s County Capital Improvement Program or from private sources. If the warrant is met and signalization is deemed necessary, the State Highway Administration (SHA) and/or the Prince George=s County Department of Public Works & Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.**

The Transportation Planning Division has indicated that the signals at the MD 214/Church Road intersection are installed and operational. Furthermore, the traffic study shows that, in its current configuration, the intersection will continue to operate at LOS D or better during both peak hours with the development of the subject property.

5. **Prior to the issuance of any building permits, the applicant shall bond to construct improvements for the Mixed Retirement Development=s site access with Central Avenue which will provide the following improvements:**
 - a. **A westbound-to-southbound left-turn lane and an eastbound-to-southbound right-turn lane with adequate storage length and taper as determined by the State Highway Administration.**
 - b. **If warrants are met, and if deemed appropriate by the State Highway Administration, traffic signalization equipment which can be interconnected with traffic signals at the MD 193/MD 214 and Central Avenue (MD 214)/Church Road intersection.**

The Transportation Planning Division has indicated that this condition requires certain geometric and signalization (if warranted) improvements at the proposed MD 214/site access. This condition, in a slightly modified form, is being carried over into the CDP and subdivision approvals for enforcement at the time of building permit.

6. **Prior to the issuance of any building permits for the balance of the property which is not developed as a Mixed Retirement Development (i.e. the 150+A. portion fronting on Church Road), the applicant shall dedicate the 200-foot right-of-way from the proposed future baseline of Church Road along the proposed development=s frontage to provide a four-lane, divided collector to rural parkway standards with an open median of varying width. Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.**

This condition concerns the eastern portion of the property which is proposed to be developed as a single-family detached community. As indicated earlier, a new CDP for the eastern portion of the property must be approved prior to development occurring there.

7. **Prior to the issuance of any building permits for the balance of the property which is not developed as a Mixed Retirement Development (i.e. the 150+A. portion fronting on Church Road), the applicant shall bond to construct access improvements at the site access on Church Road to provide for separate right and left turn lanes on the eastbound approach.**

This condition concerns the eastern portion of the property which is proposed to be developed as a single-family detached community. As indicated earlier, a new CDP for the eastern portion of the property must be approved prior to development occurring there.

8. **The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of the Specific Design Plan (SDP).**

This condition should be carried forward as Condition 3 below.

9. **The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.**

This condition should be carried forward as Condition 4 below.

10. All nontidal wetland mitigation areas shall be shown on the Comprehensive Design Plan (CDP) or Specific Design Plan (SDP).

The TCP submitted as part of this CDP identifies a proposed wetland mitigation area in the south central portion of the property. The mitigation area is located in an area identified as a Woodland Conservation Tree Preservation Area and also identified as an existing wetland. The Natural Resources Division is unclear as to exactly what is being proposed for this APr. Wetland Mitigation Area@ and if it is indeed proposed or existing. In addition, it is questionable how the applicant intends to create a wetland without impacting the existing woodlands. Therefore, Condition 17 below is proposed. Additionally, the Basic Plan condition should be carried forward as Condition 5 below.

11. Technical approval of the location and sizes of Stormwater Management Facilities is required prior to the approval of any SDP.

This condition should be carried forward with additional language as Condition 6 below.

12. Prior to submittal of a CDP, the applicant and M-NCPPC Natural Resources Division staff shall determine if a noise study, which considers the impact of Central Avenue and Church Road on the subject property, is necessary. If such a study is required it shall be submitted with the CDP.

Noise issues associated with Central Avenue have been identified for this property. A noise study was submitted to the Natural Resources Division for review per Conditions 12 and 34 of the Basic Plan approval. The Noise Study as prepared by Staiano Engineering, Inc. on December 1, 1997 has been reviewed and found to be acceptable. The study found that eight buildings would be exposed to noise levels in excess of 65 dBA and recommended that the buildings be moved beyond the 65 dBA contour or that mitigation be provided in the form of noise barriers or building soundproofing treatments.

13. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.

The CDP complies with this condition, however, the condition should be carried forward as Condition 7 below.

14. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.

Streams, floodplains, wetlands and associated buffers which comprise the Patuxent River primary Management Area (PMA) have been identified on the TCPI for this application. The application has also been found to be in general compliance with the buffer guidelines for the PMA which precludes disturbances to these features. The Basic Plan condition should be carried forward as Condition 8 below.

- 15. As part of the submittal of the CDP, the applicant shall include a conceptual layout of water and sewerage service to the site, and an analysis of the impact of the construction of water and sewer lines on the subject property.**

The conceptual sewer and water plan has been reviewed. A copy of the plan has also been forwarded to DER and WSSC for review and comment. It should be noted that other than 3 sewer outfalls, 2 water mains and the relocation of an existing six-inch force sewer main that all sewer and water will be located in roads or yards. The sewer and water alignments have generally avoided impacts to the PMA.

- 16. As part of the submittal of the CDP, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay, if any.**

The Natural Resources Division has reviewed the Preliminary Soil Investigation report submitted by MAFI Associates, Inc. on April 22, 1997 and found the report to be acceptable. According to the report, no Marlboro clays were found to be present on the portion of the site subject to this application. The soils on the property include Adelpia fine sandy loam, Collington fine sandy loam, Collington loamy fine sand, Mixed alluvial land, Monmouth fine sandy loam, Monmouth clay loam and Shrewsbury fine sandy loam. Several of these soil groups have impeded drainage and high water tables which should not pose a problem unless there are to be basement units, in which case, adequate subsurface drainage should be provided. The Soil Investigation report concluded that the information presented was preliminary and that further assessments would be required to determine the exact requirements for the building foundations and pavement surfaces once a final design layout has been prepared. The final Soil Investigation is required by DER and DPW&T as part of their normal review process.

- 17. All commercial and public assembly structures shall be fully sprinklered in accordance with National Fire Protection Standards (NFPA) 13 and all applicable County laws.**

This condition should be carried forward as Condition 22 below.

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

This condition should be carried forward as Condition 22 below.

- 19. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch shall be dedicated to the M-NCPPC.**

This condition should be carried forward as Condition 9 below, with additional language that requires that the floodplain be dedicated at the time of Final Plat approval.

- 21. A separate internal trail system for the Mixed Retirement Development shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging, and biking.**

The CDP provides for a separate internal trail system. In addition to the trail system provided in the public rights-of-way within the development, approximately 7,000 linear feet of six-foot-wide asphalt trail will be provided connecting all of the various uses throughout the development.

- 22. All development pods, parks, recreational and historical features shall be connected into the main trail network, feeder trails, and/or sidewalks.**

The CDP complies with this condition.

- 23. All trails within the proposed development shall be handicapped accessible.**

This condition should be carried forward as Condition 12 below.

- 24. At the time of the Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationships within the entire development site with respect to pedestrian movement.**

A comprehensive network of trails has been provided for the development that provides interconnections between all of the various components of the CDP, such as the Community Center and central green area, all areas within the open space network, exercise stations, seating areas, gazebos, a picnic grove and the area of park dedication.

- 26. Prior to Comprehensive Design Plan approval, the applicant shall demonstrate that all CIP-sized water and sewer facilities have been funded for construction.**

By letter dated December 22, 1997 (Coe to Markovich), the WSSC has indicated that AProgram-sized water main extensions (16@ or greater) are not required to serve the property.@

- 27. Approximately eight acres shall be dedicated to the M-NCPPC for a community park. The exact location of this park on the property shall be determined at the time of approval of the Comprehensive Design Plan (CDP) in a location which is satisfactory to the Parks Department of M-NCPPC. Said park shall be developed by Applicant as a community park with facilities specified prior to CDP approval. The facilities and design are to be approved by the Department of Parks and Recreation prior to CDP approval. The park will contain, at a minimum, softball field(s), tennis**

court(s), volleyball court(s) and a picnic pavilion or other facilities agreed upon at approval of the CDP.

The applicant has agreed to dedicate a 14.3 ∇ -acre park to the M-NCPPC. The facilities agreed to be provided are as follows:

- \$ Softball field (unlighted)
- \$ Pavillion (28'x28' in size)
- \$ Water fountain
- \$ Dog Park (approximately 150'x150' to 200'x200' in size)
- \$ Golf pitch and putt area with 3 ∇ flags/pins
- \$ Horseshoe pits and shuffleboard
- \$ Open play area
- \$ 8-foot-wide hiker/biker trail connecting the various facilities
- \$ Temporary, pervious parking lot with 20 spaces to include spaces for the handicapped
- \$ A 22-foot-wide paved asphalt driveway from a publicly dedicated road to the impervious parking area with landscaping on both sides as needed to supplement existing trees and landscaping
- \$ Sufficient right-of-way shall be shown on the Preliminary Plan of Subdivision and shall be dedicated to the M-NCPPC with the Final Plat which includes the community park.

The applicant has agreed to construct the park, with construction starting prior to development of Phase II (279th building permit), and completed by the start of Phase III (422nd building permit).

The design of the park has not yet been completed, and should be completed to the satisfaction of the Parks Department prior to certification of the CDP.

- 28. Every effort shall be made to coordinate the plans for the development of the 8 \pm -acre park with the plans for the 35 \pm -acre park to be developed as part of the Greens of Dumbarton unless an alternate property location is agreed upon at the time of the approval of the CDP.**

This condition still applies to the design of the park prior to certification of the CDP.

- 34. At the time of CDP, the applicant shall submit to the Natural Resources Division a noise study showing a typical cross section with the 65 dBA line for the Mixed Retirement Development portion of the site abutting Central Avenue. This noise contour should be taken into consideration when identifying the various development pods.**

The condition was addressed as a response to Basic Plan Condition 12 above.

- 35. The applicant shall identify with the CDP application the approximate location of impacts to the PMA. If impacts to the PMA are proposed the applicant shall provide justification for the disturbances which includes an estimate of the total area of disturbance, the features to be impacted and other alternatives that were considered to avoid these disturbances.**

The CDP has identified approximately 7.24 acres of non-tidal wetlands and 4.70 acres of wetland buffers of which there will be impacts to approximately 0.23 acres of wetlands and 0.34 acres of wetland buffers. The impacts include two sewer outfalls which are necessary for the development of this site. The first outfall is located along the southern property line and crosses a wetland area which extends approximately 780 feet north of this southern property line. In order to avoid impacts to this PMA the applicant would need to raise the existing grade to nearly all of the eastern portion of this site or sewer the site to the south through the PMA for Black Branch. The second impact is associated with another wetland that extends westward from Black Branch. This impact is to the buffer only and is for the placement of a realigned forced sewer main from the Evangel Temple that is also required to service approximately 20 lots proposed by this application. As a condition of approval, at the time of Specific Design Plan, the applicant should provide an alternatives analysis to the Natural Resources for the placement of the proposed sewer line through the wetlands along the southern property line. The alternatives analysis should examine the potential for using the existing force main location through the wetlands in order to further reduce wetland impacts.

- 36. At the time of CDP the application shall provide the Natural Resources Division with a conceptual alignment of the off-site sewer and water alignments which considers significant environmental features such as streams, wetlands, floodplains and steep and severe slopes. This alignment shall be further refined in conjunction with the Preliminary Plan of Subdivision and Specific Design Plans as more detailed information is available. Prior to signature approval of the Specific Design Plan the applicant shall provide the Natural Resources Division with an approved sewer alignment from WSSC.**

This condition was addressed as a response to Basic Plan Condition 15 above.

- 37. Stormwater management ponds and water quality ponds shall be located outside the PMA unless determined by the Site Development Section of the Department of Environmental Resources to be unfeasible if located outside the PMA.**

This condition has not been resolved due to a prior commitment by the Evangel Temple that the first development in the R-L portion of the property would construct a regional facility on Black Branch. The environmental impacts associated with a regional facility in Black Branch will be much greater than that proposed by this plan. However, there is some concern at DER that the smaller facilities may not adequately address the needs for

the larger area. Therefore, DER has been discussing this issue with the applicant as part of the Stormwater Management Plan Concept approval which is required prior to Preliminary Plan of Subdivision approval.

- 38. Access to this site from public right-of-way will be afforded by:**
- a. An access road onto Central Avenue/MD 214 from the Mixed Retirement Development**
 - b. An access road onto Church Road from the R-L zoned parcel**

This condition specifies that access to the Mixed Retirement Community shall be via an access road onto Central Avenue. The access plan shown on the CDP is consistent with this condition.

- 40. During the approval process of the Comprehensive Design Plan, a referral shall be made to the Department of Public Works & Transportation regarding the potential need for local public transportation to service the needs of the senior citizen residents to access retail, service commercial, and public facilities such as libraries, schools, and hospitals, etc. The technical staff shall propose possible site design amendments to aid in the accessibility of public transportation (i.e. bus shelters, curb cuts, etc.).**

This condition requires the consideration of site design elements to aid in the accessibility of public transportation. This application has been referred to the DPW&T, and their comments are attached. The DPW&T has indicated that small-vehicle transit service is appropriate to serve this community, and that stops should be provided at the community center and at two locations along the internal street network, one southeast of the community center and one southwest of the community center. These bus stops, along with the necessary curb cuts and walkways needed to serve them, should be shown on the Specific Design Plan.

5. The proposed Comprehensive Design Plan would result in a development with a better environment than could be achieved under other regulations in the way that it is planned as a Mixed Retirement Development. The design intent is to provide a Town Center at the middle of the development with higher density, radiating outward with lower density to the fringes.

The Town Center will have a 90-foot-wide boulevard with an 18-foot-wide planting island at the entrance to the development, terminated by a 200-foot-wide traffic circle with a 124-foot-diameter planting island. On axis with the boulevard, and terminating the view from the entrance will be a 12,000-square-foot Community/Recreational Center. To the rear of the Community Center will be an outdoor recreational area that will have a vista to a natural area and central amenity pond. An outdoor swimming pool, tennis courts and deck and patio area will also be provided in this area.

Defining the edge of the boulevard and framing the view of the Community Center will be three- to four-story multifamily units. Two public roads will radiate away from the central traffic circle providing access to individual neighborhoods of cottages (duplexes) and villas (quadraplexes). Architectural materials, detailing and colors will be coordinated to be in harmony throughout the community.

All neighborhoods, as well as the Community Center and a 14.3-acre park, which will be constructed by the applicant and dedicated to M-NCPPC, will be interconnected with bike and pedestrian trails. Activity nodes along the pathways will include benches, game tables, exercise stations, shuffle board courts, community garden areas, garden ornaments, grape arbors, gazebos bird and squirrel feeders and bird and duck nesting boxes.

6. Approval is warranted by the way in which the Comprehensive Design Plan includes design elements such as the Town Center with entrance boulevard, traffic circle and the Community/Recreation Center with the various indoor and outdoor recreational facilities, the creation of neighborhoods that are interconnected by pedestrian trails with activity nodes, a comprehensive network of open space which also connects to a 14.3-acre public park and the stream valley to the Black Branch, the integration of architectural design elements within the entire development. The proposed facilities and amenities will satisfy the needs of the residents, employees, or guests of the project.
7. The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings. To the west and south of the project is the existing Kettering subdivision, zoned R-80 and developed with 9,600-square-foot minimum lots. The applicant proposes to provide a minimum 100-foot-wide tree save area along the common boundary, except where utility crossings and stormwater management ponds are needed. Also to the south is undeveloped land in the R-L zone with an approved Comprehensive Design Plan named Governor=s Green. A 35-acre public park is proposed along the northern part of that property which will be accessible to Cameron Grove. To the east and across the Black Branch is the remaining portion of the Cameron Grove site in the R-L Zone which requires a separate Comprehensive Design Plan. To the northeast and across the Black Branch is the existing Evangel Temple site. The existing wooded floodplain provides a significant buffer between the two sites. To the north, and across Central Avenue is R-S zoned property and existing Adventure World.
8. 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.

The lot sizes for the cottage and villa lots are 2,500 square feet and 2,000 square feet, respectively. The smaller lot sizes with smaller side yard setbacks and

larger lot coverage ratios (80%) were created to lessen the need for extensive maintenance that larger lots require.

Significant amounts of open space have been provided on the site in the form of common open space areas between residential areas that are interconnected with an extensive trail network, a central recreational area with a pool, tennis courts and a natural area with a pond, and a 14.3-acre park dedicated to public use.

b. Building setbacks from streets and abutting land uses.

The single-family attached lots are designed to be primarily sited on private courtyards. The individual courtyards are designed so that the units are at angles to the public streets. The angled arrangement of the buildings create views of all sides of the units and provide opportunities for landscaping and berming to help screen the rear yards. For building setback from streets and other development standards, see Finding 17.

Building setbacks from the existing Kettering subdivision will be substantial since a required 100-foot wooded buffer will be maintained between Kettering and the subject property. Building setbacks from Central Avenue will also be substantial since a 100-foot minimum buffer will be maintained along the right-of-way.

c. Circulation access points.

The proposed plan will have adequate circulation access points to the surrounding road network. One vehicular access point to the site is proposed from Central Avenue.

9. 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. There are three stages to the development. The public benefit features associated with each stage will be designed and constructed along with the development for each successive stage. The following are the stages for development along with the staging of the recreational facilities for Cameron Grove:

STAGE 1: Mixed Retirement Development		
	Range of Dwelling Units	Remarks
Multifamily Attached Dwellings and Single-Family Attached Dwellings	25-300	Apartments/Condominiums and Villages/Cottages
Total	278	

STAGE 2: Mixed Retirement Development		
	Range of Dwelling Units	Remarks
Single-Family Attached Dwellings	100-144	Villages/Cottages
Total	144	

STAGE 3: Mixed Retirement Development		
	Range of Dwelling Units	Remarks
Multifamily Attached Dwellings and Single-Family Attached Dwellings	50-300	Apartments/Condominiums and Villages/Cottages
Total	434	

The applicant has the right to adjust the schedule and staging to accomplish a logical and economically feasible development plan, subject to the approval of the Prince George's County Planning Board or its designee. The Applicant also has the right to phase the stages. Development of the cottages, villages and apartments/condominiums does not have to occur sequentially in the numbered stages. The sequence of development will be determined upon the approval of each Specific Design Plan.

STAGE 1: Cameron Grove Recreational			
	Dwelling Units	Amenities	Bonded
Phase One	278	6= wide Asphalt Trail 2,100= 6= wide Asphalt with Public Right of Way 3,000= 2 Tennis Courts 1 Activity Node ¹	Prior to the issuance of the 1st building permit
STAGE 2: Amenities			
	Dwelling Units	Amenities	Bonded
Phase Two	144	6= wide Asphalt Trail, 1,800= 6= wide Asphalt within Public Right-of-Way 2,600= 2 Activity Nodes ¹	Prior to the issuance of the 279th building per-

	<p>Pull Permit by Building Permit 279, Complete by Permit 422</p> <p>Pull Permit by Building Permit 279, Complete by Permit 422</p>	<p>1,500 SF Sales/Comm. Building</p> <p>Community Park to be dedicated to The Maryland-National Capital Park and Planning Commission</p>	mit
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STAGE 3: Amenities			
	Dwelling Units	Amenities	Bonded
Phase Three	434	<p>6= wide Asphalt Trail, 3,100=</p> <p>6= wide Asphalt within Public Right-of-Way 5,100=</p> <p>Community Center</p> <p>1 Pool</p> <p>1 Activity Node¹</p> <p>2 Activity Nodes¹</p>	<p>Prior to the issuance of the 423rd building permit</p>
	<p>Pull Permit by Building Permit 423, Complete by Permit 550</p> <p>Pull Permit by Building Permit 500, Complete by Permit 550</p> <p>All recreational facilities shall be completed prior to the issuance of the 800th building permit</p>		

ACTIVITY NODE OPTIONS

- | | | |
|---|---------------|--|
| 1 | Bird Watching | <p>4 Benches</p> <p>6 Bird Feeders</p> <p>1 Trash Receptacle</p> <p>2 Squirrel Feeders</p> <p>1 Wood Duck Boxes</p> <p>All Weather Trail Markers</p> |
| 2 | Rose Garden | <p>Sundial</p> <p>Rose Arbor</p> <p>4 Benches</p> |

		1 Trash Receptacle 50± Roses All Weather Plant Markings
3	Azalea Garden	4 Benches 1 Trash Receptacle 50± Azaleas Clear Understory 10,000 SF All Weather Plant Markers

ACTIVITY NODE OPTIONS

4	Exercise	6 Low Impact Work Stations 4 Benches 1 Trash Receptacle All Weather Trail Markers
5	Games	4 Game Tables 1 Trash Receptacle 2 Shuffle Board Courts 1 Over Size Chess Board Table
6	Sitting Area	1 12-foot Diagonal Gazebo 6 Benches 1 Trash Receptacle
7	Nature Walk	All Weather Markers 2 Wood Duck Boxes 2 Geese Nesting Boxes
8	Community Gardening	2,000 SF Raised Garden Boxes with Topsoil 4 Benches 2 Garden Ornaments
	100 Herb Plants	50 Garden Perennials 1 Trash Receptacle 1 Grape Arbor 6 Fruit Trees

10. In their memorandum dated February 6, 1998 (Masog to Wagner), the Transportation Planning Division finds that the staging of development will not be an unreasonable burden on available public facilities if approved subject to proposed conditions 19-21 below. The TPD also made the following additional findings:

The applicant prepared a traffic impact analysis dated December 1997. The study has been prepared in accordance with the methodologies in the *Guidelines for the Analysis of*

the Traffic Impact of Development Proposals. The findings and recommendations outlined below are based upon a review of the traffic study and other relevant materials, and analyses conducted by the staff of the Transportation and Public Facilities Planning Division, consistent with the *Guidelines*.

Staff Analysis of Traffic Impacts

The following intersections have been analyzed in the traffic study:

- ! MD 214 and MD 193 (signalized)
- ! MD 214 and Church Road (signalized)
- ! MD 214 and site entrance (planned)

Under existing traffic, the analysis shows that, with the recent widening project along MD 214, there is little operational problem in the immediate area during either weekday peak hour. Existing conditions are summarized as follows:

EXISTING CONDITIONS			
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)
MD 214 and MD 193	1,187	1,058	C B
MD 214 and Church Road	976	909	A A
MD 214 and site access	planned		
<p>*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the <i>Guidelines</i>, an average vehicle delay exceeding 45.0 seconds indicates inadequate traffic operations.</p>			

The submitted traffic study provides sufficient information for making an assessment of background traffic, and while the list of background development in the study is fairly complete, the staff has field-checked the sites against approved development and has revised the list of background development. The staff's analysis takes into account the following changes:

- ! Woodmore South: 64 detached and 30 townhouse residences
- ! Tall Oaks Estates: 133 detached residences
- ! Delete Tall Oaks Crossing - built out
- ! Grovehurst: 25 detached residences
- ! Stogner Property: 126 detached residences
- ! Collington Manor: 39 detached residences
- ! Collington Station: 182 detached residences

- ! Add Twelve Oaks: 10 detached residences
- ! Add Collington Center: see discussion below
- ! Add Collington South: see discussion below

Collington Center presents a unique problem as there is considerable development approved within the central and south sections of Collington, but this development includes very little in terms of a staging plan. Furthermore, there is a Basic Plan Amendment for Collington South which has District Council action, but no succeeding plans based on the Amendment. The Basic Plan findings specifically consider a six-year time horizon for transportation improvements, and so it is important to consider development which is approved within Collington which would potentially occur within six years. Since development started within Collington Center, approximately 3.903 million square feet have been constructed (this has not been substantiated by an analysis of building permits, but rather is based upon 224 acres developed at an FAR of 0.40). Subdivision approvals within the central section of Collington allow approximately 4.1 million square feet, which is far in excess of the amount which would be expected to be constructed and absorbed within six years. The staff is making the following assumptions for development within Collington:

- ! The staff's analysis for Collington South assumed an additional 3.903 million square feet (an amount equal to the amount of space which has been developed within Collington to date) would be absorbed within six years, with two-thirds of that space within the central section and one-third of that space within the north section. Consistent with that statement, the staff assumes that 650,500 square feet of light service industrial space and 1,951,500 square feet of warehouse space will be developed within these sections within six years.
- ! With the recent building permit approval for Collington South, the staff believes that the entire Collington South area will be absorbed within six years. Therefore, in accordance with the Basic Plan as approved by the Planning Board, the staff's analysis assumes a mix of 1,695,000 square feet of warehouse space, 80,000 square feet of office space and 125,000 square feet of light industrial space on the Collington South site.

The staff notes that the Greens of Dumbarton CDP is included in the traffic study as a part of background traffic, and the assignment used is the same as that used in the CDP traffic study (this development has not advanced beyond the CDP stage). In the case of the subject application, this CDP is being reviewed concurrently with a Preliminary Plat of Subdivision. Since the Greens of Dumbarton is of sufficient size that it could change the anticipated service levels at intersections within the study area by its inclusion in CDP background traffic versus its noninclusion in subdivision background traffic, the impact of the Greens will not be considered in reviewing the subject application.

The traffic study states that growth in through traffic of two percent per year was assumed along all facilities in the study area, and the transportation staff initially agreed with this assessment. With the addition of considerable background development into the analysis, the transportation staff believes this growth rate is excessive. The staff's analysis uses the following growth rates: 0.2 percent per year along MD 214, 0.5 percent per year along MD 193 and 0.0 percent per year along Church Road. Background conditions, with all changes recommended by staff, are summarized as follows:

BACKGROUND CONDITIONS			
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)
MD 214 and MD 193	1,406	1,380	D D
MD 214 and Church Road	1,215	1,152	C C
MD 214 and site access	planned		

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, an average vehicle delay exceeding 45.0 seconds indicates inadequate traffic operations.

Background conditions indicate that the MD 214/MD 193 intersection operates unacceptably under background conditions. This intersection may require transportation-related conditions to restore it to acceptable LOS D operations.

The applicant proposes to develop the property with a Mixed Retirement Community. A total of 856 residences are proposed in a variety of housing types. The *Guidelines* list no trip rate for this type of use; therefore, the staff's analysis utilizes rates for the Retirement Community use in the Institute of Transportation Engineers' *Trip Generation Manual* (sixth edition). The development of the site under the proposed CDP would generate 145 AM peak hour vehicle trips (68 in, 77 out) and 241 PM peak hour vehicle trips (128 in, 103 out). Total traffic conditions are summarized as follows:

TOTAL TRAFFIC CONDITIONS			
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)
MD 214 and MD 193	1,423	1,403	D D
MD 214 and Church Road	1,234	1,158	C C
MD 214 and site access	+999*	+999*	-- --

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, an average vehicle delay exceeding 45.0 seconds indicates inadequate traffic operations.

The analysis indicates that both signalized intersections would operate acceptably during both peak hours. The analysis does suggest that there is an inadequacy at the unsignalized intersection of MD 214/site entrance. When inadequacies are identified at unsignalized intersections, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal if it is deemed warranted by the appropriate operating agency. The warrant study is, in itself, a more

detailed study of the adequacy of the existing unsignalized intersection. The staff believes that this study is needed at both intersections identified above, and that the applicant should be responsible for any improvements identified as necessary by the warrant study.

Neither the traffic study nor the staff recommend improvements at the MD 214/MD 193 or the MD 214/Church Road intersections. Both intersections operate acceptably in both peak hours with the development of the subject property.

The DPW&T, in their referral, has noted that the distribution proposed in the traffic study does not match the assignment; staff has noted this also and has made the necessary corrections in their analysis. The DPW&T also states that the development should be conditioned on installation of a signal and acceleration/deceleration lanes along MD 214 at the site entrance. The staff concurs, and these requirements will be part of the recommended conditions.

The SHA has a couple of more detailed comments that require some explanation:

! The SHA=s most significant comment is that the traffic study significantly underestimates the background traffic from approved developments. The comments correctly note that the Hall Road L-A-C proposal (Basic Plan A-9838) has a much larger amount of background traffic. There are several reasons why the amount of background traffic would be expected to be lower in the subject study versus the Hall Road L-A-C study:

- A. The Hall Road study was based on background development current as of last spring. Many of the developments in the immediate area are building rapidly, resulting in more existing traffic and less background traffic.
- B. The Hall Road study was done for a Basic Plan; the subject study is being done for concurrent CDP/subdivision plans. Some projects, such as Collington Corporate Center, the Greens of Dumbarton, the eastern portion of Cameron Grove

and the Hall Road property itself are being counted as a part of background by the SHA when they are not at the advanced stage of review that the subject project is.

The transportation staff believes that the traffic study and the staff=s conclusions are based upon a reasonable and appropriate assessment of background traffic. While the SHA comments require some thought, upon consideration of the status of development proposals in this corridor the transportation staff believes the analysis presented in the traffic study to be, by and large, correct.

! Based on the SHA=s assessment of background traffic, several improvements are recommended in the referral for inclusion as a condition of development for the subject property. Based on the explanation of background development provided above, the staff does not believe that improvements by this property at MD 214/MD 193 or MD 214/Church Road are justifiable based on the adequacy of transportation facilities.

The DPW&T and SHA referrals on their review of the traffic study are attached. With the transportation staff=s recommended improvements in place, the following adequate service levels would be obtained under total traffic:

TOTAL TRAFFIC CONDITIONS WITH IMPROVEMENTS			
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)
MD 214 and MD 193	1,423	1,403	D D
MD 214 and Church Road	1,234	1,158	C C
MD 214 and site access	1,197	1,237	C C

The transportation staff notes that there is a roadway facility designated as P-2 on the *Bowie-Collington Master Plan*. This facility is a planned primary residential street intended to connect MD 193 south of Watkins Park to MD 214 east of the Kettering community. This facility, as shown on the Plan, would cross the subject property. The following has occurred:

- a. This facility was reflected on the original Basic Plans for Cameron Grove and The Greens of Dumbarton.

- b. The Sierra Meadows subdivision (preliminary plat of subdivision 4-90121 showed a primary roadway following the P-2 alignment crossing its property and stubbing to the northeast and southwest. Furthermore, this subdivision (resolution attached) received a condition which reads A No building permits beyond Phase One (all 42 units north of the AP@ road) shall be issued until a roadway is approved by the Bowie-Collington Master Plan which provides alternative access to the subject property; or until any adjacent property has obtained Preliminary Plat approval which provides alternate access to Watkins Park Drive or Central Avenue for the subject property, whichever occurs first.@
- c. A Basic Plan Amendment has been approved for the subject property. The attached letter from George Cardwell of M-NCPPC dated May 16, 1996 to Daniel Lynch (representing Cameron Grove) provided guidance on the findings required if a revised plan without P-2 were to be approved. During the staff=s review of the Basic Plan Amendment for Cameron Grove during 1997, those findings were made and the plan was approved without P-2 being reflected on the plan (see finding 11 of Zoning Ordinance 36-1997).

Therefore, there is not a need for the subject plan to recognize the P-2 facility crossing the subject property and stubbing south into The Greens of Dumbarton property.

Conclusions and Recommendations

Based on the preceding comments and findings, the Transportation and Public Facilities Planning Division concludes that the proposed development will not be an unreasonable burden on transportation facilities which are existing, under construction or for which 100% construction funding is contained in the County CIP or the State CTP. Therefore, the transportation staff believes that the requirements pertaining to transportation facilities under Section 27-521 of the Prince George's County Code would be met if the application is approved subject to conditions 19-21 below.

11. In a memorandum dated January 9, 1998, (Izzo to Wagner), the Countywide Planning Section has found that the proposed plan will not pose an unreasonable burden on public facilities for the following reasons if Condition 22 is met:

The existing fire engine service at Kentland Fire Station, Company 46, located at 10400 Campus Way South, has a service response time of 5.59 minutes, which is beyond the 5.25-minute response time guideline.

The existing ambulance service at Kentland Fire Station, Company 46, located at 10400 Campus Way South, has a service response time of 5.59 minutes, which is within the 6.25-minute response time guideline.

The existing paramedic service at Kentland Fire Station, Company 46, located at 10400 Campus Way South, has a service response time of 5.59 minutes, which is within the 7.25-minute response time guideline.

The existing ladder truck service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service response time of 9.09 minutes, which is beyond the 4.25-minute response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

The proposed development will be within the adequate coverage area of the nearest existing fire and rescue facilities for ambulance and medic services.

12. In a memorandum dated December 19, 1997 (Fisher to Wagner), the Community Planning Division offered the following comments:

This property was originally placed in the R-L (1.0 to 1.5) Zone by CR-120-1991 which approved the *Master Plan for Bowie-Collington-Mitchellville and Vicinity*. At that time, it was assumed that this property would be a low density single-family development. There are 32 conditions of approval and 4 comprehensive design plan considerations listed in CR-120-1991. Subsequently, CB-78-1996 was passed. This bill permits a maximum density of 8.0 d.u./acre for Amixed retirement communities@ in R-L. Because this occurred five years after approval of the sectional map amendment and master plan, the master plan did not directly consider densities of the magnitude proposed in this application. Also, subsequent to both the master plan and CB-78-1996, the applicant has obtained a basic plan amendment which has further changed the proposal from that recommended in the master plan.

- 13.. The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9 of this Subtitle.

14. The Natural Resources Division has reviewed the CDP and offers the following comments with regards to tree conservation:

A Detailed Forest Stand Delineation (FSD) received and reviewed in conjunction with this Comprehensive Design Plan (CDP) has been found acceptable.

A Type I Tree Conservation Plan (TCPI/62/97) was submitted with this CDP application. Type II Tree Conservation Plans (TCPII/100/95 & TCPII/236/90) were previously approved for the entire property including the Evangel Temple (R-A) portion of the property. TCPII/100/95 has recently been revised to address that portion of the property which is not subject to this CDP application with the exception of the 14 acre parcel to be dedicated to the Parks Department. The requirements for the proposed dedication are

being satisfied in priority areas of the R-L portion of the overall property which are not included in this application.

The Woodland Conservation requirements for this site include a Woodland Conservation Threshold (WCT) of 25 percent or 38.35 acres; a 3:1 replacement requirement of 17.71 acres for clearing woodlands above the WCT and 2.02 acres of 2:1 replacement for clearing woodlands below the WCT for a total requirement of 58.08 acres.

The Woodland Conservation requirements for this site are being satisfied by 32.91 acres of on-site woodland preservation / selective clearing areas which include priority retention areas and the 100-foot buffer areas required by the Basic Plan. There is also 19.59 acres of on-site reforestation some of which is in priority areas although the majority of the reforestation is located between lots and in close proximity to houses. The balance of the requirement is proposed as 5.58 acres of off-site mitigation. TCPI/62/97 has been found to satisfy the requirements of the Prince George's County Woodland Conservation Ordinance and is recommended for approval in conjunction with CDP-9705.

15. The Park Planning and Development Division of the Department of Parks and Recreation (DPR) has indicated that the DPR staff has met with the applicant on several occasions and recommends approval of the CDP subject to Conditions 30-34 below.

Density Increment Analysis

16. The base density allowed by the Basic Plan is 4.0 dwelling units/acre, which results in 621 dwelling units. In order to achieve the proposed 856 dwelling units, the applicant must earn a 39 percent density bonus based on public benefit features provided. The following summarizes the applicant's proposal regarding the public benefit features and the staff's response to their proposal:
 - a. For open space land at a ratio of at least 3.5 acres per 100 dwelling units. Maximum increment factor: 25 percent.
 - ! Applicant requests 7 percent (43 units).
 - ! Staff agrees. Cameron Grove will contain approximately 32 acres of open space land (a ratio of approximately 3.7 acres per 100 dwelling units). The 32 acres do not include any floodplain, wetlands, or steep slopes on the site. The 32 acres also do not include any land to be dedicated to the M-NCPPC in fulfillment of the requirement for mandatory dedication of park land.

- b. For enhancing existing physical features. Maximum increment factor: 25 percent.

! Applicant requests 3 percent (19 units).

! Staff agrees. The applicant proposes to identify all slopes and soils that are susceptible to erosion and stabilize them with sod. The applicant also proposes to identify all areas of existing vegetation to remain and will thin and remove any invasive species and underbrush to enact a complete forest editing program.

- c. For a pedestrian system separated from vehicular rights-of-way. Maximum increment factor: 5 percent.

! Applicant requests 2 percent (12 units).

! Staff agrees. The applicant will construct an extensive trail system completely separate from vehicular right-of ways which will connect all of the neighborhoods to each other and to the community and to the proposed park.

- d. For recreational/community/cultural facilities including at a minimum an indoor/outdoor swimming pool and a community center with facilities catering to the retired, elderly or physically handicapped. Maximum increment factor: 50 percent.

! Applicant requests 15 percent (92 units).

! Staff agrees. The applicant will provide an extensive collection of recreation facilities distributed throughout the site including a minimum 12,000 square foot club house with indoor lap pool, exercise room and greenhouse, one outdoor swimming pool, two tennis courts and a patio with gazebo as a minimum.

- e. For public facilities (except streets and open space areas). Maximum increment factor: 30 percent.
 - ! Applicant requests 3 percent (19 units).
 - ! Staff agrees. The applicant is dedicating 5.5 additional acres over the 8.0 acres of land required for mandatory dedication of parkland. The applicant also will be providing an access road from a public road within the development into the Community Park at the southern end of the site. Additionally, the applicant is providing upgraded decorative light fixtures in the public rights-of-way which will add to the overall quality of the development.
- f. For creating activity centers. Maximum increment factor: 10 percent.
 - ! Applicant requests 3 percent (19 units).
 - ! Staff agrees. A central recreation facility/community building will be provided which will include meeting rooms, a theater, library and kitchen as a minimum. The applicant also intends to conduct focus group sessions to determine other facilities which may include billiard rooms, beauty salon and a health center. The indoor community facilities, other than the recreational component, are not included in the recreational/community cultural facilities above.
- g. For incorporating solar access or active/passive solar energy in design. Maximum increment factor: 5 percent.
 - ! Applicant requests a 2 percent increment.

! Staff agrees, based on the provision of optional glass enclosed patios on the multifamily units, which expands the living area of the unit and provides increased solar exposure.

h. For providing 3 or more different dwelling types. Maximum increment factor: 15 percent.

§Staff agrees. The applicant proposes a minimum of three different types of dwelling units, including cottages (duplexes) and villas (quadraplexes) with optional carports or garages, apartments and condominiums.

Development Standards

17. The Comprehensive Design Plan includes the following development standards, which shall govern development for all Specific Design Plans within the subject Comprehensive Design Plan:

LOT STANDARDS

Table 4.4.1 COTTAGE LOT STANDARDS (Duplex)	
Minimum Lot Size	2,500 square feet
Maximum Height	36=
Minimum Front Yard	10 feet
Minimum Property Line to Garage	20 feet
Minimum Side Yard	0= min at zero lots/6= opposite side
Minimum Rear Yard	10 feet
Lot Coverage	80%

From any portion of any building to any publicly dedicated street minimum setback is 15=.

Table 4.4.2 VILLAGE LOT STANDARDS (Quadraplex)	
Minimum Lot Size	2,000 square feet

Table 4.4.2 VILLAGE LOT STANDARDS (Quadraplex)	
Maximum Lot Coverage	80%
Maximum Height (Stories)	36=
Minimum Lot Width	40 feet
Minimum Front Yard	7 feet
Minimum Property Line to Garage	20 feet
Minimum Side Yard	0= / 7= opposite ends 0= / 0= zero lot center units
Minimum Rear Yard	10 feet
Lot Coverage	85%

From any portion of any building to any publicly dedicated street minimum setback is 15=.

Table 4.4.3 APARTMENT/CONDOMINIUM LOT STANDARDS	
Maximum Lot Coverage	80%
Maximum Height (Stories)	70=
Minimum Front Yard Building Setback from Parking or Drive Aisle	15 feet
Minimum Side Yard Building Setback	15 feet
Minimum Rear Yard Building Setback	20 feet
Minimum Parking Setback to Public ROW	20 feet

From any portion of any building except for awnings to any publicly dedicated street minimum setback is 15 feet.

1. When these lots are adjacent to lots with the same use, the parking setback is 0 feet.
2. From any portion of any building except for awnings and canopies at entrances to any publicly dedicated street minimum setback is 15 feet.

ARCHITECTURAL STANDARDS

Architectural standards are as provided in the CDP text, however the following additional standards shall also be provided:

Cottages and Villas

The most visible side elevations of single-family attached unit on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have three architectural features such as windows, doors, and fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition.

If the rears of single-family attached units are prominently visible from the central recreational area or from a public right-of-way, those rears shall have shutters or wide trim on all windows. Houses whose rears are visible but are demonstrably as attractive as the fronts of the houses by virtue of balanced, harmonious and articulated rear facades are exempt from this requirement.

Apartments, Condominiums and Assisted Living

Architecture for these 3- to 4-story buildings should be creatively designed with high quality materials. A strong emphasis should be placed on compatibility of styles of individual buildings within the town center. Emphasis should also be placed on details such as, but not limited to, an extensive use of brick and brick detailing, stucco and smaller scale detailing, including columns, pilasters, brackets, dormers, reverse gables, varied roof lines, special window treatments and roofing materials. Elevations that are directly adjacent to public roads or common open space should have the same level of detail as the front elevations.

Community/Recreational Building

Architecture for the community building should be compatible with other buildings in the town center in terms of building style and materials. The heavy use of special pavers or other comparable materials should be used for the walkways and patio areas around the building, particularly at the entrance.

SITE AMENITY AND LANDSCAPE STANDARDS

Landscape Plans for Cameron Grove should demonstrate conformance to Section 3, Landscape Elements and Design Criteria, and exceed the requirements of Sections 4.1, 4.3.c and 4.4 of the *Landscape Manual*.

Berming and landscaping should be used where possible to screen large expanses of parking lots from view of public roads and common open space.

Where the rear or side elevations of cottage and villa units are prominently visible from a public road, special attention in the form of additional landscaping and berming for the purpose of defining the private spaces of the residence should be provided.

Development-wide common fencing elements, patio and deck standards and materials should be approved with the approval of the first Specific Design Plan.

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 and the Type I Tree Conservation Plan, TCPI/62/97, for the above-described land, subject to the following conditions:

1. Prior to certificate approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:
 - a. Provide a 100-foot building and parking restriction line along the entire right-of-way for Central Avenue.
 - b. Provide a minimum 6-foot-wide asphalt trail around a portion of the pond behind the Community/Recreation Center. The exact location and length of the trail shall be determined with the first SDP.
2. A minimum of 100 feet wide nondisturbed tree buffer shall be maintained along the boundary shared with the Kettering Subdivision except where stormwater management facilities or utility crossings exist. Encroachments into the 100-foot-wide buffer shall not be permitted for any residential lot or associated grading.
3. The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of the Specific Design Plan (SDP).
4. The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.
5. All nontidal wetland mitigation areas shall be shown on the Specific Design Plan (SDP).
6. Technical approval of the location and sizes of Stormwater Management Facilities within an SDP is required prior to the approval of each SDP.
7. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.

8. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.
9. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch within the Mixed Retirement Development shall be dedicated to the M-NCPPC for each phase at the time of Final Plat approval.
10. All trails within the proposed development shall be handicapped accessible.
11. At the time of Specific Design Plan, the following shall be provided:
 - a. The applicant shall identify all areas of slopes and soils that are susceptible to erosion and indicate on the SDP that these areas shall be stabilized with sod.
 - b. The heavy use of special pavers or other comparable materials shall be used for the walkways and patio areas around the community building, particularly at the entrance.
 - c. Berming and landscaping shall be used where possible to screen large expanses of parking lots from view of public roads and common open space.
 - d. Development-wide common fencing elements, patio and deck standards and materials shall be approved with the approval of the first Specific Design Plan.
 - e. Architecture for the apartments, condominiums and assisted living buildings shall be creatively designed with high quality materials. A strong emphasis shall be placed on compatibility of styles of individual buildings within the town center. Emphasis shall also be placed on details such as, but not limited to, an extensive use of brick and brick detailing, dormers, reverse gables, varied roof lines, special window treatments and roofing materials.
 - f. An extensive amount of brick shall be used throughout the development. All 3-4 story apartments, condominiums, and assisted living buildings shall use architecturally detailed brick continuously at the first floor to create a strong rusticated base for the buildings. Brick, stucco and smaller scale detailing including columns, pilasters and brackets shall be used on the upper floors for emphasis and interest. Brick shall be limited to no higher than 3 stories. Split face block may be used as an accent material. Each cottage and villa unit shall have a quantity of brick equivalent to at least 60 percent of the front elevation, exclusive of gables, windows, trim and doors, which is equal to the recently passed townhouse legislation. This quantity of brick will be distributed on all sides, as opposed to only the front elevation, to address multiple views from public roads and to enhance each architectural elevation.

- g. Elevations for the apartments, condominiums and assisted living buildings that are directly adjacent to public roads or common open space shall have the same level of detail as the front elevations.
- h. Architecture for the community building shall be compatible with other buildings in the town center in terms of building style and materials.
- i. Where the rear or side elevations of cottage and villa units are adjacent to and prominently visible from a public road, special attention in the form of additional landscaping and berming for the purpose of defining the private spaces of the residence shall be provided.

12[4]. The Comprehensive Design Plan includes the following development standards, which shall govern development for all Specific Design Plans within the subject Comprehensive Design Plan:

LOT STANDARDS

Table 4.4.1 COTTAGE LOT STANDARDS (Duplex)	
Minimum Lot Size	2,500 square feet
Maximum Height	36=
Minimum Front Yard	10 feet
Minimum Property Line to Garage	20 feet
Minimum Side Yard	0= min at zero lots/6= opposite side
Minimum Rear Yard	10 feet
Lot Coverage	80%

From any portion of any building to any publicly dedicated street minimum setback is 15=.

Table 4.4.2 VILLAGE LOT STANDARDS (Quadraplex)	
Minimum Lot Size	2,000 square feet

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Underlining indicates new language

Maximum Lot Coverage	80%
Maximum Height (Stories)	36=
Minimum Lot Width	40 feet
Minimum Front Yard	7 feet
Minimum Property Line to Garage	20 feet
Minimum Side Yard	0= / 7= opposite ends 0= / 0= zero lot center units
Minimum Rear Yard	10 feet
Lot Coverage	85%

From any portion of any building to any publicly dedicated street minimum setback is 15=.

Table 4.4.3 APARTMENT/CONDOMINIUM LOT STANDARDS	
Maximum Lot Coverage	80%
Maximum Height (Stories)	70=
Minimum Front Yard Building Setback	15 feet ²
Minimum Side Yard Building Setback	15 feet ²
Minimum Rear Yard Building Setback	15 feet ²
Minimum Parking Setback to Public ROW	20 feet ¹

¹ When these lots are adjacent to lots with the same use the parking setback is 0 feet.

² From any portion of any building except for awnings and canopies at entrances to any publicly dedicated street minimum setback is 15 feet.

13[5]. Prior to approval of the Specific Design Plan the applicant shall relocate all buildings impacted by noise beyond the 65 dBA noise contour of Central Avenue or provide appropriate noise attenuation measures in the form of perimeter noise barriers and/or building soundproofing treatments.

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- 14[6]. The applicant shall provide an alternatives analysis to the Natural Resources for the placement of the proposed sewer line through the wetlands along the southern property line with the SDP which includes the proposed sewer line. The alternatives analysis shall examine whether an alternative is economically feasible and the potential for using the existing force main location through the wetlands in order to further reduce wetland impacts.
- 15[7]. a. The Type II Tree Conservation Plan approved in conjunction with a Specific Design Plan which includes off-site mitigation shall provide specific information on the location of the off-site mitigation area and the type of woodland conservation that will be provided by that mitigation area. The proposed off-site mitigation area plan shall include a FSD, TCPII and draft easement documents. Prior to the issuance of any permits for grading the off-site mitigation easement documents shall be recorded in the Land Records of Prince George=s County.
- b. All on-site reforestation/afforestation located in close proximity to dwellings and/or recreational facilities shall be done with planting stock no less than one-inch caliper with a combination of different sized caliper planting stock. The intent is to not plant seedling and whip stock in close proximity to dwellings.
- 16[8]. Prior to Preliminary Plan of Subdivision approval the applicant shall provide the Natural Resources Division with detailed justification for the use of off-site mitigation. That justification should analyze other on-site alternatives including the loss of density and explain why those alternatives are or are not feasible.
- 17[9]. Prior to the approval of the Specific Design Plan for the Mixed Retirement Community portion of the subject property, the applicant shall submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and the County Department of Public Works and Transportation (DPW&T) for the proposed intersection of MD 214 and the Mixed Retirement Community site entrance. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by either agency, the applicant shall bond the signal prior to the release of the initial building permit, and install the signal at a time when directed by the SHA or the DPW&T.
- 18[20]. Prior to issuance of building permits within the subject property, the following improvements shall (a) have full financial assurances, (b) have been permitted for construction and (c) have an agreed-upon timetable for construction with the SHA:

At the MD 214/Mixed Retirement Community site entrance:

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- a. Extension of a left-turn lane along westbound MD 214
- b. Provision of acceleration/deceleration lanes along eastbound MD 214

These improvements shall be designed to the satisfaction of SHA.

19[21]. On the Specific Design Plans, bus stops and shelters shall be shown at the community center and at two locations along the internal street network, one southeast of the community center and one southwest of the community center. The exact locations will be determined in consultation with the Transit Division of DPW&T at the time of SDP. These bus stops and shelters, along with the necessary curb cuts and walkways needed to serve them, shall be shown on the appropriate Specific Design Plans. The bus stops and shelters shall be bonded with the DPW&T and shall be constructed at that point in time when a decision has been made to provide bus service within the Mixed Retirement Community.

20[2]. All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County codes and regulations.

21[3]. The private recreational facilities shall have bonding and construction requirements as follows all of which shall be incorporated in Recreational Facilities Agreements by reference to the CDP prior to Final Plat approval:

STAGE 1: Cameron Grove Recreational			
	Dwelling Units	Amenities	Bonded
Phase One	278	6= wide Asphalt Trail 2,100= 6= wide Asphalt with Public Right of Way 3,000= 2 Tennis Courts 1 Activity Node ¹	Prior to the issuance of the 1st building permit

STAGE 2: Amenities			
	Dwelling Units	Amenities	Bonded
Phase	144	6= wide Asphalt Trail, 1,800=	Prior to the

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Two	<p>Pull Permit by Building Permit 279, Complete by Permit 422</p> <p>Pull Permit by Building Permit 279, Complete by Permit 422</p>	<p>6= wide Asphalt within Public Right-of-Way 2,600= 2 Activity Nodes¹</p> <p>1,500 SF Sales/Comm. Building</p> <p>Community Park to be dedicated to The Maryland-National Capital Park and Planning Commission</p>	issuance of the 279th building permit
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STAGE 3: Amenities			
	Dwelling Units	Amenities	Bonded
Phase Three	<p>434</p> <p>Pull Permit by Building Permit 423, Complete by Permit 550</p> <p>Pull Permit by Building Permit 500, Complete by Permit 550</p> <p>By Permit 640 By Permit 740</p> <p>All recreational facilities shall be completed prior to the issuance of the 800th building permit</p>	<p>6= wide Asphalt Trail, 3,100= 6= wide Asphalt within Public Right-of-Way 5,100=</p> <p>Community Center</p> <p>1 Pool</p> <p>1 Activity Node¹ 2 Activity Nodes¹</p>	Prior to the issuance of the 423rd building permit

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ACTIVITY NODE OPTIONS

1	Bird Watching	4 Benches 6 Bird Feeders 1 Trash Receptacle 2 Squirrel Feeders 1 Wood Duck Boxes All Weather Trail Markers
2	Rose Garden	Sundial Rose Arbor 4 Benches 1 Trash Receptacle 50± Roses All Weather Plant Markings
3	Azalea Garden	4 Benches 1 Trash Receptacle 50± Azaleas Clear Understudy 10,000 SF All Weather Plant Markers

ACTIVITY NODE OPTIONS

4	Exercise	6 Low Impact Work Stations 4 Benches 1 Trash Receptacle All Weather Trail Markers
5	Games	4 Game Tables 1 Trash Receptacle 2 Shuffle Board Courts 1 Over Size Chess Board Table
6	Sitting Area	1 12-foot Diagonal Gazebo 6 Benches 1 Trash Receptacle
7	Nature Walk	All Weather Markers 2 Wood Duck Boxes 2 Geese Nesting Boxes

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- 8 Community Gardening 2,000 SF Raised Garden Boxes with Topsoil
- 4 Benches
- 2 Garden Ornaments
- 100 Herb Plants
- 50 Garden Perennials
- 1 Trash Receptacle
- 1 Grape Arbor
- 6 Fruit Trees

Activity Node Options with comparable facilities may be added and comparable facilities may be substituted within the Activity Nodes with the written permission of the Planning Board or its designee.

It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details become available.. Phasing of the recreational facilities may be adjusted by written permission of the Planning Board or its designee under certain circumstance, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessity. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25%, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all of the dwelling units.

22[4]. The staging of the development shall be as follows:

STAGE 1: Mixed Retirement Development		
	Range of Dwelling Units	Remarks
Multifamily Attached Dwellings and Single-Family Attached Dwellings	25-300	Apartments/Condominiums and Villages/Cottages
Total	278	

STAGE 2: Mixed Retirement Development		
	Range of Dwelling Units	Remarks

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Single-Family Attached Dwellings	100-144	Villages/Cottages
Total	144	

STAGE 3: Mixed Retirement Development		
	Range of Dwelling Units	Remarks
Multifamily Attached Dwellings and Single-Family Attached Dwellings	50-300	Apartments/Condominiums and Villages/Cottages
Total	434	

The applicant has the right to adjust the schedule and staging to accomplish a logical and economically feasible development plan, subject to the approval of the Prince George=s County Planning Board or its designee. The Applicant also has the right to phase the stages. Development of the cottages, villages and apartments/condominiums does not have to occur sequentially in the numbered stages. The sequence of development will be determined upon the approval of each Specific Design Plan.

- 23[5]. All recreational facilities shall comply with the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.
- 24[6]. The SWM pond to the rear of the Community/Recreation area shall be designed as an amenity. The Specific Design Plan which includes the pond shall provide details, landscaping, recreational features and a trail. The riser structure for the pond shall be attractively designed to blend harmoniously into the environment. The approximate alignment of the pedestrian trail system around the pond shall be shown on the CDP.
- 25[7]. The edges of tree preservation or non-disturbance areas which are internal to the subdivision shall be inspected in order to identify those areas where thick undergrowth (such as brambles, climbing vines, poison ivy), large dead branches (still attached to the tree or on the ground), or dead trees which create an unsightly appearance. Those areas so identified shall be cleared of such undergrowth, dead branches or dead trees for a minimum of 25 feet into the interior of the woods in phase with development.
- 26[8]. Landscape Plans for Cameron Grove shall demonstrate conformance to Section 3, Landscape Elements and Design Criteria, and shall exceed the requirements of Sections 4.1, 4.3.c and 4.4 of the *Landscape Manual*.

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- 27[9]. A minimum of a 100-foot building and parking restriction line shall be provided along Central Avenue. The 100-foot buffer area shall contain existing trees to be saved where feasible or berming with heavy landscaping to screen the development from the road.
- 28[30]. The Planning Board, on the recommendation of the Department of Parks and Recreation, requires of the applicant, his heirs, successors and/or assigns, that land be dedicated to The Maryland-National Capital Park and Planning Commission in the amount of 14.3^v acres, which land shall be subject to the following:
- a. An original, special warranty deed for the property to be conveyed (signed by the Assessment Supervisor, Washington Suburban Sanitary Commission) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (The M-NCPPC), along with the Final Plat for Phase 2 which includes the Park dedication.
 - b. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges, prior to and subsequent to Final Plat.
 - c. The boundaries and acreage of land to be conveyed to The M-NCPPC shall be indicated on all development plans and permits which include such property.
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior, written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by The M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to DPR within two weeks prior to applying for building permits.
 - e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. The DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to the issuance of grading permits.
 - f. All waste matter of any kind shall be removed from the property to be conveyed. The DPR shall inspect the site and verify that it is in acceptable condition for conveyance prior to Final Plat approval.

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- g. No stormwater management facilities, or tree conservation or utility easements shall be proposed on lands owned by or to be conveyed to The M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permits.

29[31]. The following facilities shall be located within the 14.3~~4~~-acre community park to be dedicated to the M-NCPPC:

- \$ Softball field (unlighted)
- \$ Pavillion (28'x28' in size)
- \$ Water fountain
- \$ Dog Park (approximately 150'x150' to 200'x200' in size)
- \$ Golf pitch and putt area with 3~~4~~ flags/pins
- \$ Horseshoe pits and shuffleboard
- \$ Open play area
- \$ 8-foot-wide hiker/biker trail connecting the various facilities
- \$ Temporary, pervious parking lot with 20 spaces to include spaces for the handicapped
- \$ A 22-foot-wide paved asphalt driveway from a publicly dedicated road to the impervious parking area with landscaping on both sides as needed to supplement existing trees and landscaping
- \$ Sufficient right-of-way shall be shown on the Preliminary Plan of Subdivision and shall be dedicated to the M-NCPPC with the Final Plat which includes the community park.

30[2]. The concept plan for the design of the facilities in the 13.5-acre park shall be approved by the Department of Parks and Recreation prior to signature approval of the CDP. The concept plan shall consider the grading and facilities to be provided in the adjoining portion of the park to be constructed by the developers of the Oak Creek community. If plans are not available for the adjoining parkland, a sketch plan for the Oak Creek parkland will be developed for the purposes of developing a concept plan.

31[3]. The softball field shall be permitted by The Maryland-National Capital Park and Planning Commission for senior league play only and shall not be lighted.

32[4]. The access driveway shall be converted to pedestrian access only at the point in time when vehicular access is provided to the community park through the Oak Creek community (also known as the Greens of Dumbarton).

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33[5]. A security plan for complete security protection of the residents shall be provided at the time of the first SDP.

34[6]. At the time of SDP, AThe Guidelines for Elderly Housing@ developed by the Urban Design Section shall be considered.

* * * * *

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 Dabney, seconded by Commissioner McNeill, with Commissioners Dabney, McNeill, Boone, Brown, Dabney and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, February 19, 1998, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 12th day of March 1998.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:GW:aj

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RESOLUTION

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 May 4, 2000, regarding Comprehensive Design Plan CDP-9705/02 for Cameron Grove the Planning Board finds:

1. On November 24, 1997, the District Council approved Zoning Map Amendment Application No. A-9839-C for Cameron Grove. This Zoning Map Amendment revised the previously approved Basic Plan to allow a Mixed Retirement Development on the western portion of the property (156 ∇ acres), which is the subject of this Comprehensive Design Plan application. The remaining 149 ∇ acres, east of the Black Branch, are in the R-L zone portion and are designated as future residue development. The Basic Plan requires a separate Comprehensive Design Plan to be filed for the eastern portion of the property. Under Section 27-107.01 (a) (151.1), a Mixed Retirement Development is defined as Aa residential community for retirement aged persons developed under a uniform scheme of development, containing a mix of attached, detached, or multifamily dwelling units, nursing or care homes, or assisted living facilities. Each community shall be developed with not less than two (2) types of dwelling units.@
2. The District Council approved the amended Basic Plan application, A-9839-C for Cameron Grove, subject to 40 conditions, and the following land use types and quantities (for the Mixed Retirement Development only):

Mixed Retirement Development

Land Use Types

Single-family detached and attached dwellings
Multifamily dwellings

Assisted living
Recreation center of other recreational facilities
Accessory uses

Quantities

Gross Acreage	157.8 acres
Half the floodplain (Black Branch)	-2.2 acres
Adjusted Gross acreage	155.6 acres
Base Density (4.0 x 155.6 ac.)	622 dwelling units
Approved Density (6.45 x 155.6 ac.)	1,004 dwelling units
Maximum Allowed (8 x 155.6 ac.)	1,245 dwelling units

Note: The land use quantities are slightly different for the CDP. The following are the adjusted land use quantities:

Gross Acreage	157.8 acres
Half the floodplain (Black Branch)	-2.6 acres
Adjusted Gross acreage	155.2 acres
Base Density (4.0 x 155.2 ac.)	621 dwelling units
Requested CDP Density (5.515 x 155.2 ac.)	856 dwelling units

3. On February 19, 1998, the Planning Board approved Comprehensive Design Plan, CDP-9705. The resolution for CDP-9705 was adopted on March 12, 1998. The CDP provided for a maximum of 856 dwelling units on approximately 156 $\frac{1}{2}$ acres located on the west side of the Black Branch with sole access from Md. 214, Central Avenue. The development is comprised of a mixture of dwelling types, including multifamily apartments and condominiums, cottage duplex units and villa quadraplex units. The intent of the development is to cluster the multifamily units in the center of the development and radiate the single-family attached units outward towards the borders of the development. The applicant proposes to simulate a town center by clustering the higher density units in the center of the project, which surrounds a community recreation area with a community building and community green.

CDP-9705/01 was approved by the Planning Board on April 13, 2000. The purpose of that revision was for

the provision of an accessory parking lot on Outlot 1 in the R-L zone, east of the Black Branch, to be used by Evangel Temple Church located on Lot 1 in the R-A zone.

4. The subject application is for approval of single-family detached housing and revised distribution of units as follows:

Range of Units per CDP-9705

Phase I 25-300 multi-family & single-family attached dwellings

Phase II 100-144 single-family attached dwellings

Phase III 50-300 multi-family and single-family attached dwellings

Total not to exceed 856 dwelling units

Proposed Range of Units

Phases II & III 70-310 single-family attached dwellings

40-170 single-family detached dwellings

30-150 multi-family dwellings

Total *not to exceed 588 dwelling units

*The total number of dwelling units approved for Phase I is 268, thus the maximum density approved in the Basic and Comprehensive Design Plans, 856 units, will remain in effect and will not be exceeded if the subject revision is approved.

The request for approval of the dwelling unit type is based on the applicant's desire to provide a wider range of unit types that will accommodate a diverse market and target population. Phase I of the subject development, SDP-9802, has been approved by the Planning Board and the detached units will not be provided therein. The proposed units will only be offered in Phases II and III, of which an application for Phase II, SDP-0002, has been submitted and is currently under review. Phase III will be submitted for approval in the future. No other revision to the approved CDP is proposed at this time.

Staff does not oppose the subject revision, and believes that the inclusion of the single-family detached unit type in the overall scope of available alternatives for prospective homeowners to chose from will only strengthen and add diversity to an evolving market.

Findings Required by Section 27-521 of the Zoning Ordinance
(Findings 5-14 below)

Findings 5-14 of this staff report provide the required findings of Section 27-521 of the Zoning Ordinance for CDP review. The requirements of Section 27-521 were satisfied per the original CDP approval and the applicable Basic Plan conditions were either satisfied or CDP conditions were provided to ensure compliance. Given the minor nature of this revision the said requirements are not affected and remain enforced per the original CDP approval.

1. **AThe plan is in conformance with the approved Basic Plan.@**

Comment: The Comprehensive Design Plan for Cameron Grove, when modified by the proposed condition described below, will be in conformance with the conditions of Zoning Application No. A-9839-C. A detailed discussion of all conditions required per A-9839-C and Section 27-521 can be found as an attachment to this technical staff report (PGCPB No. 98-35C). Specific conditions which warrant discussion regarding conformance of the Comprehensive Design Plan with the Basic Plan are considered below:

1. **In no event shall the maximum density exceed 1,004 dwelling units in the Mixed Retirement Development and 166 dwelling units in the standard R-L Development portion.**

Comment: The maximum number of units proposed and approved for CDP-9705 for Cameron Grove is

856, and the proposed plan revision does not alter the density.

2. **A minimum of 100 feet wide nondisturbed tree buffer shall be maintained along the boundary shared with the Kettering Subdivision except where stormwater management facilities or utility crossings exist.**

Comment: This condition has been satisfied, and the proposed revision does not apply to this area.

3. **At each access point off of Church Road and Central Avenue, the amended Basic Plan will provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.**

Comment: This condition has been satisfied, and the proposed revision does not apply to these area.

4. **Prior to approval of a preliminary plan of subdivision, the Maryland State Highway Administration shall modify the Central Avenue (MD 214)/Church Road intersection to provide for Level-of-Service AD@ during both peak hours. Full construction funding shall be identified in the Maryland Department of Transportation=s Consolidated Transportation Program, the Prince George=s County Capital Improvement Program or from private sources. If the warrant is met and signalization is deemed necessary, the State Highway Administration (SHA) and/or the Prince George=s County Department of Public Works & Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.**

Comment: This condition has been satisfied, and is not affected by the proposed revision.

5. Prior to the issuance of any building permits, the applicant shall bond to construct improvements for the Mixed Retirement Development=s site access with Central Avenue which will provide the following improvements:
 - a. A westbound-to-southbound left-turn lane and an eastbound-to-southbound right-turn lane with adequate storage length and taper as determined by the State Highway Administration.
 - b. If warrants are met, and if deemed appropriate by the State Highway Administration, traffic signalization equipment which can be interconnected with traffic signals at the MD 193/MD 214 and Central Avenue (MD 214)/Church Road intersection.

Comment: This condition has been satisfied, and is not affected by the proposed revision.

6. Prior to the issuance of any building permits for the balance of the property which is not developed as a Mixed Retirement Development (i.e. the 150+A. portion fronting on Church Road), the applicant shall dedicate the 200-foot right-of-way from the proposed future baseline of Church Road along the proposed development=s frontage to provide a four-lane, divided collector to rural parkway standards with an open median of varying width. Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

Comment: No building permits have been issued for the portion of the property which will not be developed as a Mixed Retirement Development.

7. **Prior to the issuance of any building permits for the balance of the property which is not developed as a Mixed Retirement Development (i.e. the 150+A. portion fronting on Church Road), the applicant shall bond to construct access improvements at the site access on Church Road to provide for separate right and left turn lanes on the eastbound approach.**

Comment: See discussion at Condition No. 6 above of the approved Basic Plan , A-9837-C.

8. **The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of the Specific Design Plan (SDP).**

Comment: The areas and limits of existing 100-year floodplain for the site have been approved. The proposed revision poses no impacts to the 100-year floodplain on the subject property.

9. **The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.**

Comment: The proposed revision poses no impacts to wetlands on the subject property.

10. **AAll nontidal wetland mitigation areas shall be shown on the Comprehensive Design Plan (CDP) or Specific Design Plan (SDP).@**

Comment: The proposed revision poses no impacts to wetland mitigation areas on the subject property.

11. **Technical approval of the location and sizes of Stormwater Management Facilities is required prior to the approval of any SDP.**

Comment: This condition will be enforced at the time of SDP review.

12. **APrior to submittal of a CDP, the applicant and M-NCPPC Natural Resources Division staff shall determine if a noise study, which considers the impact of Central Avenue and Church Road on the subject property, is necessary. If such a study is required it shall be submitted with the CDP.@**

Comment: The applicant provided a noise study with the original approved CDP, and it was found to be acceptable. The proposed approval of detached single-family-dwelling units does not impact the noise study findings and results.

13. **AAll nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.@**

Comment: It is not possible to determine if this condition is being satisfied by the proposed plan revisions since the increased lot and unit sizes have not been reflected on plans. It should be noted that some reduced disturbances to the 25-foot wetland buffers have been reflected on the Specific Design Plan for Phase II currently under review, SDP-0002, and that some increased disturbances have been reflected. Generally where there are increased disturbances there is some opportunity to reduce or eliminate the impacts. The subject condition is still in

effect, and specific conformance to it will be evaluated at the time of SDP review.

- 14. AAll streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.@**

Comment: Streams, floodplains, wetlands and associated buffers which comprise the Patuxent River Primary Management Area (PMA) have been identified on the TCPI for this application. The application has also been found to be in general compliance with the buffer guidelines for the PMA which precludes disturbances to these features.

- 15. AAs part of the submittal of the CDP, the applicant shall include a conceptual layout of water and sewage service to the site, and an analysis of the impact of the construction of water and sewer lines on the subject property.@**

Comment: The conceptual sewer and water plan has been reviewed by the Environmental Planning Section. A copy of the plan has also been forwarded to DER and WSSC for review and comment.

It should be noted that other than three (3) sewer outfalls, two (2) water mains and the relocation of an existing six (6) inch force sewer main, that all sewer and water will be located in roads or yards. The sewer and water alignments have generally avoided impacts to the PMA.

- 16. AAs part of the submittal of the CDP, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay, if any.@**

Comment: This condition is satisfied, as an acceptable soils study was submitted as part of the approved original CDP.

17. **All commercial and public assembly structures shall be fully sprinklered in accordance with National Fire Protection Standards (NFPA) 13 and all applicable County laws.**

Comment: No commercial or public assembly structures are proposed as part of the subject revision.

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

Comment: The requirement of sprinkler systems for all residential structures is still in effect, and specific conformance to this condition will be a condition of approval for all SDP=s. Approval of Phase I included the community building for the subject development, and the subject condition was enforced at that time.

19. **The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch shall be dedicated to the M-NCPPC.**

Comment: The subject condition has been satisfied, and the proposed revision does not impact the floodplain and adjoining buffer along Black Branch.

21. **A separate internal trail system for the Mixed Retirement Development shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging, and biking.**

Comment: This condition has been satisfied as part of the original CDP approval.

- 22. All development pods, parks, recreational and historical features shall be connected into the main trail network, feeder trails, and/or sidewalks.**

Comment: This condition has been satisfied as part of the original CDP approval.

- 23. All trails within the proposed development shall be handicapped accessible.**

Comment: The approval of detached single-family dwelling units does not impact this condition. Handicapped accessibility of ramps will be reviewed at the time of SDP submittal.

- 24. At the time of the Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationships within the entire development site with respect to pedestrian movement.**

Comment: This condition has been satisfied as part of the original CDP approval.

- 26. Prior to Comprehensive Design Plan approval, the applicant shall demonstrate that all CIP-sized water and sewer facilities have been funded for construction.**

Comment: Referral comments from the WSSC for the original CDP approval indicated that AProgram-sized water main extensions (16" or greater) are not required to serve the property.@ This condition does not apply to the subject revision.

- 27. Approximately eight acres shall be dedicated to the M-NCPPC for a community park. The exact location of this park on the property shall be determined at the time of approval of the Comprehensive Design Plan (CDP) in a location**

which is satisfactory to the Parks Department of M-NCPPC. Said park shall be developed by Applicant as a community park with facilities specified prior to CDP approval. The facilities and design are to be approved by the Department of Parks and Recreation prior to CDP approval. The park will contain, at a minimum, softball field(s), tennis court(s), volleyball court(s) and a picnic pavilion or other facilities agreed upon at approval of the CDP.

Comment: A 13.5 \checkmark acre park was dedicated to, and approved by, the Parks Department of the M-NCPPC. The condition has been satisfied as part of the original CDP approval.

28. Every effort shall be made to coordinate the plans for the development of the 8+-acre park with the plans for the 35+-acre park to be developed as part of the Greens of Dumbarton unless an alternate property location is agreed upon at the time of the approval of the CDP.

Comment: The condition has been satisfied as part of the original CDP approval, which includes the park design.

34. AAt the time of CDP the applicant shall submit to the Natural Resources Division a Noise Study showing a typical cross section with the 65 dBA line for the Mixed Retirement Development portion of the site abutting Central Avenue. This noise contour should be taken into consideration when identifying the various development pods.@

Comment: See Condition No. 12 above for discussion.

35. AThe applicant shall identify with the CDP application the approximate location of impacts to the PMA. If impacts to the PMA are proposed

the applicant shall provide justification for the disturbances which includes an estimate of the total area of disturbance, the features to be impacted and other alternatives that were considered to avoid these disturbances.@

Comment: See Condition No. 14 above for discussion.

- 36. AAt the time of CDP the applicant shall provide the Natural Resources Division with a conceptual alignment of the off-site sewer and water alignments which considers significant environmental features such as streams, wetlands, floodplains and steep and severe slopes. This alignment shall be further refined in conjunction with the Preliminary Plan of Subdivision and SDP as more detailed information is available.@**

Comment: See Condition No. 15 above for discussion.

- 37. AStormwater management ponds and water quality ponds shall be located outside the PMA unless determined by the Site Development Section of the Department of Environmental Resources to be unfeasible if located outside the PMA.@**

Comment: This condition has not been resolved due to a prior commitment by the Evangel Temple that the first development in the R-L portion of the property would construct a regional facility on Black Branch. The environmental impacts associated with a regional facility in Black Branch will be much greater than that proposed by this plan. However, there is some concern at DER that the smaller facilities may not adequately address the needs for the larger area. Therefore, DER has been discussing this issue with the applicant as part of the Stormwater Management Plan Concept approval which is

required prior to Preliminary Plan of Subdivision approval.

38. Access to this site from public right-of-way will be afforded by:

- a. An access road onto Central Avenue/MD 214 from the Mixed Retirement Development**
- b. An access road onto Church Road from the R-L zoned parcel**

Comment: The original CDP approval is consistent with this condition. The proposed single-family dwelling units do not impact the required site access points.

40. During the approval process of the Comprehensive Design Plan, a referral shall be made to the Department of Public Works & Transportation regarding the potential need for local public transportation to service the needs of the senior citizen residents to access retail, service commercial, and public facilities such as libraries, schools, and hospitals, etc. The technical staff shall propose possible site design amendments to aid in the accessibility of public transportation (i.e. bus shelters, curb cuts, etc.).

Comment: This condition has been satisfied as part of the original CDP approval, and all infrastructure necessary to accommodate public transportation service will be shown on the respective Specific Design Plans.

6. "The proposed plan would result in a development with a better environment than could be achieved under other regulations."

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement.

The subject revision does not alter or diminish the previous finding that led to a recommendation of approval. The approved plan does result in a development with a better environment than could be achieved under other regulations in the way that it is planned as a Mixed Retirement Development. The proposed revision will result in an even more livable and varied environment by including detached units where they were not previously allowed.

7. **"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."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval. Furthermore, staff believes that inclusion of the proposed single-family detached units as part of the range of housing types offered in this development will only reinforce the prior planning board determination that the subject plan does include an array of design elements, facilities, and amenities that satisfy the broad spectrum of needs of residents and/or guests of the project.

8. **"The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not alter or diminish the previous finding that led to a recommendation of approval. As previously stated, the proposed single-family dwelling units will be offered as part of Phases II and III. The proposed dwelling units will be compatible with, and complementary to, the existing house types already approved and in existence in the

development, and equally as important will ultimately be compatible with the development in the surrounding residential communities. The surrounding residential communities in general proximity, Kettering and Collington Manor, are well-defined single-family detached communities with homes that generally are 2000 square feet or more. Typically these homes offer brick or siding as an exterior finish, and provide for exterior shutters, trim, molding, garages, high-pitched roof, reverse gables, and dormers. Notwithstanding the minimum sizes of the proposed units, and the fact that retirement communities generally provide smaller lots and units for residents who do not want the responsibility of large homes and yard maintenance, the proposed units compare favorably with, and provide all of the exterior features noted on, the homes in the surrounding residential communities.

The development is compatible with existing land use, zoning, and facilities in the immediate surroundings.

9. **"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."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval. Although the proposed single-family detached units, with all added options, will be the largest units in the subject development, the approval of these units will generally not impact the overall totals of building coverage and open

space. Furthermore, since the proposed units will replace what previously would have been duplex and quad units, overall density may be reduced, thus providing a balanced mix of housing with as much, or possibly a slight increase in open space as to what was previously approved. The applicant has also proposed development standards for the single-family detached lots, and they will be compatible with the standards approved for other unit types within the development and the abutting land uses. The provision of single-family detached units does not significantly alter the approved circulation access points.

Land uses and facilities are compatible with each other.

10. **"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."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval. 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.

11. **"The staging of development will not be an unreasonable burden on available public facilities."**

Comment: The subject application was referred to both the Transportation Planning and Public Facilities Sections. In separate memorandum, (Masog to Jordan) dated April 28, 2000, and (Williams to Jordan) dated April 14, 2000, it was found that the development proposal places no additional burden on existing infrastructure or public transportation, nor does it affect or impact the existing public facilities.

The staging of development is not an unreasonable burden on available public facilities. For additional information, see Findings 16 and 17 below.

12. **"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 original approved Comprehensive Design Plan did not include an adaptive use of a historic site, nor does the subject revision..

13. **"The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the plan, with the exception of V-L and V-M Zones, the requirements set forth in Section 27-433(d) ."**

Comment: The original approved Comprehensive Design Plan demonstrates conformance to this requirement. The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval. The approved plan incorporated the applicable design guidelines set

forth in Section 27-274 of Part 3, Division 9 of the Zoning Ordinance.

Townhouses were not proposed as part of the approved plan, nor are they part of the subject revision.

14. **"The Plan is in conformance with an approved Tree Conservation Plan."**

Comment: TCP I/62/97 was approved as part of the original CDP and addresses the entire CDP property. The subject development proposal does not necessitate any revisions to the approved Type I TCP at this time.

Any changes or revisions to the approved Type I TCP pertaining to the proposed parking lot will be addressed at the time of SDP review for the subject development proposal.

The subject application is in conformance with the approved TCP I/62/97 Tree Conservation Plan.

Referral Responses

15. Environmental Planning: The comments of the Environmental Planning Section are embodied in Finding No. 4, which is a detailed discussion of required conditions, per A-9839-C, many of which specifically pertain to environmental issues. The Environmental Planning Section recommends approval of the subject application.

No response was received from either the Department of Environmental Resources - Watershed Protection Branch or Prince George's County Health Department - Division of Environmental Health.

16. Transportation Planning: The Transportation Planning Section found that the impact of the provision of single-family detached units would not be significantly different from that which was determined when the CDP was originally approved. Therefore,

single-family detached units as a component of this plan pose no transportation issues.

No response was received from either the Department of Public Works & Transportation or State Highway Administration.

17. Public Facilities: There are no public facilities issues of concern regarding the proposed detached single-family dwelling units. Furthermore, in a memorandum (Williams to Jordan) dated April 14, 2000, the following comments were provided:

AThe proposed development will be within the adequate coverage of the nearest existing fire and rescue facilities for ambulance and medic services.

AThis is a proposal to construct elderly housing development. Elderly housing is exempt from the public school adequate public facilities test.@

18. Parks and Recreation: The Park Planning and Development Division had no comment on the subject proposal.
19. Trails: There are no Master Plan Trail issues associated with the subject proposal.
20. Community Planning: There are no master plan issues associated with the subject proposal.

Density Increment Analysis

21. A detailed discussion of all analysis pertaining to Density Increment Bonuses can be found as an attachment to the subject technical staff report (PGCPB No. 98-35C). The subject revision does not affect, alter, nor diminish the previous finding that led to a recommendation of approval, and determined the overall density. The approved plan summarized the

applicant's proposal regarding the public benefit features and the staff's response to their proposal.

Development Standards

22. A detailed discussion of all requirements pertaining to Development Standards can be found as an attachment to the subject technical staff report (PGCPB No. 98-35C). The subject revision does not affect nor alter, the previously approved development standards for other dwelling unit types, but it does add new development standards for single-family detached units.

The applicant has proposed development standards for the single-family detached lots as follows:

Maximum Lot Size	6,000 square feet
Maximum Building Height	36 feet
Minimum Front Yard	15 feet
Minimum Distance from Property Line to a Front-Loaded Garage	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	*10 feet
Maximum Lot Coverage	75 percent

*Decks may extend up to 4 feet beyond the rear building restriction line.

Staff supports the development standards as proposed by the applicant, and furthermore it is recommended that the proposed development standards be approved and included as part of the Comprehensive Design Plan text for single-family detached lot development on the subject property.

23. Approval of CDP-9705/02 modifies, but does not supercede, CDP-9705 and CDP-9705/01. Except as explicitly modified by CDP-9705/02, CDP-9705 (as expressed in PGCPB No. 98-35 (C)) and CDP 9705/01 (as expressed in PGCPB No. 00-49) remain in full force and effect.

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. Prior to certificate approval of the Comprehensive Design Plan revision, the CDP text shall be amended to provide the approved Single-Family Detached Lot Standards.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Boone, seconded by Commissioner Brown, with Commissioners Boone, Brown and McNeill voting in favor of the motion, and with Commissioner Hewlett absent, at its regular meeting held on Thursday, May 4, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of May 2000.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:JJ:aj

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plan 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 June 19, 2003, regarding Comprehensive Design Plan CDP-9705/03 for Cameron Grove - The Palisades at Oak Creek, the Planning Board finds:

1. **Location:** The subject property is the R-L-zoned portion of a larger development known as Cameron Grove. It is located at the southwest corner of the intersection of Central Avenue (MD 214) and Church Road. The site is bounded to the east by Church Road, to the north by the Evangel Church property, and to the west and south by a development known as Oak Creek Club. In between the subject site and the Oak Creek Club property to the west, there is a linear 14-acre park and recreational facility. The subject site has approximately 3,850 linear feet of frontage along Church Road. Directly across Church Road from the subject site are existing single-family detached houses and undeveloped property in the R-A Zone.

2. **The Proposed Development:** The subject Comprehensive Design Plan application is for the development of 166 single-family detached lots that were approved in Basic Plan A-9839-C. The total acreage of the R-L-zoned tract is approximately 200.3. Of the 200.3-acre property, over 100 acres of the site will be preserved as open space or recreation areas. Approximately 80 acres are proposed for a single-family detached residential community of 166 units. The proposed density is 0.96 dwelling units per acre, which is less than the approved base density of one dwelling unit per acre. The development data is summarized as follows:

DEVELOPABLE AREA

Use	Acreage	Percentage of Total Acreage
Single-family lots	65.5	33
Public right-of-way	11	5
100-foot-wide landscape buffer	3.3	2
Recreational area	1.2	1
Landscape terminus	1.5	1
Stormwater management ponds	2.8	1

UNDEVELOPABLE AREA

Open space	115	57
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TOTAL	200.3	100
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SINGLE-FAMILY DETACHED LOT STANDARDS

Minimum Lot Size (Square Feet)	10,000
Minimum Cumulative Yard Area (Square Feet)	2,000
Maximum Lot Coverage (%)	60
Maximum Height (Feet)	46
Minimum Lot Width at Front Building Line (Feet)	70
Minimum Side Yard Setback (Feet)	8
Minimum Total Side Yard (Feet)	17
Minimum Lot Width at Street Line (Feet)	25
Minimum Setback from Street Line (Feet)	20
Minimum Rear Yard Setback (Feet)	20

The subject CDP proposes three development pods delineated by the sensitive features on the site. Pod A is located in the north of the site and consists of 134 lots that are accessed from Church Road through a proposed monumental entrance. Pod A constitutes the majority of the upland area of the site in the center of the property. Pods B and C are located side by side in the south portion of the site that is abutting the Oak Creek Club development and are separated from Pod A by the stream valley and major wetland areas on the site. Pod B contains 30 lots and Pod C contains two lots. Pod B will be accessed from the existing Oak Creek Club development and Pod C will be accessed from Church Road. The proposed lot size varies from 10,000 square feet to 2.5 acres. Lot width at front building line ranges from 70 feet to 120 feet.

3. **Background:** On November 26, 1991, the District Council approved Zoning Map Amendment and accompanying Basic Plan Application No. A-9839 to rezone the approximately 305.3-acre property from the R-A Zone to the R-L Zone as part of the 1991 *Bowie-Collington-Mitchellville and Vicinity Sectional Map Amendment* (CR-120-1991: CDZ Amendment 2).
4. **The Approved Comprehensive Design Plans:** On February 19, 1998, the Planning Board approved Comprehensive Design Plan CDP-9705 (Resolution PGCPB No.98-35) for the easterly portion of the property for a Mixed Retirement Community. CDP-9705 also identified, defined and secured a dedication agreement on the 14±-acre park and recreational facility to The Maryland-National Capital Park and Planning Commission. This CDP reaffirmed the single-family detached use for the subject site and showed, for the first time, a gross tract area of site, which was 305.3 acres as covered both in A-9839 and A-9839-C, as 372.08 acres and the Standard R-L Development (the subject site), which was 147.5 acres in A-9839 and A-9839-C, as 200.3 acres. CDP-9705 is subject to the following land use types and qualities:

Total Tract Area	372.09 Acres
Zone	Mixed Retirement Development/R-L
Mixed Retirement Development Gross Tract Area	157.76 Acres
Plus Park Dedicated to M-NCPPC	14 Acres
Subtotal	171.76 Acres
Proposed Development	Mixed Retirement Development
Adjusted Gross Tract Area	155.16 Acres

Base Density	4 Dwelling Units per Acre
Density Proposed	5.51 Dwelling Units per Acre (856 Units)
R-L Gross Tract Area	200.33 Acres
Residue Development	Single-Family Detached Homes
Adjusted Gross Tract Area	129.40 Acres

On April 13, 2002, the Planning Board approved Comprehensive Design Plan CDP-9705/01 (Resolution PGCPB No.00-49) to allow an auxiliary parking lot for Evangel Temple on the designated residue development portion of the approved CDP-9705, for the purposes of providing additional on-site parking to support an increasing church congregation. All of the designated residue development approved per CDP-9705 is owned by Evangel Temple Church. No additional development was proposed in the residue development area at that time.

On May 4, 2002, the Planning Board approved Comprehensive Design Plan CDP-9705/02 (Resolution PGCPB No.00-63) to add single-family detached housing type and revise distribution of the units in the proposed three phases. Once again, this revision did not have any impact on the subject site.

5. **The Approved Basic Plan:** On November 24, 1997, the District Council approved the amended Basic Plan Application No.A-9839-C to revise the previously approved A-9839 to allow a Mixed Retirement Development on the westerly portion of the property (156± acres). The subject property of Cameron Grove—The Palisades at Oak Creek remained unaffected in A-9839-C except for setting the dwelling unit limitation of 166 single-family detached lots for the site. The Basic Plan is subject to 40 conditions of approval and the following land use types and qualities that govern the subject application:

Land Use Qualities

Total acreage 305.3

Mixed Retirement Development

Gross acreage	157.8
Half the floodplain (Acre)	-2.2
Adjusted gross acreage	155.6
Base Density (4.0 x 155.6 acres)	622 dwelling units
Approved Density (6.45 x 155.6 acres)	1,004 dwelling units
Maximum allowed (8 x 155.6 acres)	1,245 dwelling units

Land Use Types

Single-family detached and attached dwellings
 Multifamily dwellings
 Assisted living
 Recreation center or other recreational facilities
 Accessory uses

Standard R-L Development

Gross acreage	147.5
Half of floodplain (Acre)	-15.5
Adjusted gross acreage	132
Base density (1.0x132 acres)	132 dwelling units
Approved density (1.3 x132 acres)	166 dwelling units
Maximum density allowed (1.5 X132 acres)	198 dwelling units

Land Use Types

Single-family detached dwellings
Recreation center or other recreational facilities
Accessory uses

6. Findings Required by Section 27-521, Required Findings for Approval of a Comprehensive Design Plan:

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

(1) The plan is in conformance with the approved Basic Plan.

Comment: Basic Plan A-9839 was initially approved by the District Council on November 26, 1991, to rezone approximately 305.3 acres of land from the R-A Zone to the R-L Zone. Subsequently, A-9839 was amended in 1997 by Basic Plan A-9839-C because CB-78-1996 amended the Comprehensive Design Zone Ordinance to permit the approval of a Basic Plan for Mixed Retirement Developments within the R-L category of the Comprehensive Design Zone. Basic Plan A-9839-C is subject to 40 conditions of approval. The approved basic plan provides many criteria for review of this Comprehensive Design Plan. Specific conditions that warrant discussion regarding conformance of the subject Comprehensive Design Plan with the Basic Plan are considered below:

“1. In no event shall the maximum density exceed 1,004 dwelling units in the Mixed Retirement Development and 166 dwelling units in the standard R-L Development portion.”

The subject application proposes the construction of 166 single-family detached dwellings in the R-L Zone. The subject Comprehensive Design Plan is consistent with the approved Basic Plan in terms of both the use and the density.

“3. At each access point off of Church Road and Central Avenue, the amended Basic Plan will provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.”

The subject Comprehensive Design Plan complies with this condition by providing a 100-foot-wide bufferyard along the entire frontage of the property along Church Road and both sides of the site access point off Church Road.

- “6. Prior to the issuance of any building permits for the balance of the property which is not developed as a Mixed Retirement Development (i.e. the 150+A portion fronting on Church Road), the applicant shall dedicate the 200-foot right-of-way from the proposed future baseline of Church Road along the proposed development’s frontage to provide a four-lane, divided collector to rural parkway standards with an open median of varying width. Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.”**

The subject Comprehensive Design Plan reflects the required 200-foot right-of-way dedication along Church Road. The construction of this road section will be in accordance with Department of Public Works and Transportation (DPW&T) requirements.

- “7. Prior to the issuance of any building permits for the balance of the property which is not developed as a Mixed Retirement Development (i.e. the 150+A. portion fronting on Church Road), the applicant shall bond to construct access improvements at the site access on Church Road to provide for separate right and left turn lanes on the eastbound approach.”**

It is recommended that this condition be carried forward to the subject CDP to ensure compliance at the time of Specific Design Plan.

- “8. The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of the Specific Design Plan (SDP).”**

A preliminary 100-year floodplain study of Black Branch has been delineated on the Comprehensive Design Plan. Technical approval of the floodplain area by the Watershed Protection Branch, Department of Environmental Resources, should be obtained at time of Specific Design Plan.

- “9. The applicant shall provide proof that the U.S Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.”**

It is recommended that this condition be carried forward to the subject CDP to ensure compliance at the time of Specific Design Plan.

- “10. All nontidal wetland mitigation areas shall be shown on the Comprehensive Design Plan (CDP) or Specific Design Plan (SDP).”**

The subject Comprehensive Design Plan shows the nontidal wetland mitigation areas, but according to the review by the Environmental Planning Section, the nontidal wetland mitigation area is labeled differently on each of the plans. None of the plan is labeled by using the required terminology "Wetland Mitigation Area." A condition of approval has been proposed to revise the Comprehensive Design Plan in the recommendation section of this report.

"11. Technical approval of the location and sizes of Stormwater Management Facilities is required prior to the approval of any SDP."

It is recommended that this condition be carried forward to the subject CDP, to ensure compliance at the time of Specific Design Plan.

"12. Prior to submittal of a CDP, the applicant and M-NCPPC Natural Resources Division staff shall determine if a noise study which considers the impact of Central Avenue and Church Road on the subject property, is necessary. If such a study is required it shall be submitted with the CDP."

The applicant has met with the Environmental Planning staff prior to the submittal of this Comprehensive Design Plan and it was agreed that a noise study would not be required prior to submittal and that the Natural Resources Division, using its newly acquired software, would first determine whether there was an issue with the 65 dBA contour along Church Road. If such a determination were made, the applicant agreed to perform a detailed noise study to resolve any noise impact issues.

The Environmental Planning Section, in a memorandum (Markovich to Zhang) dated April 8, 2003, indicated that Church Road is classified as a collector and has an estimated 65 dBA Ldn noise contour at approximately 60 feet from the road centerline. It should be noted that although no residential areas will be adversely impacted by the noise, the location of the noise contours should be shown on the Comprehensive Design Plan.

"13. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters."

The delineated wetlands have been shown with a 25-foot nondisturbance buffer around their perimeters.

"14. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas."

The subject Comprehensive Design Plan shows each of the components of the Patuxent River Primary Management Area (PMA) and the ultimate PMA limits. According to the review by the Environmental Planning Section, the subject CDP complies with the buffer guidelines for the current stage of the proposal and further evaluation will be required at the time of the Preliminary Plan of Subdivision.

- “15. As part of the submittal of the CDP, the applicant shall include a conceptual layout of water and sewerage service to the site, and an analysis of the impact of the constriction of water and sewer lines on the subject property.”**

A sewer and water concept plan has been proposed as part of the subject Comprehensive Design Plan. The conceptual layout of water and sewerage service includes the proposed on-site alignments and the off-site connections. The on-site alignments have avoided PMA impacts as much as possible with only one single crossing necessary to link the northern and southern portion of the site, which also connects with the proposed sewer in Oak Creek Club to the south. The Washington Suburban Sanitary Commission (WSSC), in a memorandum dated April 11, 2003 (Fricke to Zhang), recommended some revisions to both the CDP text and plans. The recommended revisions have been addressed by the applicant during the review process.

- “16. As part of the submittal of the CDP, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay, if any.”**

A preliminary investigation undertaken by the applicant indicates the presence of a small area of Marlboro Clay in the vicinity of the proposed entrance into the subject property at the intersection of Church Road and Jones Bridge Road. According to the review comments of the Environmental Planning Section, there is no threat of slope failure because the Marlboro Clay area is essentially level and is located within the proposed 100-foot-wide landscape buffer along Church Road. The limitations associated with the Marlboro Clay will be dealt with by the Department of Public Works and Transportation in association with their review of the proposed road construction.

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

It is recommended that this condition be carried forward to the subject CDP, to ensure compliance at the time of Specific Design Plan.

- “19. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch shall be dedicated to the M-NCPPC.”**

As shown on the subject Comprehensive Design Plan, all floodplain and adjoining buffer area along Black Branch will be dedicated to M-NCPPC.

- “20. The applicant’s amended Basic Plan shall show the Class I trail along Church Road.”**

A Class I trail along Church Road was one of the master plan recommendations. The *Adopted and Approved Bowie-Collington-Mtchellville and Vicinity Master Plan* also recommended the provision of a trail network within the subject property. The approved preliminary plan for Oak Creek Club (4-01032) contains several conditions requiring trail improvements. The Class I Trail is required along the east side of Church Road through the Oak Creek Club property. No construction of this master plan trail is recommended for the subject property. The trail will

ultimately be located on the other side of Church Road from the subject site's frontage. However, per the concurrence of DPW & T, a standard sidewalk is recommended along the subject site's frontage of Church Road.

“22. All development pods, parks, recreational and historical features shall be connected into the main trail network, feeder trails, and/or sidewalks.”

The subject Comprehensive Design Plan proposes three separated development pods. Pod A contains the majority of the proposed 166 lots and will be connected directly to the Class I trail on the east side of Church Road. Pods B and C will also be connected to the Class I trail but indirectly through Oak Creek Club to their south. All the internal streets in Pods A, B and C will have sidewalks on both sides of the street. Meanwhile, the construction of the master plan trail along Back Branch is required within the land dedicated to The Maryland-National Capital Park and Planning Commission. The CDP also proposes connection among the three development pods and the master plan trails.

A 14 ±-acre park and recreation area previously dedicated to M-NCPPC, which is under construction, is located to the southwest of the subject property. A connection to this regional recreational facility has been proposed in the CDP. The subject CDP shows on-site recreational facilities, such as a tot-lot and preteen playground. These recreational facilities will be connected through either sidewalks or trails to the entire pedestrian network.

“23. All trails within the proposed development shall be handicapped accessible.”

As shown on the subject Comprehensive Design Plan, all trails within the proposed development will be handicapped accessible.

“24. At the time of the Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationships within the entire development site with respect to pedestrian movement.”

The Transportation Section has reviewed the locations and dimensions of the trails, paths and sidewalks proposed in the Comprehensive Design Plan for their interrelationships with the pedestrian movement within the subject site and their connectivity with regional trails and recreational facilities. The trail planner's recommendations have been incorporated into the recommendation section of this report.

“26. Prior to Comprehensive Design Plan approval, the applicant shall demonstrate that all CIP sized water and sewer facilities have been funded for construction.”

The applicant will fund and construct all water and sewer facilities that will serve the development.

“33. The applicant shall include in the Comprehensive Design Plan (CDP) for the R-L portion of this site abutting Church Road a visual assessment of the scenic character

of Church Road sufficient details on the plans to determine if the scenic character of the road is being protected.”

A visual assessment of the Church Road frontage has been submitted with this application as an appendix. The visual assessment report includes 15 photographs and one guide sheet showing the views of the existing vegetation from selected locations. The existing frontage of the subject site along Church Road is generally composed of existing woodland and a narrow hedgerow of trees. The master plan calls for the improvement of Church Road to a four-lane rural collector of a 90-foot-wide right-of-way within an open section with six-foot-wide paved shoulders and a drainage ditch. The proposed improvement has been incorporated into the proposed CDP, which will dedicate an additional 30 feet from the Church Road baseline to a total of 45 feet. The proposed Church Road improvement will require the removal of the existing hedgerow because of its closeness to the existing pavement. The CDP is proposing to retain the remaining woodland outside of the Church Road right-of-way by providing a 100-foot-wide landscape buffer along the entire frontage of Church Road with the exception of the entrance for the access road. The scenic and historic character of Church Road will thus be maintained.

“35. The applicant shall identify with the CDP application the approximate location of impacts to the PMA. If impacts to the PMA are proposed the applicant shall provide justification for the disturbances which includes an estimate of the total area of disturbance, the features to be impacted and other alternatives that were considered to avoid these disturbances.”

The subject Comprehensive Design Plan proposes six PMA disturbances generally associated with the infrastructure that are necessary to the development of this property. These impacts include one combination sewer alignment and trail crossing, one trail crossing, two stormdrain outfalls and two driveway connections. These impacts are essential to the development of the property.

“36. At the time of CDP the applicant shall provide the Natural Resources Division with a conceptual alignment of the off-site sewer and water alignments which considers significant environmental features such as streams, wetlands, floodplains and steep and severe slopes. This alignment shall be further refined in conjunction with the Preliminary Plan of Subdivision and Specific Design Plans as more detailed information is available. Prior to signature approval of the Specific Design Plan the applicant shall provide the Natural Resources Division with an approved sewer alignment from WSSC.”

The subject Comprehensive Design Plan contains a Sewer and Water Concept Plan that has limited the proposed PMA impacts significantly from those originally proposed and approved with the Basic Plan. The plan proposes one PMA impact connecting Pods A and B, each with its own independent internal streets, so that the entire site may then be connected into the proposed sewer in Oak Creek Club to the south of the subject property. Per the review of the Environmental Planning Section, additional details and information will be required with

subsequent applications. The final approval from WSSC will be required at the time of the first Specific Design Plan.

“37. Stormwater management ponds and water quality ponds shall be located outside the PMA unless determined by the Site Development Section of the Department of Environmental Resources to be unfeasible if located outside the PMA.”

The subject Comprehensive Design Plan shows two stormwater management ponds, which are all located outside the PMA.

“38. Access to this site from public right-of-way will be afforded by:

b) An access road onto Church Road from the R-L zoned parcel.”

The subject Comprehensive Design Plan proposes 166 lots for single-family detached houses on the R-L-zoned parcel of the Cameron Grove development. The CDP consists of three pods: Pod A is the majority of the upland area of the site in the center of the tract; Pods B and C are severed from Pod A by the existing stream valley and major wetlands. The CDP proposes two access roads onto Church Road from the Pods A and C. Pod B will be accessed through Street A-A of the Oak Creek Club development.

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

Comment: The subject CDP proposes three development pods of 166 lots for single-family detached houses in a 200.3-acre, R-L-zoned property. Over 100 acres, or 50 percent of the site, are proposed for preservation as open space or recreational areas. Only approximately 80 acres are proposed to be used for the 166 lots. With the dedication of the on-site floodplain area to M-NCPPC, the adjusted gross acreage for the subject tract would be approximately 173.3 acres, which results in a density of 0.96 dwelling unit per acre, which is less than the approved base density of one dwelling unit per acre for this property.

The subject CDP is particularly sensitive to environmental features and minimizes impacts on the PMA as much as possible by limiting the proposed stream crossing to those that are essential to the development. The plan also provides a deep bufferyard of 100 feet along the site’s frontage of Church Road, a rural collector. The landscape and recreation plan also shows on-site recreational facilities, such as tot lots and preteen playgrounds, which are not required by the Zoning Ordinance. A complete pedestrian network consisting of stream valley trails, bike lanes, and sidewalks on both sides of the internal streets that will be connected to the off-site regional trail system and recreational facilities has been proposed. Therefore, the proposed development in the subject CDP will in all likelihood preserve much more open space than in a conventional development scenario and 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.**

Comment: The subject CDP includes the following design elements, facilities and amenities that satisfy the needs of the residents, employees and guests:

Design Elements: The four main design features in the subject CDP are three development pods with internal streets of 50, 60 and 80-foot-wide rights-of-way consisting of sidewalks and bike lanes; the preservation of Black Branch (on-site portion), its adjacent wetlands and stream valley trails; on-site recreational facilities including one tot lot and two preteen playgrounds; and an entrance feature and 100-foot-wide bufferyard along Church Road. Parking will be provided through on-street spaces and private garages attached to each single-family detached house. The design elements will be completed in four stages. The combination of the proposed design elements well serves the function of this site and the needs of the future residents and their guests.

Facilities: The facilities are applicable to the needs of the proposed 166 lots for single-family detached houses. With the development of this project, all public utilities including electric, telephone, gas and cable TV will be available on site and funded 100 percent by the applicant. Per the Water and Sewer Concept Plan and WSSC referral comments, water service will be provided by WSSC through connection to the 16-inch water main that has already been installed on Church Road. Sewer service will also be provided by the existing sewer line on Church Road. Per WSSC comments, adequate transmission and treatment capacity is available in the Western Branch drainage basin and the treatment plant service area. Two stormwater management ponds have been proposed on the property.

Other services including fire engine service, ambulance service, paramedic service, school, and police service will be available and provided by the existing facilities in the area.

- (4) **The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;**

Comment: The proposed development will be compatible with the existing land use, zoning and facilities in the immediate surroundings. The site is bounded to the east by Church Road; to the north by the Evangel Church property, zoned R-A (Residential-Agricultural); to the west and south by a development known as Oak Creek Club in the R-L (Residential Low Development) Zone. In between the subject site and Oak Creek Club property to the west, there is a linear 14-acre park and recreational facility, which was dedicated to M-NCPPC during the development of the Mixed Retirement Community known as Cameron Grove. The subject site has approximately 3,850 linear feet of frontage along Church Road. Directly across Church Road are existing single-family houses and undeveloped property in the R-A Zone.

The proposed single-family detached residential use of 166 lots will be in the middle of the green space and Black Branch stream valley and will be compatible with the existing residential zones, facilities, and the existing amenities like open spaces and trails 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.**
- (C) Circulation access points.**

Comment: The subject Comprehensive Design Plan proposes single-family detached residential use on a 200.3-acre site in the R-L Zone. Significantly more than 50 percent, or more than 100 acres of the site, will be preserved as open spaces and recreational areas. The proposed density is below the approved base density for the site. The maximum lot coverage is proposed at 60 percent. The proposed development standards for the site in general will be compatible with the development standards for this site as dictated in Zoning Map Amendment A-9839-C with respect to development density and uses.

The subject CDP proposes residential standards for setbacks as the following: a minimum of 20 feet from internal subdivision roads, a minimum side yard setback of eight feet with a combined side yard setback of 17 feet, and a rear yard setback of 20 feet. Meanwhile, the CDP proposes a 100-foot-wide bufferyard between Church Road and the subject property. This 100-foot-wide bufferyard is approximately 3,850 feet in length parallel to Church Road.

The proposed development for the subject site has two access points to Church Road for Pods A and C. Pods B will be accessed through the internal street, Street A-A of the existing Oak Creek Club. Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other.

(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.

Comment: The Basic Plan limits the number of single-family detached dwelling units permitted in this CDP to 166. The subject CDP proposes three development pods to be developed in four stages. The staging and unit information are as follows:

DWELLING UNIT STAGING

Phase	Pod	Number of lots	Housing type
1	A	67	Single-family detached
2	A	67	Single-family detached
3	B	30	Single-family detached
4	C	2	Single-family detached
Total number of lots		166	

The applicant also intends to link the staging of the on-site recreational facilities to the percentage of units built. One tot lot and one preteen playground will be installed by the time 50 percent of the development has been completed. The remainder of the proposed recreational facilities will be installed prior to the completion of 80 percent of the development. As of the writing of this staff report, a purchasing contract has been signed between the applicant and Oak Creek Club to sell Pods B and C to the existing Oak Creek Club subdivision. As a result, the 134-unit Pod A will be developed in two different stages. Each staged unit of the development can exist as a unit that is 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: The staging of Cameron Grove—The Palisades at Oak Creek will not be an unreasonable burden on available public facilities as discussed in the following text, if the application is approved subject to the proposed conditions in the recommendation section of this report.

Transportation Facilities: The applicant has submitted a Traffic Impact Study in support of the Comprehensive Design Plan application for the proposed 166 units of single-family detached residences. The Transportation Planning Section provides the following review comments in support of the above conclusion:

The applicant prepared a traffic impact study dated January 2003 in accordance with the methodologies in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*. The traffic study includes an addendum dated April 2003. A June 2003 revision merely incorporates the addendum into the study and reprints the original study. The findings and recommendations outlined below are based upon a review of relevant materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the guidelines. Comments from the county Department of Public Works and Transportation (DPW&T) and the State Highway Administration (SHA) are attached.

Growth Policy—Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the guidelines.

Unsignalized intersections: The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding,

the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The traffic impact study prepared and submitted on behalf of the applicant analyzed the following intersections:

- MD 214 and MD 193 (signalized)
- MD 214 and Church Road (signalized)
- Church Road and Oak Grove Road (unsignalized)
- Church Road and site entrance/Jones Bridge Road (unsignalized)
- Church Road and Oak Creek entrance (planned)

Existing traffic conditions were based on traffic counts done in February 2002. Existing conditions within the study area are summarized as follows:

EXISTING CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 214/MD 193	1,433	1,260	D	C
MD 214 and Church Road	1,229	968	C	A
Church Road and site entrance/Jones Bridge Road	11.0*	10.7*	--	--
Church Road and Oak Creek entrance		Planned	--	--
Church Road and Oak Grove Road	15.0*	11.6*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the guidelines, an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations. Delays of +999 are outside the range of the procedures, and should be interpreted as excessive.				

The submitted traffic study provides an analysis for assessing the background traffic situation. The applicant has taken the following steps to develop background traffic, including:

- Using a two percent annual growth factor for through traffic along MD 193, and MD 214, consistent with past studies in the area. It is also consistent with historical data.
- Adding background development in the area.

Under background traffic, two of the signalized intersections in the study area would show unacceptable operations during at least one peak hour. It should be noted that the applicant's traffic studies analyzed the Church Road/Oak Creek entrance roadway as a stop-controlled intersection. It was proposed (and continues to be proposed) by the Oak Creek Club to be constructed as a roundabout. Therefore, it is analyzed as a roundabout.

Background conditions are summarized as follows:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane		Level of Service	
	Volume (AM & PM)		(LOS, AM & PM)	
MD 214/MD 193	1,523	1,461	E	E
MD 214 and Church Road	1,347	1,254	D	C
Church Road and site entrance/Jones Bridge Rd.	18.5*	12.6*	--	--
Church Road and Oak Creek entrance (roundabout)	0.59*	0.82*	--	--
Church Road and Oak Grove Road	24.2*	35.7*	--	--

*In analyzing unsignalized intersections, a verage vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest a verage delay for any movement within the intersection. According to the guidelines, an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations. Delays of +999 are outside the range of the procedures, and should be interpreted as excessive. At the roundabout, the maximum volume to capacity ratio (V/C) is presented, with a value of 0.80, as an example, indicating that the roundabout is operating at 80 percent of capacity.

The site is proposed for residential development. The site is proposed to be developed with 166 single family detached residences. The site trip generation would be 125 AM peak hour trips (25 in, 100 out) and 149 PM peak hour trips (98 in, 51 out). The site trip distribution used in the traffic study has been deemed acceptable for the evaluation of site impacts. Therefore, we obtain the following results under total traffic:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane		Level of Service	
	Volume (AM & PM)		(LOS, AM & PM)	
MD 214/MD 193	1,533	1,479	E	E
MD 214 and Church Road	1,424	1,298	D	C
Church Rd. and site entrance/Jones Bridge Rd.	31.8*	43.8*	--	--
Church Rd. and Oak Creek entrance (roundabout)	0.61*	0.83*	--	--
Church Road and Oak Grove Road	33.7*	43.3*	--	--

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the guidelines, an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations. Delays of +999 are outside the range of the procedures, and should be interpreted as excessive. At the roundabout, the maximum volume to capacity ratio (V/C) is presented, with a value of 0.80, as an example, indicating that the roundabout is operating at 80 percent of capacity.

Under total traffic as done in the traffic study, one of the signalized intersections, the MD 193/MD 214 intersection, operates unacceptably. At the MD 214/MD 193 intersection, the applicant has proposed an improvement that would provide adequacy. The proposed improvement is:

Construction of a second northbound left-turn lane along the MD 193 approach to MD 214. This would allow the northbound MD 193 approach to function with two left-turn lanes, two through lanes, and a right-turn lane.

With this improvement in place, the intersection would operate at LOS D, with a CLV of 1,444 in the AM peak hour. Similarly, the intersection would operate at LOS D with a CLV of 1,429 in the PM peak hour.

Conceptual Site Plan CSP-02004 for Karington is proposed approximately two miles east of the subject property and has at least one critical intersection in common with the subject property. Karington has approximately seven times the number of residences proposed for the subject property, and it will include other uses as well. Along MD 214, the impact of this development would degrade service levels at the MD 193 and Church Road intersections to LOS F and LOS E in both peak hours. CSP-02004 is currently pending Planning Board action, and at this time we cannot consider Karington to be an approved development, particularly given the preliminary nature of the application. Nonetheless, at the time of preliminary plan approval, the subject property will be required to consider all developments having subdivision approval, and will receive appropriate conditions.

Comments – Operating Agencies

Both DPW&T and SHA have provided comments on the traffic study, and the comments are attached.

DPW&T indicated a need for a southbound acceleration lane along Church Road at the site entrance. This will be required at the time of requirements for dedication of right-of-way along Church Road, which will be done at the time of preliminary plan.

SHA was concerned about the needed improvements at the MD 193/MD 214 intersection. The latest submission has addressed this need.

Plan Comments

The conceptual site plan does not provide large-scale plans on which future rights-of-way can be noted and determined. MD 214 is a master plan expressway, and Church Road is a master plan collector facility. While it appears that existing right-of-way along the through lanes of MD 214 is sufficient to accommodate future recommendations, it appears that a right-of-way of 100 feet from the existing center line of pavement along southbound Church Road will be required in accordance with Condition 6 of the Basic Plan approval. These right-of-way requirements will be determined at the time of preliminary plan.

The current layout is acceptable from the standpoint of transportation.

Conformance to Basic Plan

This site was reviewed as Basic Plan A-9839-C, which was approved with several transportation-related conditions. The status of these conditions is summarized below:

A-9839-C:

Condition 4: This condition requires LOS D operations at MD 214/Church Road prior to preliminary plan approval. This service level was shown in the traffic study; however, it will be enforced at the time of preliminary plan.

Condition 5: This condition is enforceable at the time of building permit.

Condition 6: Compliance with this condition will be established at preliminary plan, when specific right-of-way needs are identified.

Condition 7: This condition is enforceable at the time of building permit.

Condition 38: Access is generally consistent with this condition.

Transportation Staff Conclusions:

Based on the preceding findings, the Transportation Planning Section concludes that the proposed development will not be an unreasonable burden on transportation facilities that are existing, under construction, or for which 100 percent construction funding is contained in the county CIP or the state CIP. Therefore, the transportation staff believes that the requirements pertaining to transportation facilities under Section 27-521 of the Prince George's County Code would be met if the application is approved with the condition contained in the recommendation section of this report.

Other Public Facilities:

As further stated in Findings 13 to 16 below, the proposed development will not generate an unreasonable burden on other public facilities either.

Fire Services: The Historic Preservation and Public Facilities Planning Section has reviewed fire engine service, ambulance service, and paramedic service for the development and found that the development will be within the required response time guidelines, with the exception of the existing fire engine service, which is beyond the response time guideline. The Historic Preservation and Public Facilities Planning Section has concluded that in order to alleviate the negative impact on fire and rescues services due to the inadequate service, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. The staff has recommended a condition of approval to alleviate the negative impact on fire and rescue services.

Police Services: The Historic Preservation and Public Facilities Planning Section has also reviewed the existing police facilities and concluded that the facilities will be adequate to serve the proposed Cameron Grove—The Palisade at Oak Creek development. Police facility adequacy

is based on the amount of space available for officers on a countywide basis. Presently there is enough facility space on a countywide basis to accommodate all the officers.

Public Schools: The Historic Preservation and Public Facilities Planning Section has reviewed the comprehensive design plan in accordance with the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) and concluded the following.

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 3	Middle School Cluster 2	High School Cluster 2
Dwelling Units	166 sfd	166 sfd	166 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	39.84	9.96	19.92
Actual Enrollment	5619	4896	9660
Completion Enrollment	276	197	393
Wait Enrollment	202	225	451
Cumulative Enrollment	7.92	5.52	11.04
Total Enrollment	6144.76	5333.48	10534.96
State Rated Capacity	5094	4638	8770
Percent Capacity	120.63	115.00	120.12
Funded School	Bowie, Whitehall	N/A	Frederick Douglass addition

Source: Prince George's County Planning Department, M-NCPPC, January 2003

The affected elementary, middle and high school cluster percent capacities are greater than 105 percent. Bowie and Whitehall are the funded schools in the affected elementary school cluster. There is no funded school in the affected middle school cluster. Frederick Douglass addition is the funded school in the affected high school cluster. Therefore, this comprehensive design plan can be approved with a six-year waiting period. This plan will be tested again for adequacy for public schools at the time of preliminary plan of subdivision and a new adequacy finding will be made at that time.

The staff recommends that because the affected elementary, middle and high school cluster percentage capacities are greater than 105 percent, no building permits should be issued for this plan until the percent capacity, as adjusted pursuant to the School Regulations, at all affected school clusters is less than or equal to 105 percent or six years have elapsed since the time of the approval of this plan; or pursuant to the terms of an executed school facilities agreement whereby the subdivision applicant, to avoid a waiting period, agrees with the County Executive and

County Council to construct or secure funding for construction of all or part of a school to advance capacity.

- (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: This section is not applicable to this Comprehensive Design Plan since there is no historic resource identified on or adjacent to the subject site.

- (9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and 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: The subject Comprehensive Design Plan in general conforms to the applicable design guidelines set forth in Section 27-274, Design Guidelines.

The proposed use of this Comprehensive Design Plan is single-family detached residential use. No townhouses are proposed in this Comprehensive Design Plan. The second part of this section is not applicable to this Comprehensive Design Plan.

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

Comment: The Comprehensive Design Plan, in general, is in conformance with a Type I Tree Conservation Plan, TCPI/24/03. The Environmental Planning Section recommends approval of TCPI/24/03 in conjunction with the Comprehensive Design Plan subject to conditions as written in the recommendation section of this report.

7. **Density Increment Analysis:** Most of the Comprehensive Design Zones include 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 may grant a density increment factor that increases the dwelling unit density or building intensity. The value of the public benefit feature determines the size of the density or intensity increase.

In this case, the applicant is not requesting any density increments. Section 27-514.1 of the Zoning Ordinance provides criteria and guidelines for calculating increases in density for the R-L Zone. Since the proposed amenities in the subject CDP are intended to enhance the quality of the proposed community and are not intended to earn additional density beyond the minimum permitted by the zoning classification, the density for the subject CDP will remain at 0.96 dwelling units or 166 single-family detached units as approved in the Basic Plan, A-9839-C.

8. **Development Standards:** The subject CDP incorporates the applicable design guidelines set forth in Section 27-274 of the Zoning Ordinance in the proposed design guidelines (Chapter 4 Design Guidelines). The proposed design guidelines regarding design intentions, design framework, residential lot performance standards, architectural standards, grading, recreational design goals and standards, landscape design standards, pedestrian circulation, streetscape, intersections, signs, and lighting will govern development for all Specific Design Plans within the subject Comprehensive Design Plan.

The proposed design guidelines as documented in Chapter 4 of the CDP text are comprehensive but are insufficient in areas such as lot standards and architectural standards to guide the future development. Since the entire project is for single-family detached houses, the design guidelines and standards should focus on single-family house design and lot standards. The staff has recommended additional house design guidelines and lot standards regarding the development of single-family detached house in the recommendation section of this report.

9. **Woodland Conservation Ordinance:** The site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Tree Conservation Plan is required. A Type I Tree Conservation Plan and a Forest Stand Delineation (FSD) were submitted with the application. The Environmental Planning Section recommends approval of the Type I Tree Conservation Plan, TCPI/24/03, subject to conditions as written in the recommendation section of this report.

REFERRAL COMMENTS

Referral requests concerning sufficiency of public facilities and compliance with current ordinances and regulations of the subject CDP have been sent to both the internal divisions and sections of The Maryland-National Capital Park and Planning Commission and other governmental agencies that have planning jurisdiction over the subject site. The following text summarizes major comments and responses.

Internal Divisions and Sections: The following are summaries of major comments regarding this application from these internal divisions and sections:

- Department of Parks and Recreation
- Planning and Preservation Section, Community Planning Division
- Environmental Planning Section, Countywide Planning Division

- Historic Preservation and Public Facilities Planning Section, Countywide Planning Division
- Transportation Planning Section, Countywide Planning Division

10. The Department of Parks and Recreation (Asan to Zhang, June 5, 2003) has identified the need to provide pedestrian access to the adjoining new park to the west of the subject property and to construct a restroom facility on the parkland. The Parks and Recreation staff believes that:

“...the construction of a restroom facility on the adjacent parkland and the construction of a trail connector for pedestrian access to the recreation amenities in the new park will satisfy master plan recommendations for this area and meet future requirements for the mandatory dedication of parkland.”

The Department of Parks and Recreation recommends approval of the subject CDP with several conditions that have been incorporated into the recommendation section of this report.

11. The Community Planning Division (D’Ambrosi to Zhang, April 24, 2003) has stated that the subject CDP application is in conformance with both the General Plan and area master plan. The planner notes that:

“A single-family, detached, residential plan in this part of the Bowie-Collington community is not inconsistent with the 2002 General Plan Developing Tier Policy.”

“The proposed conceptual design plan for 166 single-family detached dwelling units is in conformance with the residential land use recommendations of the Bowie-Collington-Mitchellville & Vicinity Master Plan (1991). However, the trail alignments and stormwater management facility indicated on the master plan land use map are not shown on the submitted CDP.”

Staff Comment: The *Bowie-Collington-Mitchellville & Vicinity Master Plan (1991)* recommends the provision of a Class I trail along Church Road. The approved preliminary plan for Oak Creek Club (4-01032) contains several conditions requiring trail improvements. The Class I Trail is required along the east side of Church Road through the Oak Creek Club property (Condition 44a). According to the referral comments of Trails planner (Shaffer to Zhang, May 1, 2003), no construction of the master plan trail is recommended for the subject site. The trail will ultimately be located on the other side of Church Road from the subject site’s frontage. However, a standard sidewalk is recommended along the subject site’s frontage of Church Road per the concurrence of DPW&T.

The *Bowie-Collington-Mitchellville & Vicinity Master Plan (1991)* recommends one stormwater management pond that is located in the northwestern portion of the property. The subject Comprehensive Design Plan shows two ponds that are in locations different from the master plan in order to meet the one-year extended detention requirement. According to the CDP text, Stormdrain and Stormwater Management Plan (Chapter 5-Environmental Considerations), the rear yard and rear portion of the houses on approximately 70 percent of the lot area on the conceptual layout would drain to the natural vegetative buffers behind the lots.

12. The Environmental Planning Section (Markovich to Zhang, May 27, 2003) has stated that CDP-9705/03 and TCPI/24/03 generally address the environmental constraints for this site and are recommended for approval subject to conditions that have been incorporated in the recommendation section of this report.
13. The Transportation Planning Section (Masog to Zhang, June 9, 2003) has concluded that the proposed development will not be an unreasonable burden on transportation facilities that exist, are under construction, or for which 100 percent construction funding is contained in the county CIP or the state CTP. The Transportation planner recommends the approval of the subject CDP subject to one condition that has been incorporated in the recommendation section of this report.

The Transportation Planning Section (Shaffer to Zhang, May 1, 2003, regarding Comprehensive Design Plan review for master plan trail compliance) has provided a detailed background review and analysis of trails and pedestrian circulation in the subject Comprehensive Design Plan. The trails planner recommends seven improvements that have either been addressed in the revised CDP or been incorporated as conditions of approval in the recommendation section of this report.

14. The Historic Preservation and Public Facilities Planning Section (Izzo and White to Zhang, April 25, 2003) has concluded the following:

“The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive has a service travel time of 6.25 minutes, which is beyond the 5.25-minute travel time guideline.

“The existing ambulance service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive has a service travel time of 6.25 minutes, which is within the 6.25-minute travel time guideline.

“The existing paramedic service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive has a service travel time of 6.25 minutes, which is within the 7.25-minute travel time guideline.

“Police: The existing county police facilities will be adequate to serve the proposed Palisades at Oak Creek.

“Schools: This comprehensive design plan can be approved with a six-year waiting period. This plan will be tested again for adequacy for public schools at the time of preliminary plan of subdivision and a new adequacy finding will be made at that time.”

Staff Comment: The existing fire engine service is one minute beyond the travel time guideline. The affected elementary, middle and high school cluster percentage capacities are all greater than 105 percent. One condition to require an automatic fire suppression system to be installed in all buildings and another condition regarding school capacity in order to mitigate, respectively, the

negative impacts on fire and rescue and on public schools have been proposed in the recommendation section of this report.

The Historic Preservation and Public Facilities Planning Section has concluded, in a second memorandum (Rothrock to Zhang, March 25, 2003), that the proposed CDP has no effect on historic resources.

Other agencies include:

- Maryland State Highway Administration (SHA)
- Washington Suburban Sanitary Commission (WSSC)
- Prince George's County Health Department
- Prince George's County Department of Environmental Resources
- Prince George's County Board of Education
- Prince George's County Department of Public Works and Transportation
- The City of Bowie

15. The Maryland State Highway Administration (Bailey to Zhang, April 17, 2003) reviewed the Traffic Impact Study Report for the proposed development. The staff is in general agreement with the study and notices that the traffic consultant failed to identify any mitigation actions. SHA requires that the applicant submit the mitigating roadway improvements for review and approval.
16. The Washington Suburban Sanitary Commission (Dixon to Zhang, April 11, 2003) has concluded that the proposed development will be adequately served by the existing sewer facilities. But the staff indicates that

“Water system adequacy will be subject to WSSC hydraulic review during the application for the extension of water mains to the property.”

17. The Health Department (Maki to Zhang, April 24, 2003) has no objection to approval of Comprehensive Design Plan CDP-9705/03, for Cameron Grove—The Palisades at Oak Creek. The staff offers the following comments:

“Numerous tires (between four to five dozen) were found on the northeast corner of the property, nearly opposite Jones Bridge Road. The tires must be hauled away by a licensed scrap tire hauler to a licensed scrap tire disposal/recycling facility and a receipt for tire disposal must be submitted to this office.”

Staff Comment: A condition of approval that requires the applicant to provide evidence of tire disposal prior to issuance of a grading permit has been proposed in the recommendation section of this report.

18. The Department of Environmental Resources (DER) (De Guzman to Zhang, April 24, 2003) has stated that the stormwater management concept plan (#5298-2003) for the site has not been approved yet. The applicant has been informed that low impact development (LID) techniques

should be incorporated in the proposal. A condition has been proposed to require the approval of a stormwater management concept plan by DER at the time of Preliminary Plan of Subdivision.

19. Prince George's County Board of Education (Lee to Zhang, April 28, 2003) has no objection to the approval of Comprehensive Design Plan CDP-9705/03, for Cameron Grove—The Palisades at Oak Creek. The staff has the following concerns:

"... there will be schools nearby that may generate 'walkers.' We would ask that the development have adequate sidewalks and school bus turn-around areas."

Staff Comment: The CDP proposes sidewalks on both sides of the internal streets. The internal streets have three different rights-of-way in various widths of 50, 60 and 120 feet. All the internal streets will be improved according to the established standards of the Department of Public Works and Transportation that will accommodate pedestrian traffic and allow school buses to negotiate turns when entering the subdivision.

20. The Department of Public Works and Transportation (Hijazi to Zhang, May 01, 2003) has no objection to the approval of Comprehensive Design Plan CDP-9705/03 for Cameron Grove—The Palisades at Oak Creek. The staff has provided standard conditions on issues such as commercial driveway entrance road dedication, frontage improvement, sidewalks, street trees and lighting, and soil investigation, etc., in order to be in accordance with requirements of DPW&T and the Department of Environmental Resources (DER).

In a separate memorandum on review of the Traffic Impact Study Report dated April 22, 2003, (Issayans to Masog), the traffic engineering staff offered the following comments:

"In addition to the southbound right turn lane, the developer should provide a separate acceleration lane of sufficient length along the southbound Church Road."

"Proposed modifications at the intersection of MD 214 and MD 193 shall be reviewed and approved by Maryland State Highway Administration."

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21. The City of Bowie (Robinson, Mayor of the City of Bowie to Hewlett, Chairman of the Prince George's County Planning Board, June 18, 2003) has recommended disapproval of the subject CDP citing the overburdened existing public facilities that serve the site as the reason for their decision.
22. The local community in general does not oppose the approval of this CDP but has expressed concerns on issues such as transportation, buffering and screening. The Collington Manor Homeowners Association (HOA), in a letter dated April 23, 2003 (Iredia B. Hutchison, President of the Collington Manor Homeowners Association, to Zhang), indicated that the proposed development appears to be of the same character as the existing communities in the immediate area of Church Road. The concerns raised by the Collington Manor HOA have either been

addressed during the review process or will be addressed by the conditions of approval in the recommendation section of this report.

23. Additional findings relating to Urban Design concerns:
 - a. The subject CDP proposes a landscaped terminus within the public right-of-way (ROW). The landscape plans and planting schedules for the proposed terminus within the public ROWs should be reviewed for conformance with the standards of both the Department of Public Works and Transportation and the Department of Environmental Resources at the time of Specific Design Plan.
 - b. The most visible side elevations of single-family detached units on corner and other lots whose side elevation is highly visible to significant amounts of passing traffic should have a minimum of three architectural features such as windows, doors, fireplace chimneys, and so forth, and these features should form a reasonably balanced and harmonious composition.
24. The applicant will be required to submit Preliminary Plan applications and Specific Design Plan applications for each phase of the development.
25. Approval of CDP-9705/03 modifies, but does not supercede CDP-9705, CDP-9705/01 and CDP-9705/02. Except as explicitly modified by CDP-9705/03, the approved CDP-9705 (as expressed in PGCPB No. 98-35(c)), CDP-9705/01 (as expressed in PGCPB No. 00-49) and CDP-9705/02 (as expressed in PGCPB No. 00-63) remain in full force and effect.

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 CDP-9705/03, subject to the following conditions:

1. Prior to certificate approval of Comprehensive Design Plan CDP-9705/03 for Cameron Grove—The Palisades at Oak Creek, the following revisions shall be made to the plans:
 - a. Revise the TCPI to show the access into Pod "C" from Church Road.
 - b. Revise the Woodland Conservation Worksheet as necessary per the other revisions.
 - c. Revise the TCPI to show the new location of the trail connection to the park.
 - d. The revised TCPI shall be signed and dated by the licensed landscape architect, licensed forester, or qualified professional who prepared the plan.
 - e. Revise and coordinate the CDP plans and text to reflect the same development information and nomenclature. Delete those terms, text and illustrations that are no longer relevant, such as open section roadways.

2. At the time of the Preliminary Plan of Subdivision, the applicant shall:
 - a. Obtain stormwater management conceptual approval from DER.
 - b. Prepare the Type I Tree Conservation Plan at a scale that clearly shows each of the components of the PMA and the proposed impacts to be evaluated in more detail at that time.
 - c. Submit a wetland study and an approved 100-year floodplain study.
3. At the time of the Preliminary Plan of Subdivision and Specific Design Plan submittals, larger scale plans shall be submitted with greater detail and the Patuxent River Primary Management Area and proposed PMA impacts shall be further evaluated and refined at each submittal.
4. The TCPI submittal with the Preliminary Plan of Subdivision shall provide detailed information on the proposed "Natural Regeneration Areas," including a detailed survey of existing vegetation, photographs of the area, and existing hydrologic conditions for each of the proposed Natural Regeneration Areas.
5. The following note shall be placed on the final plat:

“Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to the M-NCPPC Planning Department.”
6. The location of the 65 dBA Ldn noise contour, which is approximately 250 feet from the centerline of Central Avenue and 60 feet from the centerline of Church Road on the subject Comprehensive Design Plan, shall be shown on all subsequent plan submittals.
7. At the time of Specific Design Plan, the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following trails improvements and comply with the following trail specifications:
 - a. Provide a connection through the subject site immediately to the south as the Master Plan connection to the Black Branch Stream Valley Trail by constructing a “Modified Urban Primary Residential Road” within a sixty-foot right-of-way with bikeway per agreement of M-NCPPC, DPW&T and the applicant.
 - b. Submit a comprehensive map showing all trail, feeder trail, and sidewalk facilities being proposed. Additional feeder trails may be recommended.
 - c. The applicant shall ensure dry passage for all pathways and sidewalks. If wet areas must be traversed, suitable structures shall be constructed.

- d. All landscape materials shall be at least five feet from the asphalt pathway, where feasible and practical.
 - e. All pathways and sidewalks shall be free of above ground utilities and utility boxes.
 - f. All pathways and sidewalks shall be handicapped accessible unless due to abrupt changes in grades which result in the creation of safety hazards. All walking surfaces exclusive of boardwalks and access to stormwater facilities, shall be concrete or asphalt.
 - g. HOA feeder trails provided shall be a minimum of six feet wide and made of asphalt.
8. At the time of Specific Design Plan, the applicant shall:
- a. Provide a large scale (1" = 10') landscape drawings of the proposed landscaped terminus within the public right-of-way (ROW) for review and approval by the Department of Public Works and Transportation.
 - b. Submit detailed construction drawings for trail construction on the HOA land for review and approval by the Urban Design Section.
9. The applicant shall provide proof that the U.S Army Corps of Engineers or the appropriate state or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.
10. At the time of submission of the Specific Design Plan, documentation shall be provided to demonstrate that the 100-foot-wide buffer shown on the Comprehensive Design Plan shall be covenanted in a manner to prevent any building or structure within its limits or removal of vegetation required as part of the buffer. The buffer shall include berms and plantings, including preservation of existing vegetation where appropriate, sufficient to filter the view of dwelling units from the road. The buffer shall vary in height and width and setback from the road right-of-way to provide visual variety and a more naturalistic appearance.
11. Technical approval of the location and sizes of stormwater management facilities is required prior to the approval of any Specific Design Plan. The consideration and evaluation of the use of low impact development techniques shall be addressed during the review of the Specific Design Plan. The applicant shall incorporate as much as possible the low impact development techniques in consultation with the Department of Environmental Resources in the stormwater management design for the site.
12. Prior to issuance of any grading permits (within a least two weeks), the applicant shall submit to the Department of Parks and recreation a fee-in-lieu in the amount of \$75,000 for construction of the restroom facility on the adjacent parkland .

13. Prior to issuance of any permits for any of the parcels included in the Type I Tree Conservation Plan, including the church parcels, the off-site mitigation requirements shall be satisfied.
14. Prior to issuance of building permits, the applicant, his heirs, successors and/or assignees shall ensure that all new buildings will be fully sprinklered in accordance with the National Fire Protection Association Standard 13D and all applicable Prince George’s County laws in order to alleviate the negative impact on fire and rescue services due to the inadequate service.
15. Prior to the issuance of any building permits within the subject property, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with SHA/DPW&T:

At the MD 193/MD 214 intersection, construction of a second northbound left-turn lane along the MD 193 approach to MD 214. This would allow the northbound MD 193 approach to function with two left-turn lanes, two through lanes, and a right-turn lane.

16. All play equipment shall comply with the requirements of the Consumer Product Safety Commission (CPSC) and the American Society for Testing and Materials (ASTM). All play area shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.
17. The following lot standards shall guide the development of single-family detached houses in Cameron Grove—The Palisades at Oak Creek:

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

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

*Excludes patios and decks

18. The Specific Design Plan shall include attractively and creatively designed residential architecture with an emphasis on high quality and natural materials. The following housing design guidelines shall be added to Comprehensive Design Plan CDP-9705/03 for Cameron Grove - The Palisades at Oak Creek:
- The minimum residential square footage shall be 2,200 square feet.
 - The minimum roof pitch for all dwelling units shall generally be 8/12.
 - At least 60 percent of houses shall have brick fronts or the equivalent.
 - All side and rear elevations visible from roads shall have a high level of detail comparable to that of the fronts and shall demonstrate a pattern of fenestration which is orderly and harmonious. A minimum of three architectural features shall be provided on highly visible end walls; all others shall have at least two end wall features.
 - All buildings shall have a combination of steeply pitched roofs (with architectural grade roof materials such as standing seam metal, cedar shake shingles, imitation slate, Certainteed Horizon Asphalt Shingle, or the highest quality dimensional asphalt shingles), reverse gables and dormers.
 - All facade materials are to be low maintenance and provide a long life cycle.
 - Building orientation shall be directed toward open space and amenities where possible to provide views, privacy and convenient access.
 - Style of architecture shall be harmonious with surrounding community.
19. No building permit shall be issued until the percent capacity, as adjusted pursuant to the school regulations, at all the affected school clusters is less than or equal to 105 percent or six years have elapsed since the time of the approval of this plan; or pursuant to the terms of an executed school facilities agreement whereby the subdivision applicant, to avoid a waiting period, agrees with the County Executive and County Council to construct or secure funding for construction of all or part of a school to advance capacity.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Lowe, seconded by Commissioner Eley, with Commissioners Lowe, Eley, Scott and Hewlett voting in favor of the motion, and with Commissioner Vaughns abstaining at its regular meeting held on Thursday, June 19, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of July 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:RG:rmk