AGENDA ITEM: 8 & 9
AGENDA DATE: 4/16/2026

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Comprehensive Design Plan CDP-9902-06
Comprehensive Design Plan CDP-9903-05
Oak Creek Club – Development Parcel M

REQUEST	STAFF RECOMMENDATION
These cases were continued from the Planning Board hearing date of March 26, 2026 to April 16, 2026. Amendment to the approved CDP for Parcel M, to increase the permitted residential density in order to allow construction of 28 single-family detached dwelling units within the Residential Low Development (R-L) and Local Activity Center (L-A-C) Zones.	With the conditions recommended herein: • APPROVAL of Comprehensive Design Plan CDP-9902-06 • APPROVAL of Comprehensive Design Plan CDP-9903-05 • APPROVAL of Type 1 Tree Conservation Plan TCP1-2025-0035

Location: At the northeast area of the intersection of Mary Bowie Parkway and Church Road.	
Gross Acreage:	917.75
Zone:	LCD
Prior Zone:	R-L/L-A-C
Reviewed per prior Zoning Ordinance	Section 27-1704(g)
Dwelling Units:	1,108 – R-L Zone 76 - L-A-C Zone
Gross Floor Area:	N/A
Planning Area:	74A
Council District:	06
Municipality:	N/A
Applicant/Address: Carrollton Oak Creek, LLC 9821 Rhode Island Avenue College Park, MD 20740	
Staff Reviewer: Meng Sun **Phone Number:** 301-952-3994 **Email:** Meng.Sun@ppd.mncppc.org	

Planning Board Date:	04/16/2026
Planning Board Action Limit:	04/16/2026
Staff Report Date:	03/05/2026
Date Accepted:	11/17/2025
Informational Mailing:	11/08/2024
Acceptance Mailing:	09/25/2025
Sign Posting Deadline:	02/17/2026

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: Comprehensive Design Plan CDP-9902-06
Comprehensive Design Plan CDP-9903-05
Type 1 Tree Conservation Plan TCP1-2025-0035
Oak Creek Club - Development Parcel M

The Urban Design Section has reviewed the comprehensive design plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This property is within the Legacy Comprehensive Design (LCD) Zone. It was previously located within the Residential Low Development (R-L) and Local Activity Center (L-A-C) Zones. With the two comprehensive design plan (CDPs) amendments, the applicant proposes to amend CDP-9902 and CDP-9903 to develop an additional 28 single-family detached dwelling units within Development Parcel M. Pursuant to Section 27-1704(g) of the Prince George's County Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), and subject to the terms and conditions of prior development approvals (Basic Plans A-8427-C-02, A-8578-C-02, A-8579-C-02, CDP-9902 and CDP-9903, and their amendments), which it has received. Accordingly, staff have reviewed the subject CDPs under the property's former R-L and L-A-C Zones, and the standards and procedures of the prior Zoning Ordinance. Therefore, technical staff considered the following in reviewing the two CDPs:

a. The requirements of Zoning Map Amendments (Basic Plans) A-8427, A-8578, A-8579; first amendments to A-8427, A-8578, A-8579; and second amendment A-8427-C-02, A-8578-C-02, A-8579-C-02;

b. The requirements of the prior Prince George's County Zoning Ordinance governing development for the Residential Low Development (R-L) and Local Activity Center (L-A-C) Zones;

c. The requirements of Comprehensive Design Plans CDP-9902 and CDP-9903 and amendments;

d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Prince George's County Tree Canopy Coverage Ordinance;

e. Referral comments; and

f. Community feedback.

FINDINGS

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

1. **Request:** The two subject comprehensive design plan (CDP) amendment applications seek to amend CDP-9902 and CDP-9903, revising the land use on an 8.09-acre portion of the site known as Development Parcel M, for development of 28 single-family detached dwelling units in the prior Residential Low Development (R-L) and Local Activity Center (L-A-C) Zones.

2. **Development and Data Summary:** CDP-9902 and CDP-9903 as amended approved a maximum of 1,148 dwelling units (929 single-family detached and 219 single-family attached) on approximately 923acres. The Oak Creek Club development is organized into 13 development parcels (areas), which are located on both the east and west sides of Church Road. The R-L-zoned portion of the development is approved for 1,096 dwelling units (877 single-family detached and 219 single-family attached) on approximately 890 acres. The L-A-C-zoned portion of the development is approved for 52 single-family detached dwelling units on approximately 33 acres. The approved CDPs also allowed 26,000 square feet of a retail neighborhood center, an 18-hole golf course, a combination of a golf club and a community center as recreational facilities, preservation of a historic site, a school and park site, and open space which preserves many specimen trees and an existing pond.

The subject CDP-9902-06 and CDP-9903-05 applications propose 28 single-family detached dwelling units in approximately 8.09 acres in Development Parcel M, which may include up to 12 additional single-family detached dwelling units in the R-L Zone, and/or up to 24 additional single-family detached dwelling units in the L-A-C Zone. With the subject amendments, the overall development of Oak Creek Club will feature 1,176 dwelling units (957 single-family detached and 219 single-family attached) on the approximate 917.75-acre site. The R-L-zoned portion of the site is now proposed for 1,108 dwelling units (889 single-family detached and 219 single-family attached) on approximately 884.75 acres. The L-A-C-zoned portion of the site is now proposed for 76 single-family detached dwelling units. The acres of floodplain and land area for the R-L Zone and for the overall development have been updated based on the latest survey. Within the subject amendments, the sum of additional dwelling units in the R-L and L-A-C Zones equals 36 dwelling units, which is 8 units more than the total 28 dwelling units proposed. The number of dwelling units proposed with the subject CDP amendments is consistent with approved Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02, which provide flexibility in the number of dwelling units in each zone. To avoid confusion for future readers, a condition is included herein to add a note to clearly indicate the additional dwelling units allowed by the subject amendments in the Site Data Chart on the CDP.

The following chart shows details of the development data:

	APPROVED	EVALUATED	APPROVED	EVALUATED	APPROVED	EVALUATED
	CDP-9902 as amended	CDP-9902-06	CDP-9903 as amended	CDP-9903-05	Overall Oak Creek Club Development	
Current Zone	LCD					
Prior Zone(s)	R-L		L-A-C		R-L/L-A-C	
Gross track area (acres)	890	884.75*	33	33	923	917.75*
100-year floodplain (acres)	92**	78.5**	0	0	92**	78.5**
Net tract area/ Adjusted Gross Acreage(acres)	844	845.5	33	33	877	878.5
Base density: (units)***	844	845 (1.0 x 845.5 acres)	179	216 (8.0 x 27.1 acres)	1,023	1061
Maximum: density(units)***	1266	1,268 (1.5 x 845.5 acres)	271	327 (12.1 x 27.1 acres)	1,537	1,595
Total proposed density(units)	1096	1,108 (1.31 DU/acre)	52	76 (2.3 DU/acre)	1,148	1,176
Single-family detached (SFD) units	877	889	52	76	929	957
Single-family attached (SFA) units	219	219	0	0	219	219

Notes: *In an email dated February 23, 2026, the applicant notes that because of a more accurate field survey data, the gross track area of the R-L-zoned portion of the property measures 884.75 acres, and the overall development land measures 917.75 acres. The revised land areas are used for the evaluated columns above.

**In an email dated December 24, 2025 (Babar to Sun), the floodplain program manager of the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) noted that two areas of floodplain were used in prior approvals, namely 92 acres and 73 acres. In the original 2002 floodplain study, 73 acres were used. It appears that some confusion occurred in 2007, due to a proposed floodplain study, and 92 acres were used in the Site Data Chart in the approved CDP-9902-02, which is the latest approved plan and is used in the approved column. The floodplain program manager of DPIE notes that 73 acres should be used for the existing floodplain, if it is measured correctly by the engineer. However, based on the response letter and revised CDP site plans submitted by the applicant post Subdivision Development Review Committee meeting on December 26, 2025, the floodplain total acreage has been updated to 78.5 acres according to the latest survey. The 78.5 acres is based on the final floodplain study approved after the original CDP was approved and has been used throughout development of the project. The revised floodplain acreage is used for the evaluated columns above.

A condition is included herein to add a note under the Site Data Chart to indicate the gross area and floodplain area are changed due to the latest survey information.

***Per Section 27-486(a) of the prior Prince George's County Zoning Ordinance, residential density determinations in the L-A-C Zone shall be based on an average number of dwelling units per gross residential acre. The gross residential acre for mixed-use land is calculated per Section 27-485 of the prior Zoning Ordinance. The base density for neighborhood centers in the L-A-C Zone is eight dwelling units per gross residential acre, and maximum density is 12.1 dwelling units per gross residential acre. Detailed information can be found on page 29 of the CDP-9903-05 L-A-C Zone text document.

Pursuant to Section 27-486(a), residential density determinations in the R-L Zone shall be based on an average number of dwelling units per gross acre, minus 50 percent of the density attributed to any land located within a 100-year floodplain. The adjusted gross acreage(acres) is calculated as gross tract area minus 50 percent of any land located within a 100-year floodplain. The base density for the R-L Zone is 1.0 dwelling unit per gross acre, and maximum density is calculated as 1.5 dwelling unit per gross acre. Detailed information can be found on page 27 of the CDP-9902-06 R-L Zone text document.

3. **Location:** The overall development, Oak Creek Club, is located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road, and on the east and west sides of Church Road, approximately 3,900 feet south of the intersection of Church Road and MD 214 (Central Avenue). The subject area of amendment, known as Development Parcel M, is located at the northeast area of the intersection of Mary Bowie Parkway and Church Road. Development Parcel M is in Planning Area 74A and Council District 6.

4. **Surrounding Uses:** The 8.09-acre site, known as Development Parcel M, is within the overall 917.75-acre Oak Creek Club development and is bounded to the north by wooded area in the Reserved Open Space (ROS) Zone (prior R-L Zone); to the west by Church Road, with single-family detached homes and a golf course in the Legacy Comprehensive Design (LCD) Zone (prior R-L Zone) beyond; to the south by Mary Bowie Parkway, with wooded area and open space in the LCD (prior R-L) and L-A-C Zones beyond; and to the east by Bamberg Way, with single-family detached homes in the LCD (prior R-L) and L-A-C Zones beyond.

5. **Previous Approvals:** Zoning Map Amendments (Basic Plans) A-8427, A-8578, and A-8579 for the overall Oak Creek Club property were approved by the Prince George's County District Council on November 26, 1991 (Council Resolution CR-120-1991). The basic plans rezoned the property from the Residential-Agricultural (R-A) and Rural Residential (R-R) Zones to the R-L and L-A-C Zones, respectively. A-8427 and A-8578 are for the R-L-zoned portions and A-8579 is for the L-A-C-zoned portion of the overall Oak Creek Club development.

The first amendment to Basic Plans A-8427, A-8578, and A-8579, for the overall Oak Creek Club property, was approved by the District Council on July 24, 2000 (Zoning Ordinance No. 11-2000). This amendment introduced an 18-hole golf course, subject to 49 conditions and 10 considerations.

The second amendments, Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02, for the overall Oak Creek Club property, were approved by the District Council on July 8, 2025 (Zoning Ordinance Nos. 2-2025, 3-2025, and 4-2025), to allow additional development of 28 single-family detached dwelling units, subject to 50 conditions and 10 considerations.

CDP-9902 (for the R-L Zone) and CDP-9903 (for the L-A-C Zone) were approved by the Prince George's County Planning Board on September 6, 2001 (PGCPB Resolution Nos. 01-180 and 01-181 adopted on December 20, 2001). The District Council affirmed the Planning Board's decision and approved CDP-9902 and CDP-9903 on May 13, 2002, to develop a maximum of 1,148 dwelling units on 923 acres of land, including a golf course, a clubhouse, and a recreation center.

Preliminary Plan of Subdivision (PPS) 4-01032 was approved by the Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). This PPS approved 1,148 lots and 36 parcels for development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall Oak Creek Club property. The amended corrected resolution was approved by the Planning Board on February 15, 2018 (PGCPB Resolution No. 01-178(C)(A)), based on a reconsideration relating to the conversion of a roundabout to a four-way signal-controlled intersection. Further subdivision of the subject property for additional residential lots will require a new PPS.

The first revision to CDP-9902, CDP-9902-01, was approved by the Planning Board on June 22, 2006 (PGCPB Resolution No. 06-150), to reduce the side yard setback for townhouses established in the approved CDP from four feet to zero feet, in order to allow side-entry stoops, entry porches, and chimneys on end-unit townhouses.

The second revision, CDP-9902-02, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-172), for a revision to prior approved Condition 27, to combine the community building and golf course clubhouse into a single facility of at least 25,000 square feet, and to amend the location and construction schedule for the recreational facilities.

The third revision, CDP-9902-03, was approved by the District Council on January 30, 2012, for a revision to prior approved Condition 27 regarding the timing for commencing construction of the golf course clubhouse and its attendant parking.

The fourth revision, CDP-9902-05 (there is no CDP-9902-04), was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-110), for a revision to prior approved Condition 27, to allow the approved clubhouse to be reduced in area from 25,000 square feet to 13,000 square feet.

The first revision to the above-referenced CDP-9903, CDP-9903-01, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-173(C)), for a revision to prior approved Condition 30 to combine the community building and golf course clubhouse into a single facility, and to amend the location and construction schedule for the recreational facilities.

The second revision, CDP-9903-02, was approved by the District Council on January 30, 2012, for a revision to prior approved Condition 30 regarding the trigger for commencing construction of the golf course clubhouse and its attendant parking.

The third revision, CDP-9903-04 (there is no CDP-9903-03), was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-111), for a revision to prior approved Condition 30, to allow the approved clubhouse to be reduced in area from 25,000 square feet to 13,000 square feet.

Numerous specific design plans (SDPs) have been approved for the overall Oak Creek Club development, as covered under the basic plans. Those SDPs include SDP-0303 and amendments thereto; SDP-0304 and amendments thereto; SDP-0306 and amendments thereto; SDP-0308 and amendments thereto; and SDP-0417 and amendments thereto. Future development for the subject site to increase density under this application, if approved, will require SDP approval.

6. **Design Features:** The subject site is split zoned in the prior R-L and L-A-C Zones. The site is made up of a 100-foot buffer from Church Road that will remain, and vacant land in the R-L and L-A-C Zones. The site is bounded by three roadways, namely Church Road to the west, Mary Bowie Parkway to the south, and Bamberg Way to the east, and is also bounded to the north by Parcel A (the park/school site owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC)). Church Road is identified in the 2009 *Approved Countywide Master Plan of Transportation* as a 90-foot-wide collector road, as well as a scenic and historic road. Mary Bowie Parkway and Bamberg Way are two private roads within the Oak Creek Club development. The proposed development area included in this application is accessed from existing Bamberg Way through the extension of two internal private rights-of-way that coincide with the existing development to the east. The provision of sidewalks along both sides of the private rights-of-way forms the pedestrian circulation for the subject property. A 100-foot-wide buffer area along Church Road is identified on the CDP, in the R-L Zone, and this buffer is consistent with the approved basic plans. Two stormwater management (SWM) areas are proposed within the development area; one is located within the buffer area abutting Church Road, and the other is central to the subject site. The subject proposed development will be constructed in one phase.

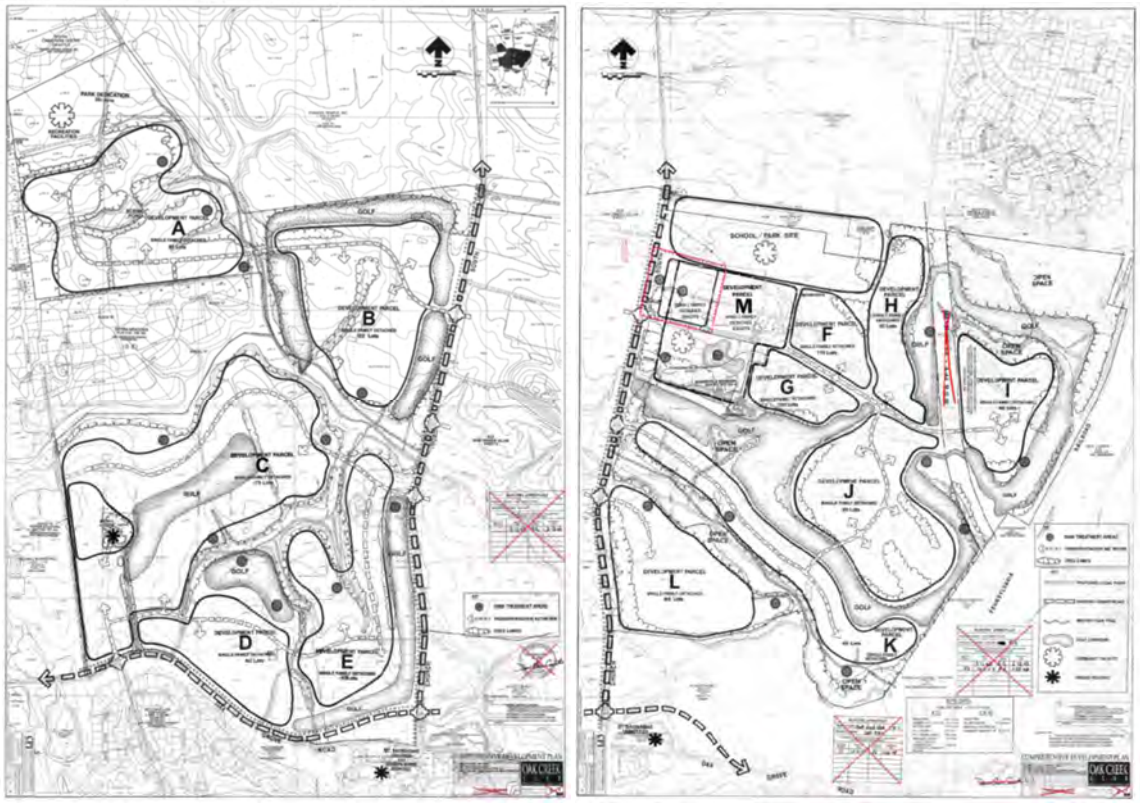


Figure 1: Comprehensive Design Plan (west and east)

Pursuant to the approved basic plans, the plans show the buffer area for the subject amendment area shall be a minimum of 100 feet wide with trees along Church Road. This buffer aligns with approved CDP design guidelines which intend to preserve the rural and historic character of the Church Road Corridor, and to create an environmentally sensitive development. The Buffers and Conservation standards in the CDP-9902-06 R-L Zone text document (page 20) notes "Conservation of existing woodland areas is important to achieve the desired rural character for Oak Creek Club. This is especially important consideration along Church Road and Oak Grove Road. Buffers along these corridors will be established to preserve the road side vegetation and treescape as much as possible. The plan envisions that the existing tree line will be maintained at the proposed right-of-way line, broken only for dual driveway access." This rural parkway concept for Church Road has been implemented consistently throughout the overall development of Oak Creek Club. In addition, the 2010 *Prince George's County Landscape Manual* (Landscape Manual) also requires landscaped buffers along Church Road, namely a minimum 20-foot-wide landscaped buffer along a special roadway, and a minimum 35-foot-wide landscaped buffer for a collector road. Both the 100-foot-wide buffer required by the basic plans and the landscaped buffers required by the Landscape Manual shall be met with the subject development.

However, the submitted CDP plans show that the proposed improvements within the 100-foot-wide buffer area consist of a SWM facility, two cul-de-sacs, and a portion of a development lot, with no existing trees to remain. SWM facilities typically comprise grass, shrubs, soil, gravel, and rain gardens. Due to the absence of trees, these areas do not function as a scenic buffer along Church Road. In addition, the original approved Type 1

Tree Conservation Plan (TCP1-91-92) designated the buffer area as a combination of forest preservation and reforestation area. However, the submitted TCP1 revision (TCP1-2025-0035) seeks the removal of all preserved woodland and specimen trees. According to approved Natural Resources Inventory Plan NRI-136-2023, the subject amendment area contains 3.08 acres of existing forest and 14 specimen trees. Of this, 1.17 acres of mature forest and two specimen trees are located within the required buffer along Church Road. The overall woodland conservation requirement is proposed to be met with a combination of on-site woodland preservation, on-site afforestation, natural regeneration, off-site woodland conservation credits, and fee-in-lieu. Nevertheless, the primary method for meeting woodland conservation requirements should be the conservation of on-site woodland. Staff find that the submitted CDP amendment and TCP1 revision do not maintain the current streetscape on Church Road, fail to preserve existing mature trees and woodland, and do not provide the required landscape buffer along Church Road. As such, a condition is included herein to revise the CDP plan to show the 100-foot-wide buffer as landscaped, retaining all existing trees, and moving all development outside the buffer, including stormwater facilities, roads, and development lots. Another condition is included to revise the TCP1 to designate the buffer area as a combination of woodland conservation and reforestation.

Figure 2: TCP1-2025-0035

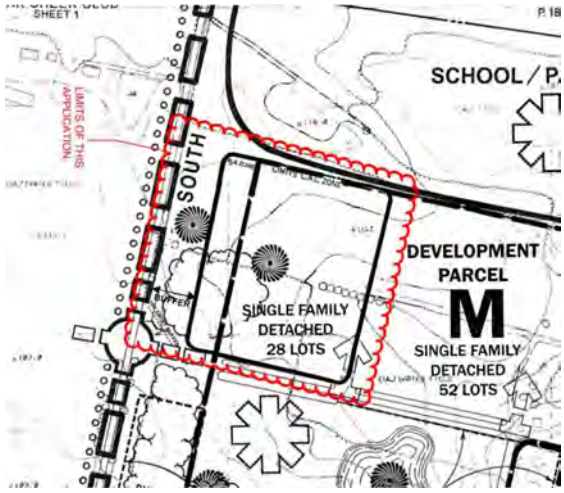


Figure 3: Comprehensive Design Plan (subject site)

Development Standards

The subject CDP amendments also include design guidelines governing the development of this project, including Residential Lot Standards, Streetscape Concept, Vehicular Circulation and Access, Utilities, Architectural Guidelines, and Landscape Elements. The applications propose to keep most of the standards, as previously approved, except for one related to on-street parking standards in the Vehicular Circulation and Access guidelines. A detailed discussion is addressed in Finding 9 below regarding revised Condition 21 of CDP-9902-06 and Condition 24 of CDP-9903-05. The amendments propose to retain Lot Performance Standards for both the R-L and L-A-C Zones, as follows:

Lot Performance Standards (R-L Zone)				
Lot Type	Small (Building frontage at Building Line of 65–75 feet)	Mid-Size (Building frontage at Building Line of 80–100 feet)	Large (Building frontage at Building Line of over 100 feet)	Townhouse
Max. Building Coverage	40%	35%	25%	60%
Min. Lot Width at Building Line	65 feet	80 feet	100 feet	20 feet
Min. Lot Width at Street	25 feet	25 feet	25 feet	N/A
Min. Front Setback-Internal Roads	25 feet from right-of-way			8 feet (non-garage) 19 feet (garage)
Min. Front Setback-From Oak Grove and Church Road	50 feet from right-of-way			N/A
Min. Side Yard / Total Side Yard	5/12 feet	7/15 feet	10/20 feet	0 feet
Max. Height (Stories)	3	3	3	3

Notes: *Applicable Fire Codes may require additional building separation to that shown above based on Fire Rating of walls.

**Minor variations to the above standards may be permitted subject to the site-specific review at the time of SDP approval.

***Minimum building separation for the single-family attached units applies to buildings and not to individual units.

****Pursuant to Conditions 1 and 2 of CDP-9902-01 (PGCPB Resolution No. 06-150):

- In the townhouse stick behind single-family Lots 1 and 2, in the northwestern quadrant of the intersection of Mary Bowie Parkway and Bottsford Road, a 4-foot setback inclusive of side-entry stoops, entry porches, and chimneys shall be maintained in the side yard.

- Intrusions into the previously required 4-foot setback shall only apply to units for which side-entry stoops, entry porches, and chimneys on end-unit townhouses are planned.

*****Accessory structures are exempt from setback requirements.

Lot Performance Standards (L-A-C Zone)	
Permitted Use: Single family detached/attached dwellings on a variety of lot sizes, zero-lot -line units and patio homes	
Min. Lot Size in Square Feet	6,000 sq. ft. SFD
Max. Lot Coverage	50%
Green Space	None
Yard Requirements:	
a. Min. Front Yard (Setback from right-of-way)	10 feet from "Main Street" 5 feet from "Village Streets"

Lot Performance Standards (L-A-C Zone)	
b. Min. Side Yard – One Min. Side Yard – Both	0 feet 8 feet
c. Min. Building Separation	10 feet
d. Max. Height (in stories)	3
e. Min. Lot width at the street line	25 feet
f. Min. lot width	50 feet

Notes: *Applicable Fire Codes may require additional building separation to that shown above based on Fire Rating of walls.

**Minor variations to the above standards may be permitted subject to the site-specific review at the time of SDP approval.

***Minimum building separation for the single-family attached units applies to buildings and not to individual units.

****Accessory structures are exempt from setback requirements.

CDP Text Documents

The subject CDP amendments also include two CDP text documents, namely the CDP-9902-06 R-L Zone text amendment and the CDP-9903-05 L-A-C Zone text amendment. They are submitted as associated documents with the subject application (CDP-9902-06 and CDP-9903-05). The applicant marks revised language in blue and deletions with strikethrough. Staff have reviewed the documents and identified several technical errors requiring correction, which are conditioned herein for revision.

COMPLIANCE WITH EVALUATION CRITERIA

7. Zoning Map Amendment (Basic Plan) A-8427, A-8578, and A-8579, first amendment to A-8427, A-8578, and A-8579, and second amendment A-8427-C- 02, A-8578-C-02, A-8579-C-02: Basic Plans A-8427, A-8578, and A-8579 for the overall Oak Creek Club property were approved by the District Council on November 26, 1991 (CR-120-1991). The basic plans rezoned the property from the R-A and R-R Zones to the R-L and L-A-C Zones, respectively, subject to 50 conditions and 4 considerations.

The first amendment to Basic Plans A-8427, A-8578, and A-8579 for the overall Oak Creek Club property was approved by the District Council on July 24, 2000 (Zoning Ordinance No. 11-2000). The amendment included the addition of an 18-hole golf course, changing the roadway design for Church Road and reducing the width, the relocation of the school site, and introducing the golf course amenities into the setting around the Historic Bowieville Mansion. These changes altered the previous design concept, which emphasized the rural character of the area. This amendment revised or deleted some of the prior conditions and considerations based on the applicant's request to reflect the new design. Therefore, this first amendment superseded the original basic plan, subject to 49 conditions and 10 considerations.

The second amendments, Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02, for the overall Oak Creek Club property, were approved by the District Council on July 8, 2025

(Zoning Ordinance No. 2-2025, 3-2025, and 4-2025), to allow for additional development of 28 single-family detached dwelling units on Development Parcel M property, consistent with the subject application, subject to 50 conditions and 10 considerations. This amendment revised Condition 1 and added Condition 50 to the first amendment to Basic Plans A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000). The 10 considerations remained the same as first amendment.

The following analysis reviews the conditions of A-8427-C-02, A-8578-C-02, and A-8579-C-02 approval. Condition 34 pertains to commercial development public assembly structures, which are not included in the subject amendment. Conditions 14–16 and 18–19 are related to regulated environmental features (REF), including wetlands, streams, and drainage, which do not exist within the limit of the subject application. Conditions 22–33 pertain to the Bowieville Historic Site and historic building, and archeological survey, which do not exist within the limit of the subject application. Conditions 48 and 49 pertain to development parcels that are not included in the subject amendment. Conditions 4–7, 9, 21, and 35 are not related to the review of CDP stage. Therefore, the above-mentioned conditions are not applicable to CDP-9902-06 or CDP-9903-05. Those conditions of A-8427-C-02, A-8578-C-02, and A-8579-C-02 relevant to the review of the two CDPs are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

1. **In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.**

   The subject CDP applications are in conformance with this condition, which has been addressed above in Finding 2, Development and Data Summary. CDP-9902-06 proposes up to 1,108 units in R-L Zone, which equates to 1.31 dwelling units per adjusted gross acres, and CDP-9903-05 proposes up to 76 units in L-A-C Zone.

2. **Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at the Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging Plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.**

   The approved basic plan and CDP plan depicted a maximum of 40,000 square feet of community service center which meets mixed-use land use requirement in the L-A-C Zone. The approved CDP text depicted 26,000 square feet of retail neighborhood center (page 1 of the original CDP-9902 R-L text and original CDP-9903 L-A-C text). The subject amendment has revised the Site Data Chart on CDP plan to depict community service center at 26,000 square feet. As stated on page 12 of the CDP-9903-05 L-A-C text document, the required neighborhood mixed-use land use component is retained in the L-A-C-zoned portion of the overall development that is south of Mary Bowie Parkway, on land that is currently vacant and nearest to the golf course, the combined clubhouse and community center, and

other recreational facilities. The mixed-use component might include commercial, retail, and community service uses, such as a church and/or day care.

3. **At each access point off of Church Road and Oak Grove Road, 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 property is on the north side of the Mary Bowie Parkway, which is one access point off of Church Road. The applicant submitted an updated basic plan to be certified along with the CDP submittal. The updated basic plan designates an area measuring 100 feet in width and 100 feet in depth along Mary Bowie Parkway, adjacent to the access road, and marks the entrance buffer area with a diagonal dashed line. The buffer area is consistent with the entrance buffer shown on the approved PPS 4-01032. The submitted CDP shows the diagonal dash line with a label indicating 100 feet entry buffer, without dimensioning the 100-foot width and depth of the entrance buffer on the plan, which is conditioned herein to be dimensioned.

8. **Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.**

This condition is applicable at the time of building permit; however, this condition has been satisfied. The realignment of Oak Grove Road has been partially constructed west of its intersection with Church Road. Oak Grove Road is currently under construction west of the intersection of Whistling Duck Drive and Watkins Park Drive. The improvements are bonded for construction, thereby satisfying the condition.

10. **On all Preliminary Plats, Final Plats, Site Plans and other Plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the Applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie- Collington Master Plan.**

The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR-11-2006. Accordingly, this condition is no longer applicable to CDP-9902-06 or CDP-9903-05.

11. **The Applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will**

be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

This condition was satisfied with the dedication of the Church Road South right-of-way via plat recorded in Plat Book REP 203, Plat 20, on October 12, 2004.

12. A Woodland Conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L- A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.

The applicant has submitted a proposed amendment (TCP1-2025-0035) to approved TCP1-91-92. The prior zoning for the property is actually R-L, not R-A. It is assumed that an error occurred during the typing of this condition. TCP1-2025-0035 as submitted uses an average 25 percent woodland conservation threshold for the R-L and the L-A-C portion of this property in conformance with this condition. The applicant has reforested as required under applicable State and County regulations.

13. 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 any Specific Design Plan.

The CDP and TCP1, as submitted, reflect the 100-year floodplain as approved by the County, in conformance with this condition. It should be noted that the 100-year floodplain is now managed by DPIE's Site Road Division. The subject site does not include existing 100-year floodplain.

17. Prior to the submittal of the Comprehensive Design Plan, the Applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the Subject Property, is necessary. If it is necessary, the study shall be submitted with the CDP.

The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution CR-11-2006. Church Road is classified as a collector road. Therefore, a noise study is not required.

20. 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 these facilities. Applicant, Technical Staff, and the WSSC shall work together using their best

practical efforts to minimize the impact of water and sewer line construction on the Subject Property.

The CDP application package includes a conceptual layout of water and sewer service as shown on Sheets 10 and 11 of the submitted CDP, which has previously been reviewed and conceptually approved on February 21, 2025, by the Washington Suburban Sanitary Commission (WSSC), pursuant to Letter of Finding No. DA7720Z24. The letter of finding and the concept plan were submitted with the application package.

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The Applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

Parcel A (approximately 26.46 acres) was recorded in Plat Book REP 201, page 47 and conveyed to M-NCPPC.

37. The CDP shall investigate and evaluate an extension of the Planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

This condition has been satisfied. The trail shown on Prince George's County Department of Parks and Recreation (DPR) Exhibit "A" was built.

38. The Applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

The driveway access traversing M-NCPPC property (the Riley Tract) from the Oak Creek community has been recorded among the land records. This condition has been satisfied.

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

The approximately 63 acres of land were conveyed to M-NCPPC and recorded in land records in earlier phases.

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the Subject Property, and also a Class I trail along the entire Oak Grove Road frontage.

The amended basic plan to be certified and submitted CDP both show a master plan trail along Church Road for the entire frontage of the subject property, and a master plan trail along the entire frontage of Oak Grove Road. The trail facilities were constructed.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

The subject CDPs provide for a pedestrian network that consists of sidewalks and trails as shown on the submitted circulation plan. Sidewalks are planned on both sides of the private roads and will link to existing pedestrian paths and trails, ensuring convenient movement for people walking through the area. Details of these facilities shall be further evaluated at the time of SDP.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, Applicants shall pay such deficit as determined by the WSSC.

The WSSC Letter of Finding No. DA7720Z24, dated February 21, 2025, is submitted with the application package. The letter indicates that the project has been conceptually approved; therefore, no deficit contribution is required for the subject site.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

The updated amended basic plan to be certified for A-8427-C-02, A-8578-C-02, and A-8579-C-02 is submitted. All the private recreational amenities identified in the amended basic plan are listed on the basic plan, which includes a golf course, a swim/tennis center, a swimming pool, two tennis courts, an 8-foot-wide asphalt trail system, and a golf clubhouse. Those amenities were constructed, bonded, and released.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the Plan.

The updated amended basic plan to be certified for A-8427-C-02, A-8578-C-02, and A-8579-C-02 is submitted. The open space element of the amended basic plan is clearly identified on the basic plan.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

Both the basic plan and CDP depict a 100-foot-wide buffer along Church Road, demonstrating that the setback will exceed 50 feet. The CDP application does not assess lotting patterns, but the submitted TCP1 shows no lots are proposed fronting Church Road. The submitted TCP1 shows four lots with an intervening open space parcel between the road and the lot, which are subject to this condition. This condition will be further evaluated at the time of subsequent review of the PPS and SDP.

50. Remove the designation of Development Parcel/Landbay T from the Amended Basic Plan.

The updated amended basic plan to be certified for A-8427-C-02, A-8578-C-02, and A-8579-C-02 is submitted. The designation of Landbay T is removed.

Conditions 40, 44, 45, and 50 are imposed by the amended Basic Plan for A-8427-C-02, A-8578-C-02, and A-8579-C-02, which has been approved, but has not been certified. A condition is included herein to certify the amended basic plan prior to certification of CDP-9902-06 and CDP-9903-05.

Considerations
Considerations 1–3 are related to the golf course, and have been satisfied by SDP-0306, Oak Creek Club Golf Course, and are not readily applicable to the subject CDP-9902-06 or CDP-9903-05 amendments.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

As discussed in Finding 6, this consideration is not met. There are existing woodlands and specimen trees on the subject site, and the CDPs do not preserve existing native trees to the extent practicable in order to enhance the rural character. Although considerations are not requirements like conditions, the required buffer area flows from other requirements of the basic plans. Therefore, a condition is included herein to revise the TCP1 to designate the buffer area as a combination of woodland preservation and reforestation.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR-11-2006. Accordingly, this consideration is no longer applicable.

6. Primary residential streets will be constructed to provide access to the Planned community park and the park/school. In the event private roadways are permitted in the Planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

All roadways proposed within the development will be private as previously approved and established. The consideration has been addressed.

7. **An internal loop master Plan trail shall be provided within the proposed development for the Purpose of providing a neighborhood circuit for running, jogging, and biking.**

The trail facilities were constructed. This consideration has previously been addressed.

8. **All the development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.**

The proposed plan provides for a pedestrian network that will consist of sidewalks and trails that connect to the main trail network. Details of these facilities shall be further evaluated at the time of SDP.

9. **The handicapped accessibility of all trails shall be determined during CDP review.**

Issues of handicapped accessibility review are most appropriate at the SDP stage; however, no trails impact the subject site.

10. **For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be Planted with the amount of Plant materials required for a collector buffer in Section 4. 6 of the Landscape Manual. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.**

The CDP applications do not assess lotting patterns, but the submitted TCP1 shows a lot layout which does not include lots with rear lot lines oriented towards Church Road. Side lot lines are oriented to Church Road, and so the rear yards will still require buffering pursuant to the Landscape Manual. A 100-foot-wide buffer is shown along Church Road, adjacent to the proposed development area, and should adhere to the recommendations herein for removal of development within the delineated area, preservation of existing trees, and reforestation in order to maintain the intended buffer and to satisfy the Landscape Manual requirements. The lot layout, setback, and

landscaping required by this condition will be further evaluated at the time of subsequent review of the PPS and SDP.

8. Prince George's County Zoning Ordinance: This application has been reviewed for conformance with the requirements of the prior Zoning Ordinance governing development in the R-L and L-A-C Zones, as follows:

a. **R-L Zone:**

(1) In accordance with Section 27-515(b) of the prior Zoning Ordinance, the proposed residential uses consisting of single-family detached units are permitted in the R-L Zone, pursuant to approved A-8427-C-02 and A-8578-C-02.

(2) **Density Increments**—In accordance with Section 27-514.10, Regulations, of the prior Zoning Ordinance, for Residential Low 1.0 development, the base density is 1.0 dwelling unit per acre, and the maximum density is 1.5 dwelling units per acre. The base density for the Oak Creek Club development is 845 units (1.0 x 845.5 acres), and the maximum density is 1,268 units (1.5 x 845.5 acres). The maximum 1,108 dwelling units proposed in the prior R-L Zone are at a density of 1.31 dwelling units per acre, which is above the base density by 31 percent, but still within the maximum allowed density.

In the approval of CDP-9902 by the District Council on May 13, 2002, the District Council adopted the findings and conclusions of Prince George's County Planning Board Resolution No. 01-180, which included a density increment analysis that awarded additional density to the project from proposed public benefits. In this analysis, the applicant requested density increments of 30 percent or 253 dwelling units. Through providing factors (1), (3), (4) and (5) discussed below, the applicant provided enough public benefits to earn a total of 35 percent in density increments, or 295 dwelling units.

The subject amendment CDP-9902-06 needs a total of 31 percent in density increments, or 263 dwelling units, which falls within the density increment already granted by the prior approved CDP-9902. The subject amendment, CDP-9902-06, maintains all previously approved public benefit features, which have now been fully constructed. In the submitted CDP-9902-06 R-L text document, the applicant is requesting to earn 47.5 percent in density increments, or 401 dwelling units, through providing public benefit factors of (1), (3), and (5). As discussed in detail below, staff analyze and support the request.

(1) For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre), an increment factor may be granted, not to exceed 25% in dwelling units.

In the original approval of CDP-9902, the applicant requested and was subsequently granted a 10 percent density increment for this

factor. The overall development of Oak Creek Club includes a total of approximately 470 acres of open space consisting of homeowners association (HOA)-owned open space (146.7 acres), an 18-hole golf course (225 acres), Black Branch Stream Valley Park (63.14 acres dedicated to M-NCPPC), and Oak Creek Park (35.18 acres dedicated to M-NCPPC). The HOA-owned open space is qualified to be counted towards this factor. Within the 146.7 acres HOA-owned open space area, approximately 127 acres of which will be usable land outside the floodplain and wetland areas. This land consists of HOA areas for active and passive recreation activities. Based on the ratio of 3.5 acres per 100 dwelling units, the subject CDP application seeks approval of 1,108 dwelling units in the R-L Zone, which require approximately 39 acres of open space. The dedicated 127 acres is more than three times the required minimum. The 127 acres do not include the land dedicated to M-NCPPC in fulfillment of the requirement for mandatory dedication of parkland, nor do they include any of the 225 acres occupied by the golf course, or the land dedicated as a school site. This analysis is consistent with the original analysis in PGCPB Resolution No. 01-180. Since the applicant requests to earn a 25 percent density increment or 211 dwelling units with the subject CDP amendment, staff support granting the full 25 percent density increment for Factor 1.

(2) For enhancing existing physical features (such as break-front treatment of waterways, sodding of slopes susceptible to erosion action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed 2.5% in dwelling units.

No density increment was granted for this factor in the original CDP-9902 approval. The applicant is not requesting a density increment using this factor for this CDP-9902-06 amendment.

(3) For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed 5% in dwelling units.

In the original approval of CDP-9902, five percent density increments or 42 dwelling units were granted for this factor. The project includes an extensive system of pedestrian trails as indicated on the CDP and in the text. Several miles of pedestrian trail have been fully constructed along both Oak Grove Road and Church Road, within the Black Branch Stream Valley for the entire length of the property, and provide access to and around the existing 2-acre pond on the site, for the enjoyment of the residents of Oak Creek Club and the general public. In this CDP-9902-06 amendment, the applicant is requesting to maintain, and staff support, the five percent density increment for Factor 3.

(4) For recreational development of open space (including minimum improvements of heavy grading, seeding, mulching, utilities, off-street parking, walkways, landscaping, and playground equipment), an increment factor may be granted, not to exceed 10% in dwelling units.

In the original approval of CDP-9902, the applicant requested 10 percent density increment, or 84 dwelling units, and was granted 2.5 percent or 21 dwelling units for this factor. The 2.5 percent density increment was granted for providing at least 5,000 square feet community-oriented facilities in addition to the golf club and swimming pool bathhouse (page 55 of PGCPB Resolution No. 01-180). Subsequent CDP-9902-02 amendment approved that the golf course clubhouse and the community center be combined into a single facility of at least 25,000 square feet. CDP-9902-05 amendment subsequentially approved reducing the facility size from 25,000 to 13,000 square feet. The combined clubhouse/community center building was built and is in operation. The community center portion of the building is only open to the residents, and the golf club portion of the building is used both by residents and nonresidents. In the subject amendment CDP-9902-06, the applicant does not request a density increment using this factor. Therefore, no density increment is granted for this factor. However, according to the analysis and findings in the approval of CDP-9902 as amended, staff find that a 2.5 percent density increment could be granted for this Factor 4 if the applicant had requested it in the subject amendment CDP-9902-06.

(5) For public facilities (except streets and open space areas), an increment factor may be granted, not to exceed 30% in dwelling units.

In the original approval of CDP-9902, the applicant requested 30 percent density increment or 253 dwelling units, and was granted 17.5 percent or 148 dwelling units for this factor. The CDP allocated a 35.18-acre parcel for Oak Creek Park, a 63.14-acre parcel for Black Branch Stream Valley Park, and a 26-acre parcel designated as a potential park/school site. All parcels have been officially dedicated to M-NCPPC. Furthermore, the applicant notes, in an email response on February 18, 2026, that all public recreational facilities required by the recreation facilities agreements were constructed; new facilities are not required. The CDP-9902-06 R-L text document includes a list of public recreational facilities constructed in Section VI Public Facilities (pages 41–42) as follows: 9,200 linear feet of asphalt trail and 730 linear feet of connector trail in Black Branch Stream Valley Trails were constructed; Phase 1 facilities include a combined soccer/football field, a softball field, a parking lot with 155 spaces, a playground for children ages 2–12, and 1,000 linear feet of 8-foot-wide asphalt trails; Phase 2 adds another combined soccer/football field, a 60-space parking lot, two youth

soccer fields, a gazebo with 5 picnic tables, and 2,200 linear feet of asphalt trails. In the subject amendment CDP-9902-06, the applicant is requesting to maintain the 17.5 percent density increment or 148 dwelling units using this factor. The parkland dedication and constructed facilities are consistent with the analysis in the original CDP-9902 approval for this factor. Therefore, staff support maintaining the 17.5 percent density increment for Factor 5.

(6) For creating activity centers with space provided for quasi-public services (such as churches, day care centers for children, community meeting rooms, and the like), a density increment factor may be granted, not to exceed 10% in dwelling units.

No density increment was granted for this factor in the original CDP-9902 approval. The applicant is not requesting a density increment using this factor.

(7) For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed 5% in dwelling units.

No density increment was granted for this factor in the original CDP-9902 approval. The applicant is not requesting a density increment using this factor.

In summary, the applicant proposes a development of up to 1,108 units in R-L Zone. The base density is 845 dwelling units. Density increments of approximately 31 percent, or 263 dwelling units, are needed to reach the 1,108 dwelling units proposed. The applicant provides enough public benefit features to earn a total of 47.5 percent density increments, which is 401 dwelling units. As a result, the applicant has earned density increments needed, as follows:

Factor Number	Maximum Density Increment	Density Increment Earned (# of units)	
		Approved CDP-9902 as amended (Base density: 844)*	Evaluated CDP-9902-06 (Base density: 845)*
1	25%	84**(10%)	211 (25%)
2	2.5%	-	-
3	5%	42**(5%)	42 (5%)
4	10%	21**(2.5%)	
5	30%	148**(17.5%)	148 (17.5%)
6	10%	-	-
7	5%	-	-
Total Bonus Increment Earned		**295**(35%)**	**401 (47.5%)**
Total Bonus Increment Requested		**253****	**263**

Notes: *The base residential density for both CDP-9902 and CDP-9902-06 is 1.0 dwelling units per gross acre. The gross acreage of both applications is slightly different based on updated survey information, which results in a slightly different number for the permitted based density.

**There is a discrepancy of the density increment earned between the approved CDP-9902 R-L text document and the approved resolution (PGCPB Resolution No. 01-180). The density increment number shown in the above chart is based on the analysis on pages 53–55 of PGCPB Resolution No. 01-180.

(3) **Development Standards**—A comprehensive set of development standards for residential uses, including single-family detached/attached dwelling units, and townhouses in R-L Zone, have been provided with this CDP, which are consistent with the approved standards, as discussed in Finding 6 above.

b. **L-A-C Zone:**

(1) In accordance with Section 27-515(b), the proposed residential uses consisting of single-family detached units are permitted in the L-A-C Zone, pursuant to approved Basic Plan A-8579-C-02.

(2) **Density Increments**—In accordance with Section 27-496(a), Regulations, of the prior Zoning Ordinance, for Neighborhood Center, the base residential density is eight dwelling units per gross residential acre and the maximum residential density is 12.1 dwelling units per gross residential acre. The submitted CDP-9903-05 L-A-C Zone text document has provided justification of the density increments (pages 29–30). As required by Section 27-485, the residential density needs to be calculated based on the theoretical gross residential acre for mixed-use development. The proposed density is 2.8 dwelling units per gross residential acre, based on theoretical 27.1 acres as gross residential acre, out of a total of 33 acres in the L-A-C Zone. As noted on page 30 of the CDP text, using the typical formula for this project produces a misleadingly low-density calculation of the proposed development when using the total 33 acres. This is caused by including the historic site, approximately 12 acres, within the calculation for determining the portions of the total site to be considered residential and commercial. As such, within the total 33 acres of L-A-C Zone, approximately 21 acres (adjusted gross area) more accurately represent the commercial and residential area. With this scenario, the proposed residential density is 4.4 dwelling units per gross residential acres, based on theoretical 17.2 acres as adjusted gross residential area. In both scenarios, the proposed residential density is less than the base density of eight dwelling units per gross residential acre. Therefore, no public benefit features and density increment factors are needed.

(3) **Development Standards**—A comprehensive set of development standards for residential uses, including single-family detached dwelling units in the L-A-C Zone, have been provided with this CDP, which are consistent with the approved standards, as discussed in Finding 6 above.

c. In accordance with Section 27-521(a) of the prior Zoning Ordinance, prior to approving a CDP, the Planning Board must make the following required findings:

(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 second amendment Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02 for the overall Oak Creek Club property were approved by the District Council on July 8, 2025 (Zoning Ordinance Nos. 2-2025, 3-2025, and 4-2025), to allow for additional development of 28 single-family detached dwelling units, subject to 50 conditions and 10 considerations. Based on the analysis herein, and subject to the conditions proposed by staff, in addition to the evidence filed in conjunction with this application, staff find the subject CDP applications are in conformance with the conditions and considerations set forth in A-8427-C-02, A-8578-C-02, and A-8579-C-02, as discussed in Finding 7 above.

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

The flexibility inherent in comprehensive design zones, such as the prior R-L and L-A-C Zones, will allow the applicant to produce a much better environment and achieve high standards for the development, rather than those constructed in conventional zones. Provisions of open space and public facilities over and beyond what is required allows for the requested increase in density for the R-L Zone. In the case of the L-A-C Zone, no density increases have been taken, but facilities in excess of what is required are still provided. Staff find the proposed revisions will not substantially affect the previous finding that the subject 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;

A unique mix of recreational facilities and amenities were constructed for the overall development of Oak Creek Club and are discussed in the

Section VI Public Facilities section of the CDP text. Public recreational facilities include Black Branch Stream Valley Park and Oak Creek Park, dedicated to M-NCPPC, and public recreational facilities and trails within those parks. Private recreational facilities include a golf course, a swim/tennis center, a swimming pool, two tennis courts, an 8-foot-wide asphalt trail system, and a combination of a golf clubhouse and community center. Aside from those facilities that were constructed, a community service center up to 26,000 square feet in the L-A-C Zone has been approved under original CDPs. As noted on page 17 of the CDP-9903-05 L-A-C Zone text document, the subject amendment removes the original approved church and day care uses. The removal of the church and day care uses in Development Parcel M were approved by Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02. The mixed-use land requirement in the L-A-C Zone applies to vacant land south of Mary Bowie Parkway, near the golf course and recreational facilities. Pursuant to the technical staff report for the basic plan (page 18), the applicant proposes to retain the church and/or day care uses as an option for the nonresidential component within Oak Creek Club. Other uses serving public, quasi-public, and commercial needs within Oak Creek Club remain grouped together. A condition is included herein requiring the applicant to revise the CDP text to clearly state that the removal of church and day care uses in Development Parcel M were approved by the Basic Plans (A-8407-C-02, A-8578-C-02, and A-8579-C-02); however, the subject CDP amendment shall retain the church and/or day care uses as an option for the nonresidential component within Oak Creek Club. Staff find the proposed revisions will not substantially affect the previous finding that approval is warranted by the way in which the CDP includes design elements, facilities, and amenities and satisfy the needs of the residents, employees, or guests of the project.

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

The development proposed with this CDP is compatible with neighboring properties which were developed with single-family attached and/or detached residential units. Generous setbacks and buffering along Church Road on the proposed development will maintain the scenic and historical character of Church Road. Staff find the proposed revision will not substantially affect the previous finding that the proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings with the recommended conditions.

(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;

Within the Design Principles section of the CDP text are detailed specifications for building coverage, open space, setbacks, and circulation access points. Each housing type has a separate set of guidelines to guarantee compatibility within and between the different neighborhoods. A minimum 100-foot-wide landscaped buffer along Church Road will ensure development within the subject amendment area to be compatible with surrounding neighborhood and the character of Church Road. The two circulation access points are proposed as an extension of the existing roadways. Staff find the proposed revision will not substantially affect the previous finding that land uses and facilities covered by the CDP will be compatible with each other in relation to 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;

The majority of the Oak Creek Club property has been developed in accordance with the original approved staging plan from 2001 to 2005. The subject amendment will be completed in one stage, estimated to be constructed during 2027–2029. With the buffers along Church Road, and central open space proposed within the subject site, this stage of development will 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;

Preliminary Plan of Subdivision (PPS) 4-01032 was approved by the Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). PPS 4-01032 approved 1,148 lots and 36 parcels for the development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall Oak Creek Club property. The proposed CDP amendment proposes to raise the number of dwelling units from 1,148 to 1,176 for the overall Oak Creek Club property. Development for the subject amendment area will be subject to a new PPS, at which time adequacy of public facilities will be tested. A new certificate of adequacy will be required to be approved by the Planning Director prior to Planning Board approval of any new PPS. Existing and planned public facilities were analyzed in the approved Basic Plans (A-8427-C-02, A-8578-C-02, and A-8579-C-02) and found to be sufficient. Based on the analysis of the basic plans, staff find that the proposed development will not create an unreasonable burden on available public facilities at this time.

(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 indistinguishing 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;

The subject CDP amendments do not propose any adaptive use of a historic site. Therefore, this provision is inapplicable.

(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);

Pursuant to PGCPB Resolution No. 01-180 (page 43), the original approved CDP plan incorporates the applicable design guidelines set forth in Section 27-274 of the prior Zoning Ordinance (particularly those relating to views and green area) to the degree feasible in the type of general, schematic plan represented by the subject CDP. Development approved with the CDP, as amended, was fully constructed from 2001 to 2005. Based on the analysis herein, and subject to the conditions proposed by staff, in addition to the evidence filed in conjunction with this application, the additional single-family detached dwellings proposed under CDP-9902-06 and CDP-9903-05 will likewise be developed in accordance with the applicable design guidelines specified in Section 27-274, particularly those relating to views and green area. The subject CDP amendments do not include townhouse development; accordingly, requirements set forth in Section 27-433(d) of the prior Zoning Ordinance do not apply. Conformance to Section 27-274 will be further evaluated at the time of specific design plan (SDP) applications.

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

The CDP is in conformance with TCP1-2025-0035, subject to conditions in the Recommendation section of this technical staff report.

(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).

No regulated environmental features (REF) exist on the subject site. Based on the analysis herein, and subject to the conditions proposed by staff, in addition to the evidence filed in conjunction with this application, staff find that the plan demonstrates the preservation and/or restoration of the REF in a natural state to the fullest extent possible, in accordance with the

requirement of Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations.

(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

This regulation is not applicable to the proposed development.

(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.

This regulation is not applicable because the subject CDP application is not a regional urban community.

9. Comprehensive Design Plan CDP-9902 and its amendments: CDP-9902 (for the R-L Zone) and CDP-9903 (for the L-A-C Zone) were approved by the District Council on May 13, 2002, to develop a maximum of 1,148 dwelling units on 923 acres of land, including a golf course, a clubhouse, and a recreation center.

The first revision to CDP-9902, CDP-9902-01, was approved by the Planning Board on June 22, 2006 (PGCPB Resolution No. 06-150), to reduce the side yard setback for townhouses established in the approved CDP from four feet to zero feet, in order to allow side-entry stoops, entry porches, and chimneys on end-unit townhouses, subject to two additional conditions. The two conditions are related to side yard setback standards for townhouses in the R-L Zone. The subject amendment does not include townhouses; therefore, those conditions are not applicable. The conditions are incorporated in the proposed standards in the submitted "Comprehensive Design Plan Amendment – R-L Zone" booklet.

The second revision, CDP-9902-02, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-172), for a revision to prior approved Condition 27, to combine the community building and golf course clubhouse into a single facility of at least 25,000 square feet, and to amend the location and construction schedule for the recreational facilities, subject to revised Condition 27 and two additional conditions. Revised Condition 27 is related to the Oak Creek Golf Club, additional Condition 2 was satisfied with certification of CDP-9902-02, and additional Condition 3 is applicable to construction permit. Those conditions are not applicable to the subject CDP-9902-06.

The third revision, CDP-9902-03, was approved by the District Council on January 30, 2012, for a revision to prior approved Condition 27 regarding the trigger for commencing construction of the golf course clubhouse and its attendant parking, subject to revised Condition 27 and three additional conditions. Those conditions are related to the Oak Creek Clubhouse building, which is not included in the subject amendment. Those conditions are not applicable to the subject CDP-9902-06.

The fourth revision, CDP-9902-05 (there is no CDP-9902-04), was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-110), for a revision to prior approved Condition 27, to allow the approved clubhouse to be reduced in area from 25,000 square feet to 13,000 square feet.

Since no additional conditions from CDP-9902 amendments are applicable to the subject amendment, the following analysis reviews the conditions of the original CDP-9902 approval. Conditions 1 and 50 were satisfied at the time of certificate approval of CDP-9902 and prior TCP1-91-92. Conditions 3 and 4 are related to REF, including wetlands, streams, and drainage, which do not exist within the limits of the subject amendment. Condition 5 pertains to vehicular access to the Beall House, which is not within the limit of subject amendment. Conditions 6–9, 11–13, 17, 18, 20, 22, 24–26, 28, 29, 32, and 42 pertain to review at the SDP stage; Conditions 10, 30, 37, 38, 45–48, and 52 pertain to review at the building permit review stage; Conditions 16, 27, 31, 33, 34, 36, and 39 pertain to review at the final plat stage; Condition 43 pertains to review at the PPS stage; and Condition 40 pertains to review at certificate of occupancy stage, none of which are applicable to CDP review. Conditions 41 and 42 pertain to master plan right-of-way A-44, which is no longer applicable because the A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution CR-11-2006. Condition 15 pertains to lots in Parcel A; Condition 49 pertains to the master plan trail in the Black Branch Stream; and Condition 51 pertains to recreational facilities on park property, which are not within the limits of the subject amendment. Conditions 23, 51, and 53–55 are not related to the CDP review stage.

Conditions relevant to the review of this CDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one in plaint text:

2. At each access point off of Church Road and Oak Grove Road, the plans shall provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.

This condition is carried forward from Basic Plan Condition 3, which has been discussed above in Finding 7.

14. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots shall have side-entrance garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.

This condition is carried forward from Basic Plan Condition 47, which has been discussed above in Finding 7.

19. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300- foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials

required for at least a collector roadway buffer in Section 4.6 of the Landscape Manual. If there is woodland area or hedgerows within the right- of-way, it may be combined with on-site woodland to contribute toward the 50- foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

This condition is carried forward from Basic Plan Consideration 10, which has been discussed above in Finding 7.

21. On-street parking shall be prohibited throughout the proposed development.

This CDP application proposes to amend Condition 21, to allow on-street parking with designated parallel parking spaces along one side of the street with curb and gutter. Justifications are provided on page 12 of the CDP-9902-06 R-L text document, and page 11 of the CDP-9903-05 L-A-C text document. Additional parking is needed to address concerns by the Oak Creek Club community about insufficient parking in the existing neighborhoods. The designated parallel parking spaces along the private streets within the proposed new development will be located on only one side of the private streets and will be recessed out of the travel lane and located on streets with curb and gutter. In addition, these designated parallel spaces will be striped and will meet County design standards for parallel parking spaces.

A new street cross section (Figure 18, Private Road with Parallel Parking, on page 98 of the CDP-9902-06 R-L Zone text document, and page 97 of the CDP-9903-05 L-A-C Zone text document) is added to demonstrate the dimensions and layout of the proposed private roads with one side parallel parking spaces. In addition, staff have observed prohibited on-street parking on nearby streets by examining both historic and recent aerial images of the community. Based on the applicant's justifications, the new street cross section with parking, and staff observations, staff conclude that adding on-street parking as described above will address the need for additional parking, help control prohibited parking, and create a reasonable streetscape. As a result, staff support the revised condition language.

35. All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.

The submitted CDP plan shows sidewalks are provided on both sides of the proposed interior streets. The submitted CDP text documents provided street cross sections for private primary roads with 5-foot-wide sidewalks, and primary secondary roads with 4-foot-wide sidewalks. This condition is met.

44. The applicant and the applicant's heirs, successors and/or assignees shall provide the following:

a. Construct a Class I hiker-biker trail along the subject property's entire frontage of Church Road, as reflected on the submitted CDP.

This condition was previously satisfied. The Class I hiker/biker trail has been constructed along Church Road, per prior approved plans and permits.

b. Construct a Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road, as reflected on the submitted CDP.

This condition was previously satisfied. The Class I hiker/biker trail has been constructed along Oak Grove Road, per prior approved plans and permits.

c. Dedicate the land along the Black Branch stream valley to the M- NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plat, and construct the multi-use, hiker-biker trail the entire length of the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

This condition was previously satisfied. The dedication to M-NCPPC is shown on SDP-0308, Phase 1 Oak Creek Club (west of Church Road), and SDP-0411, Phase 2 Oak Creek Club (west of Church Road), and evidenced by the recordation of Parcel I in Plat Book REP 202 at page 99 and Plat Book REP 203 at page 1; Parcel E in Plat Book REP 202 at page 89 and Parcel F in Plat Book PM 220 at page 75.

d. The trail networks shall be shown on the preliminary plat and final plat.

This condition is applicable to preliminary plans and final plats of subdivision and is not applicable to CDP-9902-06.

e. All trails shall be assured of dry passage. If wet areas must be traversed, suitable structures shall be constructed.

This condition was previously satisfied. The trail has been constructed to assure dry passage per prior approved plans and permits.

10. Comprehensive Design Plan CDP-9903 and its amendments: CDP-9902 (for the R-L Zone) and CDP-9903 (for the L-A-C Zone) were approved by the District Council on May 13, 2002, to develop a maximum of 1,148 dwelling units on 923 acres of land, including a golf course, a clubhouse, and a recreation center.

The first revision to the above-referenced CDP-9903, CDP-9903-01, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-173(C)), for a revision to prior approved Condition 30, to combine the community building and golf course clubhouse into a single facility, and to amend the location and construction schedule for the recreational facilities. The revised Condition 30 is related to the overall Oak Creek Club development and is not applicable to the subject CDP-9903-05. Additional Condition 2 was satisfied at certification of CDP-9903-01, and additional Condition 3 was satisfied via insurance of Street Construction Permit No. 33591-2012-02. The roadway remains under construction as of February 27, 2025. Those conditions are not applicable to the subject CDP-9903-05.

The second revision, CDP-9903-02, was approved by the District Council on January 30, 2012, for a revision to prior approved Condition 30 regarding the trigger for commencing construction of the golf course clubhouse and its attendant parking. Three conditions were added to the approval of CDP-9903. Those conditions are not applicable to the subject CDP-9903-05.

The third revision, CDP-9903-04 (there is no CDP-9903-03), was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-111), for a revision to prior approved Condition 30, to allow the approved clubhouse to be reduced in area from 25,000 square feet to 13,000 square feet. One more condition is added regarding the SDP for the combined golf clubhouse and the community building, which is not applicable to the subject CDP-9903-05.

Since no additional conditions from CDP-9903 amendments are applicable to the subject amendment, the following analysis reviews the conditions of the original approval (CDP-9903). Condition 1 was satisfied at the time of certificate approval of CDP-9903 and prior TCP1. Conditions 2 and 3 are related to REF, including wetlands, streams, and drainage, which do not exist within the limit of the subject application.

Conditions 4–8, 18, 19, 21, 23–29, 31, 34, 37, 42, and 44 pertain to review at the SDP stage; Conditions 17, 32, 38, 39, and 45 pertain to review at the building permit review stage; Conditions 30, 33, 35, and 40 pertain to review at the final plat stage; and Condition 43 pertains to review at the PPS stage, none of which are applicable to this CDP review. Conditions 41 and 42 pertain to master plan right-of-way A-44, which is no longer applicable because the A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution CR-11-2006. Conditions 9–15 pertain to the historic site, which are not included within the subject amendment. Condition 16 pertains to commercial and public assembly structures, which are not included within the subject amendment. Condition 46 pertains to utilization of a diesel bus for the purpose of providing private bus service, which is not applicable to the subject application.

Conditions relevant to the review of this CDP are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plaint text:

20. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots shall have side-entrance garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.

This condition is carried forward from Basic Plan Condition 47, which has been discussed above in Finding 7.

22. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in Section 4.6 of the Landscape Manual. If there is woodland area or hedgerows within the right-of-way, it may be combined with on-site woodland to contribute toward the 50-foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

This condition is carried forward from Basic Plan Consideration 10, which has been discussed above in Finding 7.

24. On-street parking shall be prohibited throughout the proposed development.

This CDP application proposes to amend Condition 24. The condition contains the same language as Condition 21 of CDP-9902. Justifications are provided on page 12 of CDP-9902-06 R-L text document, and page 11 of CDP-9903-05 L-A-C text document. Staff support this proposed condition revision, which has been discussed in detail above in Finding 9, Condition 21.

36. All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.

This condition contains the same language as Condition 35 of CDP-9902. A response has been addressed in Finding 9, Condition 35 above.

11. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and Prince George's County Tree Canopy Coverage Ordinance: This CDP has been reviewed for conformance with the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Prince George's County Tree Canopy Coverage Ordinance, as follows:

Woodland Conservation Ordinance

Natural Resources Inventory Plan NRI-136-2023 identifies 3.08 acres of woodland and 14 specimen trees on the subject site. This site is subject to the provisions of the 1993 WCO because the project has implemented a Type II tree conservation plan (TCPII), which predates the current WCO and the *Environmental Technical Manual*. Type 1 Tree Conservation Plan TCP1-2025-0035 was submitted with the application and requires revisions to be found in conformance with the prior tree conservation plan approvals and the WCO.

This subject application is for a portion of the overall Oak Creek Club development. The TCP1 for the entire development is being revised to reflect the additional development proposed for the area shown as Development Parcel M on the CDP. The overall woodland conservation worksheet shows the clearing of 240.26 acres of woodland on the net tract area, the clearing of 72.23 acres of woodland in the floodplain, and the clearing of 1.06 acres off-site. Based on the calculations, this results in a woodland conservation requirement of 294.07 acres. The requirement is proposed to be met with 177.95 acres of on-site woodland preservation, 57.19 acres of on-site afforestation/reforestation/reforestation, 13.58 acres of natural regeneration, 41.40 acres of off-site woodland conservation credits, and 0.12 acre of fee-in-lieu. The overall site also provides 18.00 acres of off-site woodland conservation preservation being provided for Largo Plaza-Target Store (TCPII-071-95), and 2.96 acres of off-site afforestation is being provided on-site for TCPII-126-05.

Technical revisions to the revised TCP1 are required and included in the conditions listed in the Recommendation section of this technical staff report.

The TCP1 proposes the removal of all 14 specimen trees. The TCP1 is grandfathered from the variance requirements established in the current WCO. More specifically, no variance is required to remove these specimen trees because the TCPII was approved under the 1993 WCO, which did not require a variance for the removal of specimen trees.

Tree Canopy Coverage Ordinance

Subtitle 25, Division 3 of the Prince George's County Code, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. Thresholds in the Legacy Comprehensive Design (LCD) Zone shall be as specified by Prince George's County Council Bill CB-27-2010, for the prior zoning of the property (before its designation as a legacy zone). As such, properties in the prior R-L Zone are required to provide a minimum of 20 percent of the gross tract area in tree canopy coverage (TCC), and properties in the prior L-A-C Zone are required to provide a minimum of 10 percent of the gross tract area in TCC. At the time of SDP review, the applicant must demonstrate conformance with the relevant requirements of the Tree Canopy Coverage Ordinance.

12. Referral Comments: This application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and summarized as follows:

a. **Historic Preservation**—In a memorandum dated January 2, 2026 (Stabler, Smith, and Chisholm to Sun), the Historic Preservation Section noted that the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan) contains goals and policies related to historic preservation (pages 157–166). One goal (page 158) states: "Historic properties are leveraged as community assets through preservation, restoration, and adaptive reuse." The Bowieville Historic Site (74A-018) is in proximity to the developing property. The site is privately owned and has been restored. A Phase I archeological study was completed surrounding Bowieville (Historic Site 74A-018) in 1999. A Phase IA archeological reconnaissance survey was conducted on the Oak Creek property in 2002. A Phase IB archaeological shovel test survey was conducted on the Oak Creek Club property between December 2002 and December 2003.

A total of six sites (18PR79, 18PR579, 18PR659, 18PR665, 18PR669, and 18PR677) were identified as potentially National Register-eligible and were recommended for a Phase II archaeological evaluation or preservation in place. Historic Preservation staff agree with these recommendations. None of the sites identified as potentially National Register-significant are located on the subject property being reviewed in this application; therefore, no further work is recommended. All prior conditions of approval applicable to archeology and historic preservation were satisfied. Historic Preservation staff note that archeological investigations can be required at the time of PPS, if there is a moderate or higher potential for archeological resources on the developing property.

b. **Community Planning**—In a memorandum dated February, 10, 2026 (Krakhmalnikov and Lester to Sun), Community Planning staff found that Section 27-521(a)(1) of the prior Zoning Ordinance is inapplicable, as the subject property was not placed in a comprehensive design zone through a sectional map amendment per Section 27-223 of the prior Zoning Ordinance, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to initiation. Accordingly, the master plan is treated as guidance with respect to this application. This application conforms to the master plan and the principles and guidelines of the CDP text document, which address design and physical development of the property.

The master plan recommends Residential Low and Neighborhood Mixed-Use land uses on the subject property. The proposed use conforms to the master plan and meets the definition for Residential Low by proposing 28 dwelling units on an 8.09-acre portion of the site, with a density of approximately 3.46 dwelling units per acre. The nonresidential use previously approved and recommended by the master plan is to be relocated in the L-A-C Zone, south of Mary Bowie Parkway. This was approved with Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02 by the District Council on July 8, 2025 (Zoning Ordinances No. 2-2025, No. 3-2025, and No. 4-2025). Specifically, the nonresidential uses, community center, golf course, recreational facilities, Bowieville Mansion, and the clubhouse are proposed to be located together on the south side of Mary Bowie Parkway. The location of these

facilities satisfies the purposes of the L-A-C Zone, and the master plan recommendation for neighborhood mixed-use on the property.

c. **Subdivision**—In a memorandum dated February 17, 2026 (Vatandoost to Sun), the Subdivision Section provided an evaluation of prior approved Basic Plans A-8427, A-8578, and A-8579 and amendments; CDP-9902, CDP-9903, and amendments; and PPS 4-01032 that are related to subdivision review. The Subdivision Section concluded that the proposal to develop the subject site and subdivide land will require the approval of a new PPS, a new determination of adequacy of public facilities, and new final plats. The configuration of any proposed lots and parcels, which will be subject to a future PPS, will be evaluated with that PPS. The circulation pattern will also be reviewed with the future PPS application. Right-of-way widths for any public or private streets in the development will be determined at the time of PPS. The location of public utility easements required along all public or private streets will be determined with the PPS.

d. **Transportation Planning**—In a memorandum dated February 17, 2026 (Patrick to Sun), the Transportation Planning Section provided an analysis of the application's conformance with the requirements of the previous approvals, the prior Zoning Ordinance, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the master plan, as follows:

Master Plan Roads
The subject property has frontage on Church Road (C-300), along the western bounds of the site. The MPOT refers to this section of Church Road as MC-300 and recommends a four-lane master collector with an ultimate right of way of 90 feet. The master plan recommends a two-lane collector roadway with an ultimate right of way of 90 feet for this portion of Church Road. The applicant's submission does not display the right-of-way along Church Road. The subject application does not require right-of-way dedication or other recommendations to this portion of Church Road. Right-of-way dedication for Church Road will be further examined at the time of subsequent development applications. Staff would note that the portion of Church Road that fronts the subject property is currently constructed as a four-lane collector roadway.

The subject property also has frontage along Mary Bowie Parkway, along the southern bounds of the subject site. Neither the MPOT nor the master plan contain right-of-way recommendations. Right-of-way dedication for Mary Bowie Parkway will be further examined at the time of subsequent development applications. Staff would note that the portion of Mary Bowie Parkway that fronts the subject property has been constructed as a four-lane roadway at its intersection with Church Road, which transitions to a two-lane roadway to the east of the subject site.

Master Plan Pedestrian and Bike Facilities
The MPOT recommends the following master-planned facilities and policies:

Planned Side Path: Church Road

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers

shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical (page 10)**.**

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities (page 10)**.**

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles (page 10)**.**

The master plan recommends a 10-foot-wide minimum shared-use path in both directions (page 247) along this portion of Church Road.

The site's frontage along Church Road has an existing bicycle lane and side path. The site's frontage along Mary Bowie Parkway has an existing sidewalk, which transitions into the side path along Church Road. Additional bicycle and pedestrian recommendations will be further examined and recommended with subsequent development applications.

e. **Environmental Planning**—In a memorandum dated February 13, 2026 (Rea to Sun), the Environmental Planning Section provided a comprehensive analysis of the CDP's conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in the above findings. Additional comments are as follows:

Regulated Environmental Features
There are no primary management areas (PMAs) on the subject site. The PMA located on the remainer of the development will not be impacted with this application.

Stormwater Management
No stormwater management (SWM) concept plan or approval letter were submitted with the subject application. A site development concept will be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The SWM concept plan shall be submitted for review with the acceptance of the PPS.

Soils
The predominant soils found to occur, according to the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey, are Shrewsbury loam and Collington-Wist complex. Marlboro clays occur on a majority of the area proposed for amendment; however, since the site is relatively flat, there are no geotechnical issues. This information is provided for the applicant's benefit, and may affect the architectural design of structures, grading requirements, and SWM elements of the site. A soil study, which identifies the location and extent of the Marlboro clay, shall be submitted with the PPS. DPIE may require a soils report, in conformance with Section 32-130(a)(13) of the County Code, during the permit process review.

Special Roadways
Church Road, which borders the western portion of the site, is designated as a scenic and historic roadway. Appropriate buffering for special roadways should be maintained on future development applications.

f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated February 13, 2026 (Thompson to Sun), DPR provided an evaluation of applicable conditions of Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02; CDP-9902, CDP-9903 and amendments; and PPS 4-01032 that are related to DPR's review. All required community-wide recreation facilities, parkland dedication, trail, and open space obligations were implemented under earlier phases. The relevant comments have been included in the above findings of this technical staff report.

g. **Special Projects**—In an email dated February 11, 2026 (Walker to Sun), the Special Projects Section notes it has no comments for the subject case.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 18, 2025 (De Guzman to Sun), DPIE provided comments on the major roadways included in this application: Church Road, Mary Bowie Parkway, and Bamberg Way. DPIE also provided comments to revise the approved SWM concept plan and NRI, and a list of comments which will be addressed at the time of permitting.

i. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.

j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.

k. **Prince George's County Health Department**—In a memorandum dated December 3, 2025 (Adepoju to Myerholtz), the Health Department provided several comments relating to availability of healthy foods, and comments addressing potential construction activity impacts (noise and dust) extending into adjacent properties during construction. Adherence to construction standards will be required by DPIE during the permitting process.

l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.

m. **Public Utilities**—On February 6, 2026, the subject CDP application was referred to Verizon, Comcast, AT&T, and Washington Gas for review and comments. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.

13. Community Feedback: At the time of the writing of this technical staff report, staff did not receive any inquiries or comments from the community regarding this subject CDP.

RECOMMENDATION

Based upon the preceding evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Comprehensive Design Plans CDP-9902-06 and CDP-9903-05, and Type 1 Tree Conservation Plan TCP1-2025-0035, for Oak Creek Club, for an amendment to Development Parcel M, subject to the following conditions (all prior conditions of CDP-9902 and CDP-9903, including approved amendments thereto, not proposed for modification below, shall remain):

1. Condition No. 21 of approved Comprehensive Design Plan CDP-9902 and Condition No. 24 of approved CDP-9903 shall be amended to read as follows:

   "On-street parking shall only be allowed on one-side of the street, with curb and gutter in designated parallel parking spaces."

2. Prior to certification of the comprehensive design plan (CDP) and text documents for CDP-9902-06 and CDP-9903-05, revised Zoning Map Amendments (Basic Plans) A-8427-C-02, A-8578-C-02, and A-8579-C-02 shall be certified.

3. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the comprehensive design plan (CDP) and text documents for CDP-9902-06 and CDP-9903-05 as follows:

   a. In the text, clearly state that the removal of church and day care uses in Development Parcel M were approved by Zoning Map Amendments (Basic Plans) A-8407-C-02, A-8578-C-02, and A-8579-C-02, but the subject CDP amendments shall retain the church and/or day care uses as an option for the nonresidential component within Oak Creek Club.

   b. Remove the stormwater management facility symbol from the 100-foot-wide buffer area on Sheets 7, 9, and 11 of the CDP site plan.

   c. Move all development outside of the 100-foot-wide buffer in Exhibit "B" and Figure 25 Illustrative Plan, including stormwater facilities, roads, and development lots

   d. Dimension the 100-foot-wide and 100-foot-deep entrance buffer.

   e. Add notes to the Site Data Chart on Sheets 7, 9, and 11 as follows:

      *The gross area and floodplain area are changed due to the latest survey information.

      **Up to 12 additional dwelling units in the Residential Low Development (R-L) Zone, and up to 24 additional dwelling units in the Local Activity Center (L-A-C) Zone, with no more than 28 single-family detached residential dwelling units to be developed in total, pursuant to the CDP-9902-06 and CDP-9903-05 amendments.

f. Revise the Recreational Opportunities Plan in the CDP text documents to reflect the proposed development in Development Parcel M and remove the label Church/Day care from the subject site.

g. Revise the justification for Section 27-514.10(b)(5) of the prior Prince George's County Zoning Ordinance, on page 44 of the CDP-9902-06 R-L Zone text document, to indicate the provided public facilities qualifies the applicant for a density increment factor of 17.5 percent in dwelling units in the Residential Low Development (R-L) Zone.

4. Prior to certification, the Type 1 tree conservation plan (TCP1) shall be revised as follows:

a. Revise the TCP1 to designate the buffer area as a combination of woodland preservation and reforestation.

b. Fill in the approval history table.

c. Add Development Parcel M to the correct column of the "Plan Phase or Name" line of the worksheet.

d. Have the revised plan signed and dated by the qualified professional who prepared it.

e. Revise the plan number to be TCP1-2025-0035.

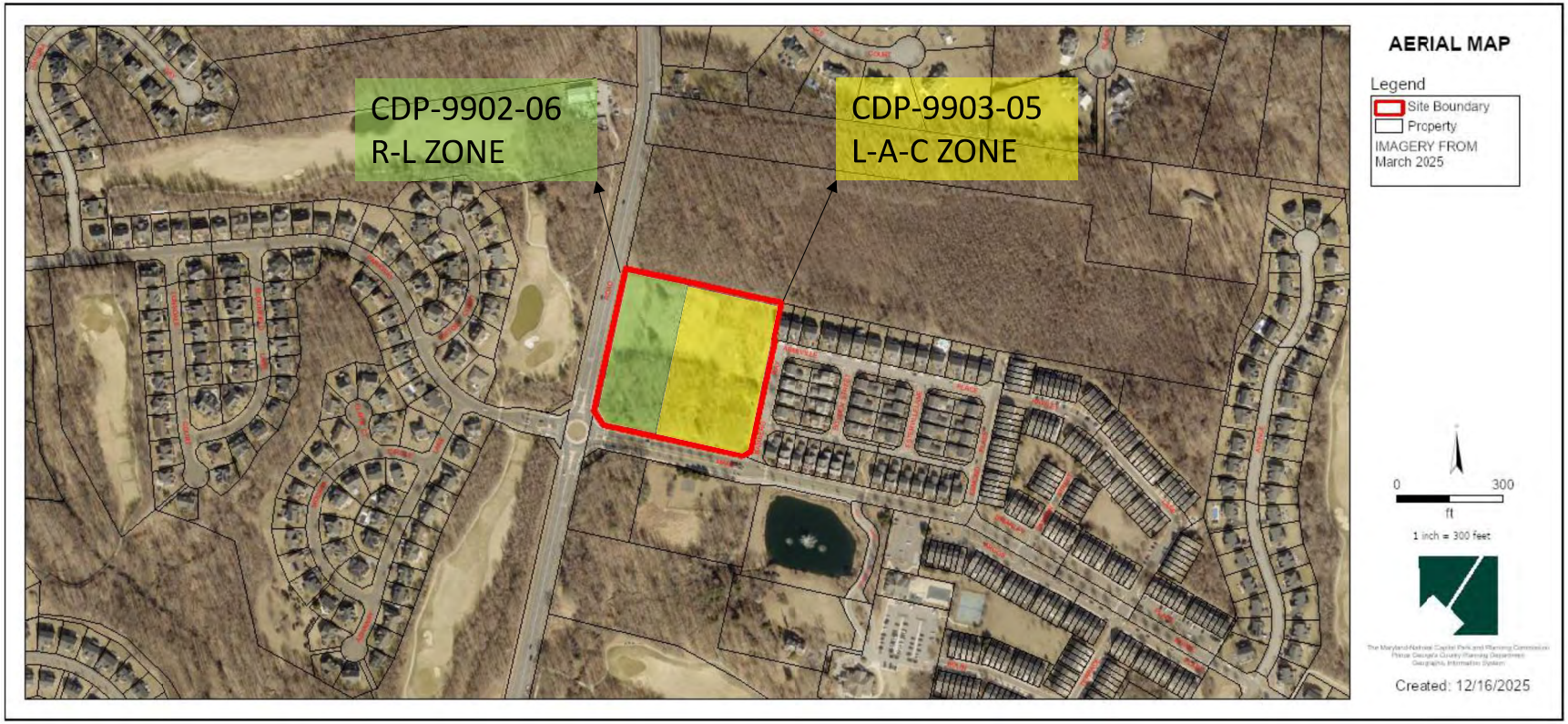
5. As part of the submittal of the preliminary plan, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay.

OAK CREEK CLUB- DEVELOPMENT PARCEL M

Conceptual Design Plan

Type 1 Tree Conservation Plan TCP1-2025-0035

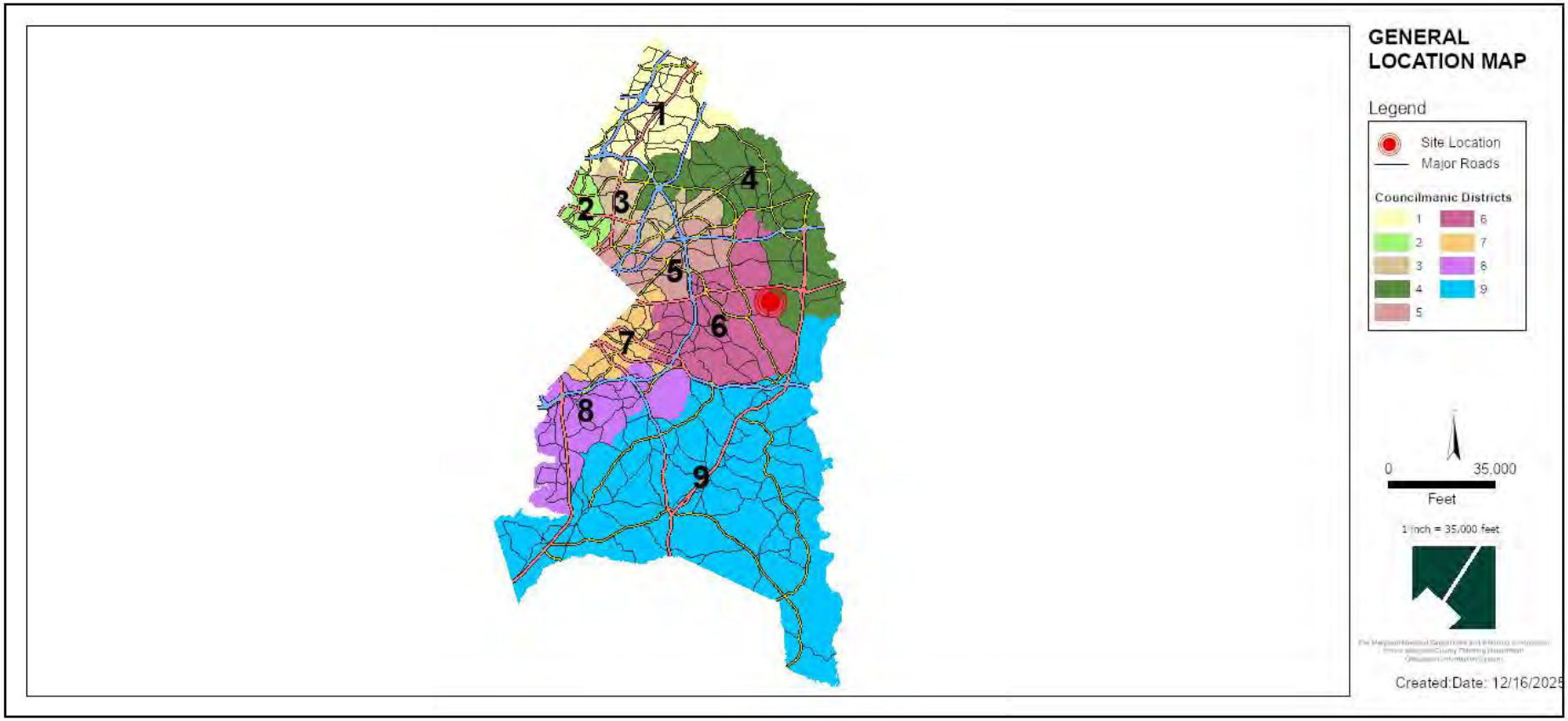
Staff Recommendation: APPROVAL with conditions



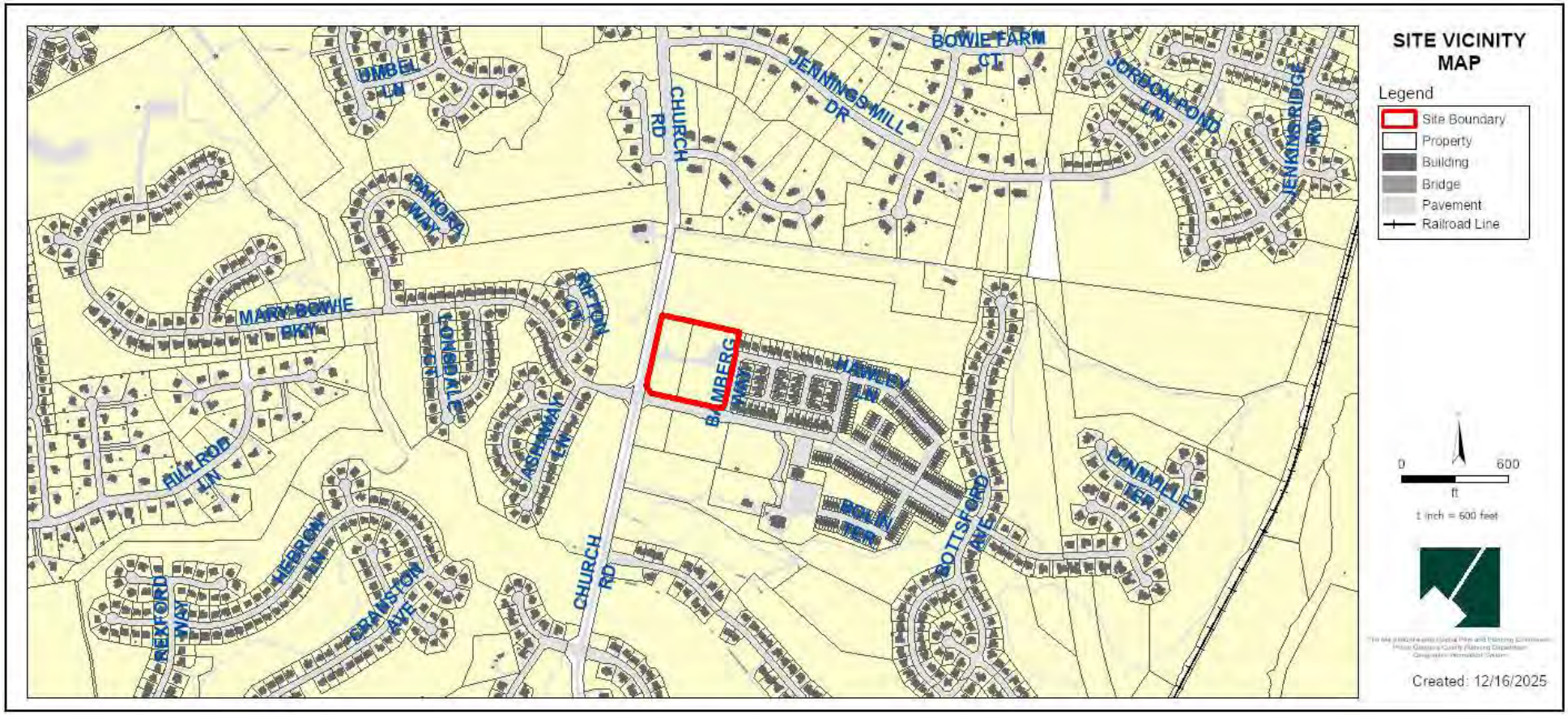
GENERAL LOCATION MAP

Council District: 06

Planning Area: 74A

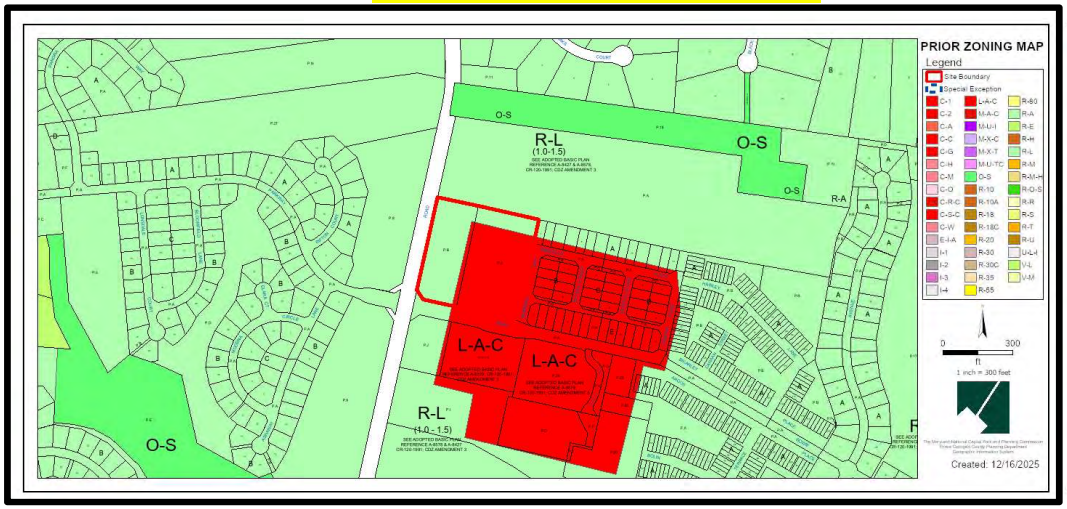


SITE VICINITY MAP

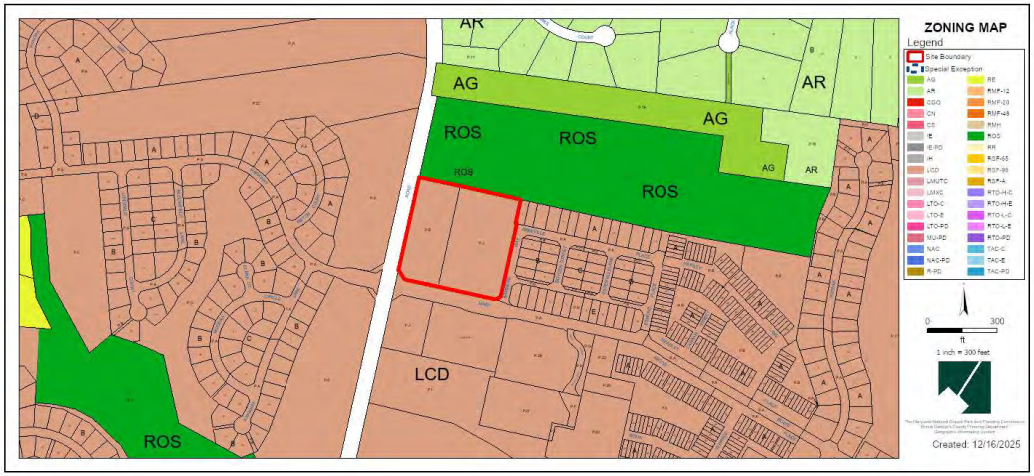


ZONING MAP (PRIOR AND CURRENT)

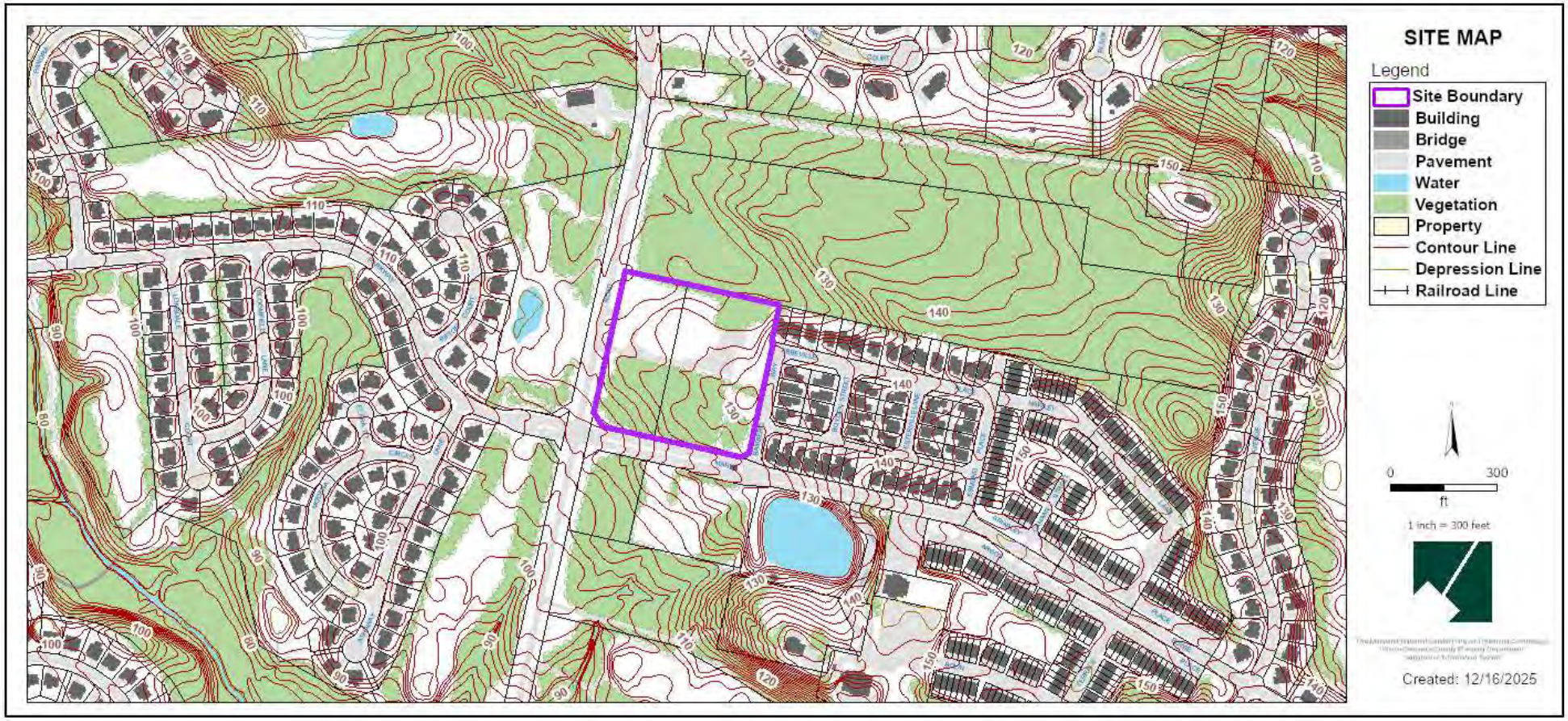
Prior Zoning Map: R-L/L-A-C



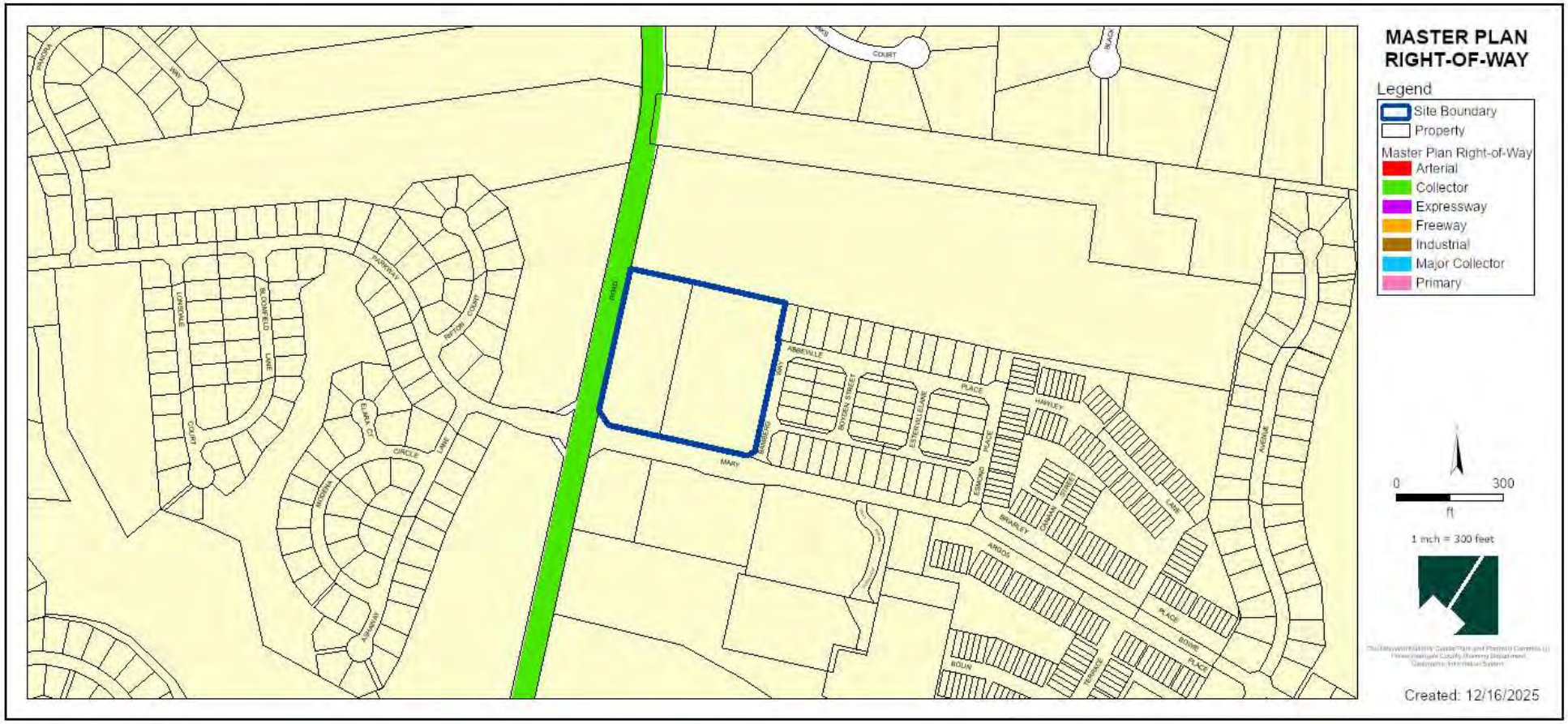
Current Zoning Map: LCD



SITE MAP

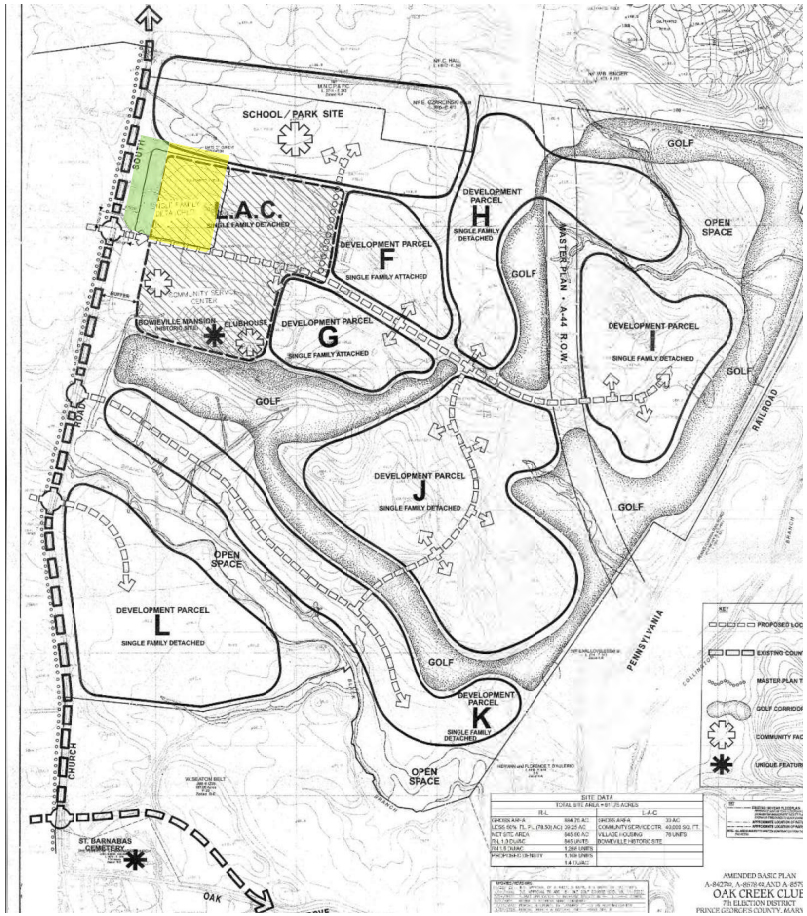

SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 12/16/2025

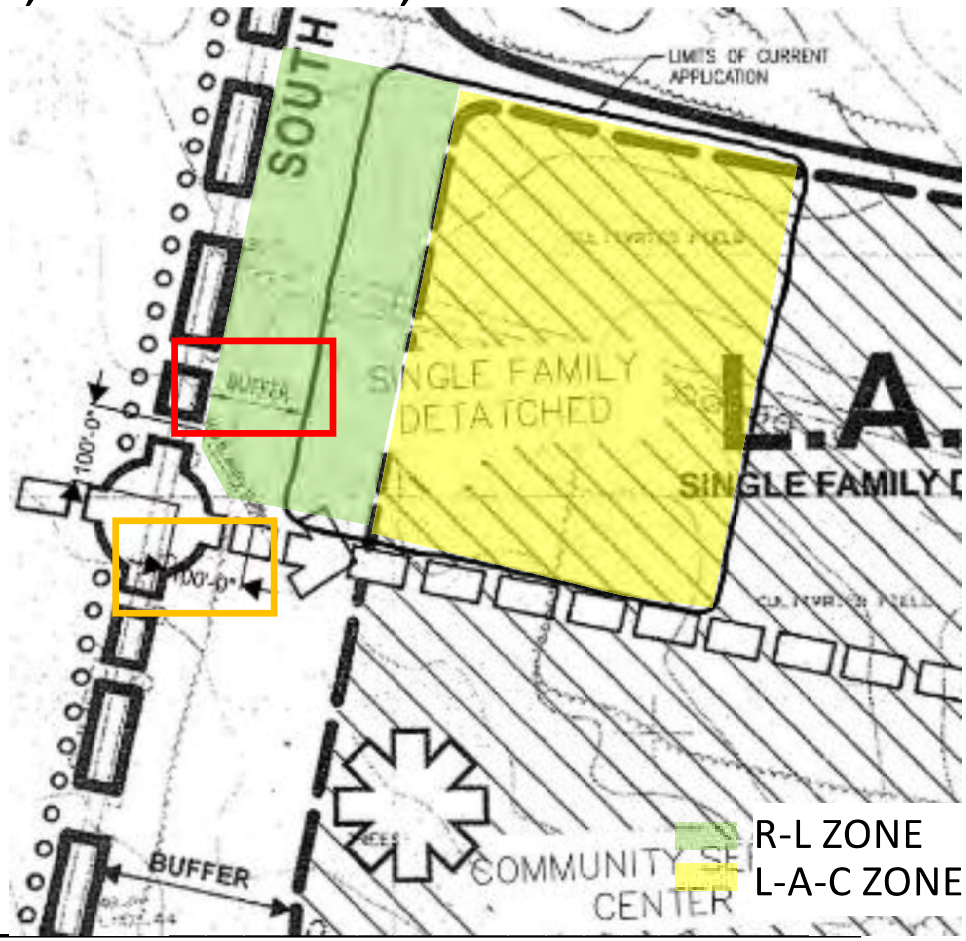
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW PARCEL M SITE BOUNDARY OUTLINED

APPROVED BASIC PLANS A-8427-C-02, A-8578-C-02, AND A-8579-C-02





APPROVED BASIC PLANS A-8427-C-02, A-8578-C-02, AND A-8579-C-02

STAFF REPORT FINDING 100-FOOT-WIDE BUFFER

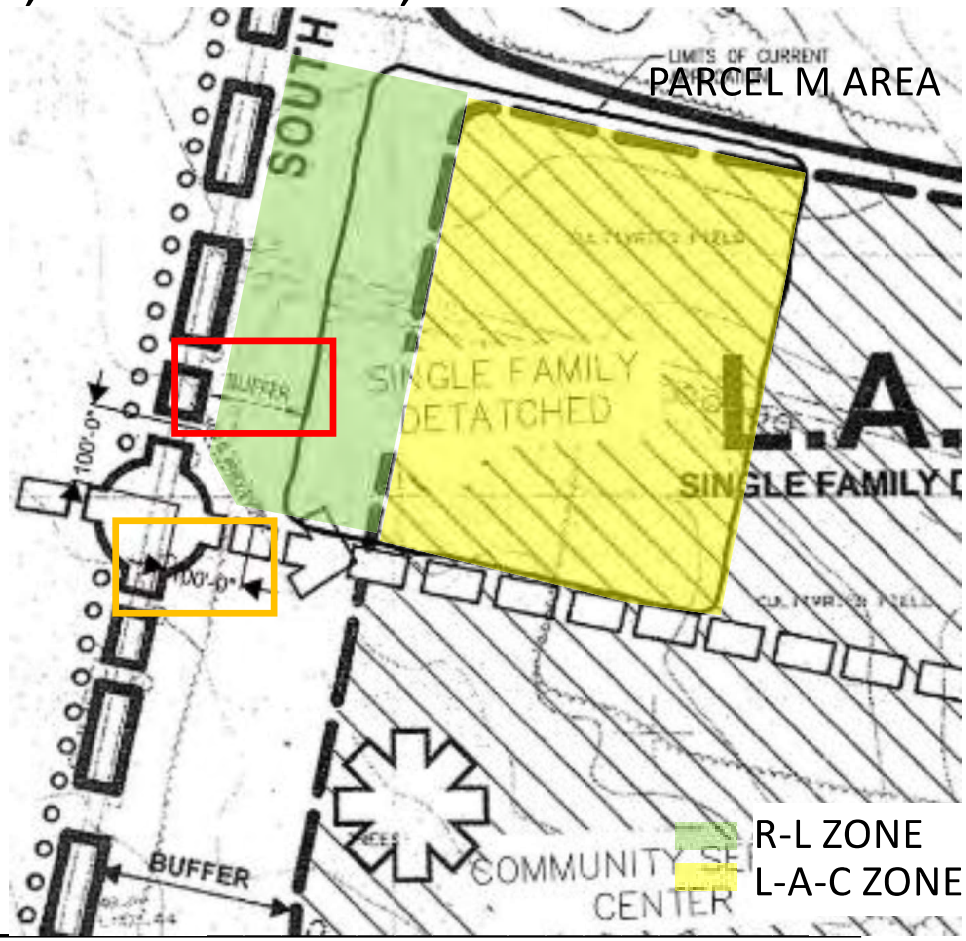
7. **Basic Plan Compliance with the Zoning Ordinance:**

Section 27-197(a). Amendment of approved Basic Plan.

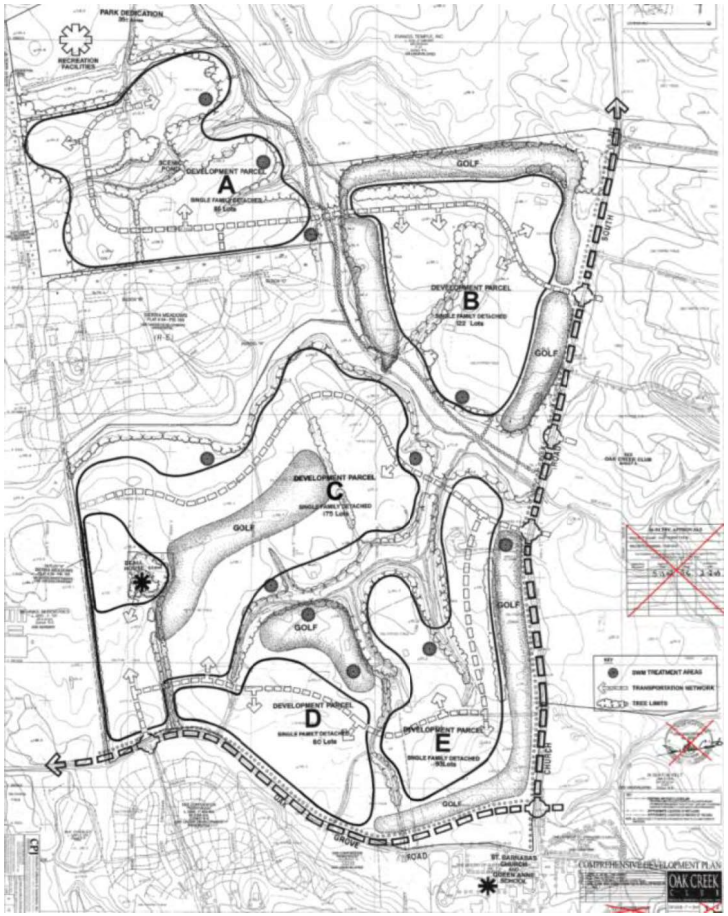
(1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shallamended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

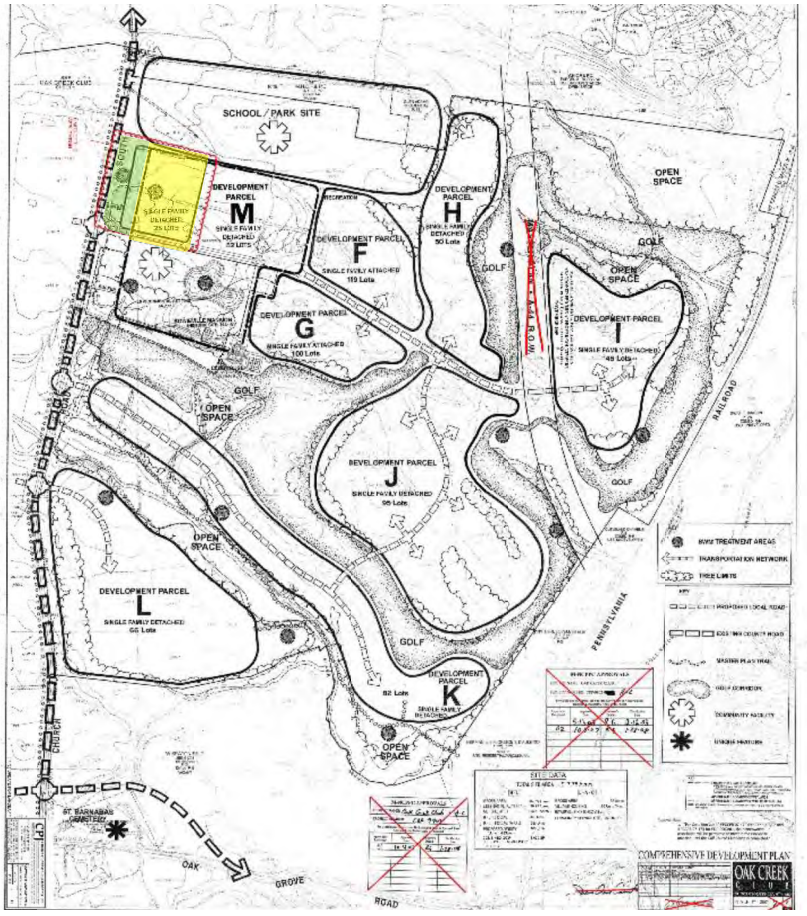
The application does involve an increase in the residential dwelling unit density cap approved for the Oak Creek Club. The density will be added to the area noted on the submitted plan as Landbay T. The area is made up of a 100-foot buffer from Church Road that will remain, and vacant land in the R-L and L-A-C Zones. Landbay T is located east of Church Road, north of Mary Bowie Parkway, west of Bamberg Way and south of Parcel A (the park/school site owned by The Maryland-National Capital Park and Planning Commission). A condition is included herein for removal of the designation of the area as Landbay T, as this area was already designated for residential development under the approved basic plan.

The amendment requested requires that the criteria of an initial approval of a basic plan be met, per Section 27-195(b) of the prior Zoning Ordinance. The following is an analysis of the application's conformance to Section 27-195(b).



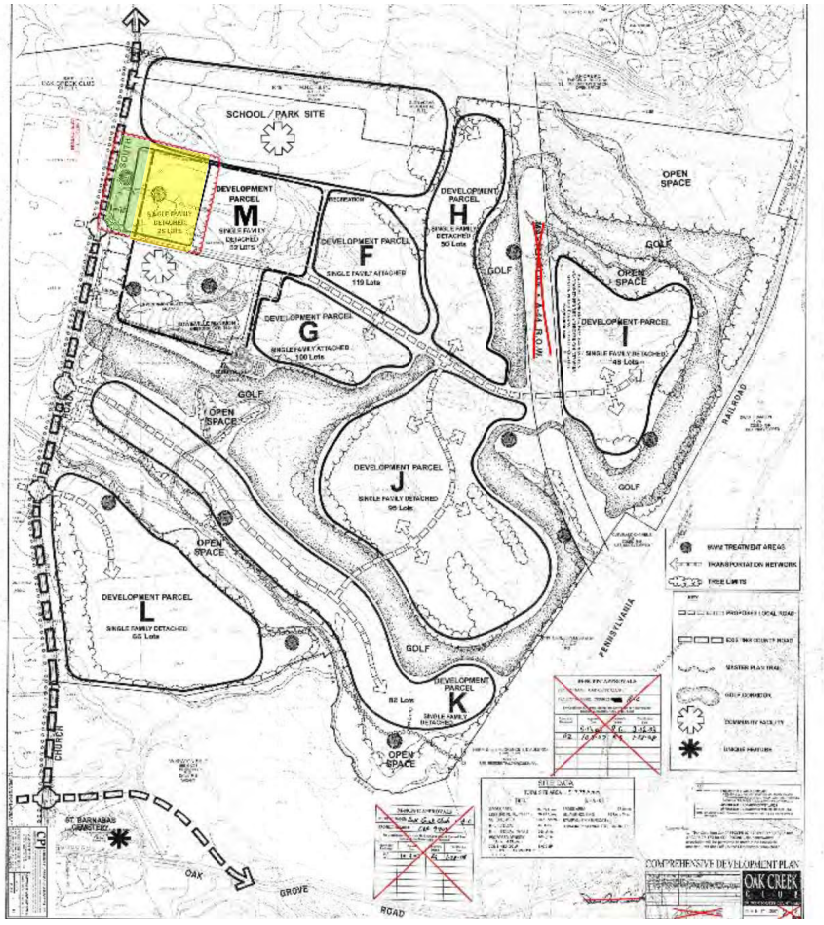
COMPREHENSIVE DESIGN PLAN OVERALL



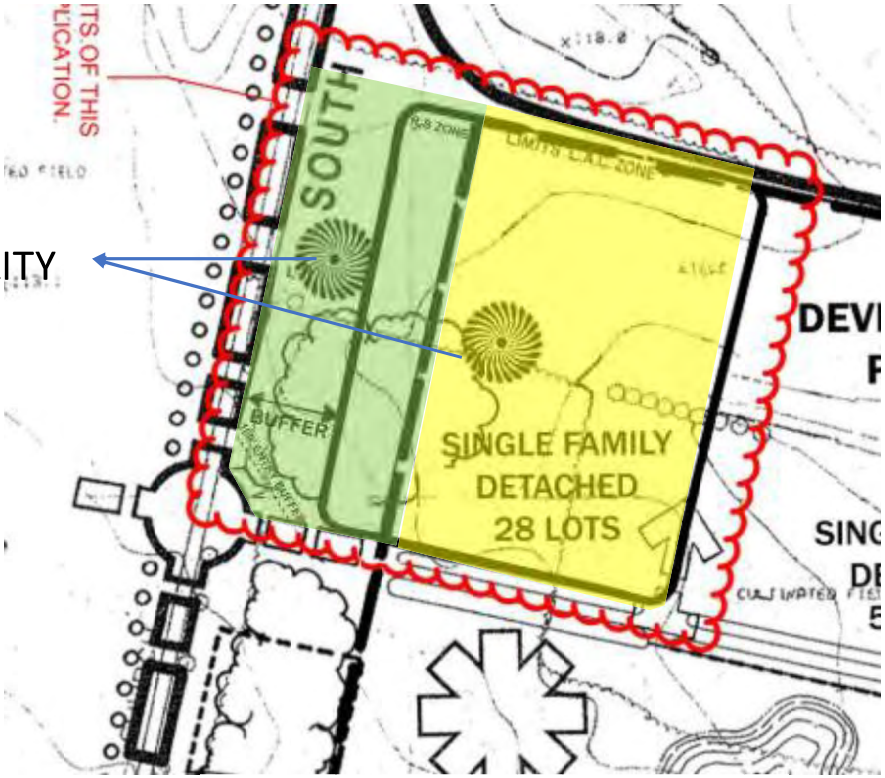


R-L ZONE
L-A-C ZONE

COMPREHENSIVE DESIGN PLAN



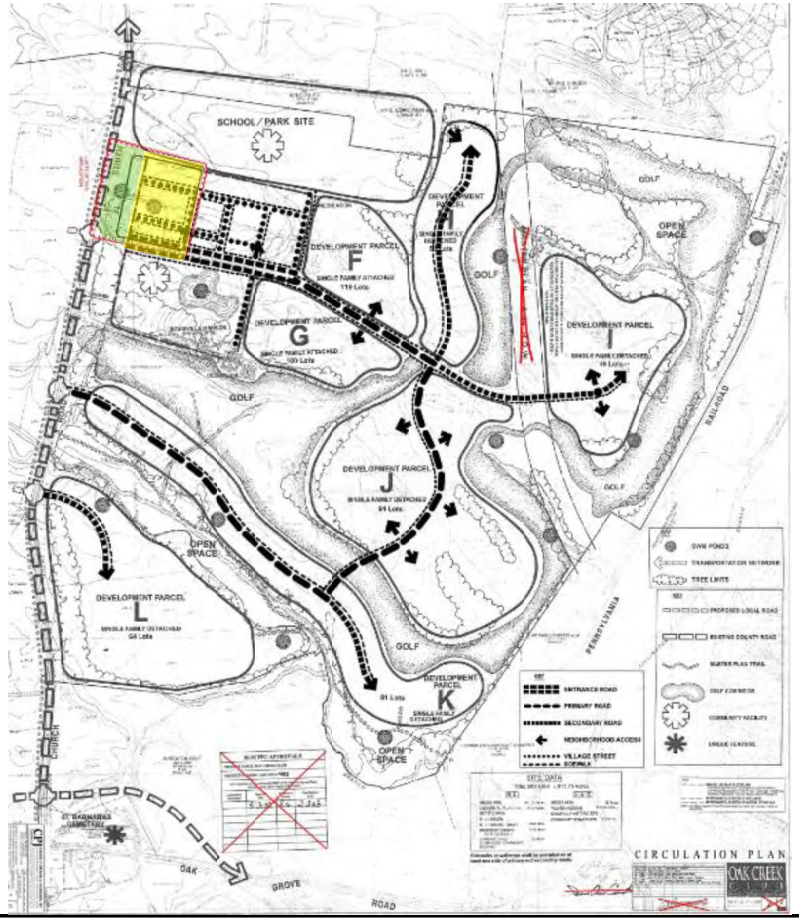
SWM FACILITY

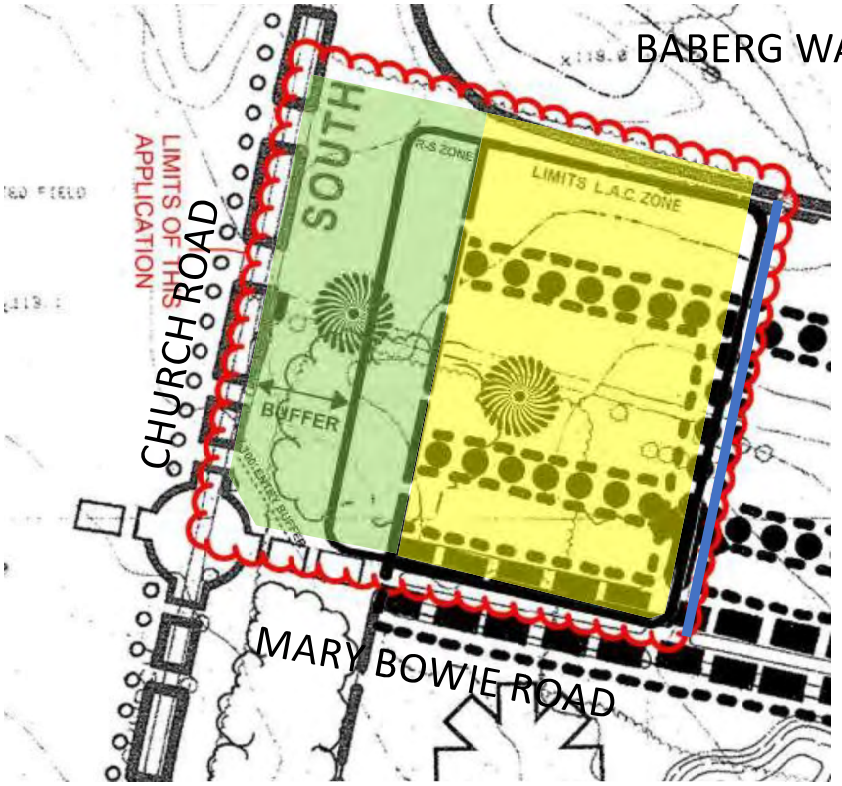


PARCEL M AREA

R-L ZONE
L-A-C ZONE

CIRCULATION PLAN

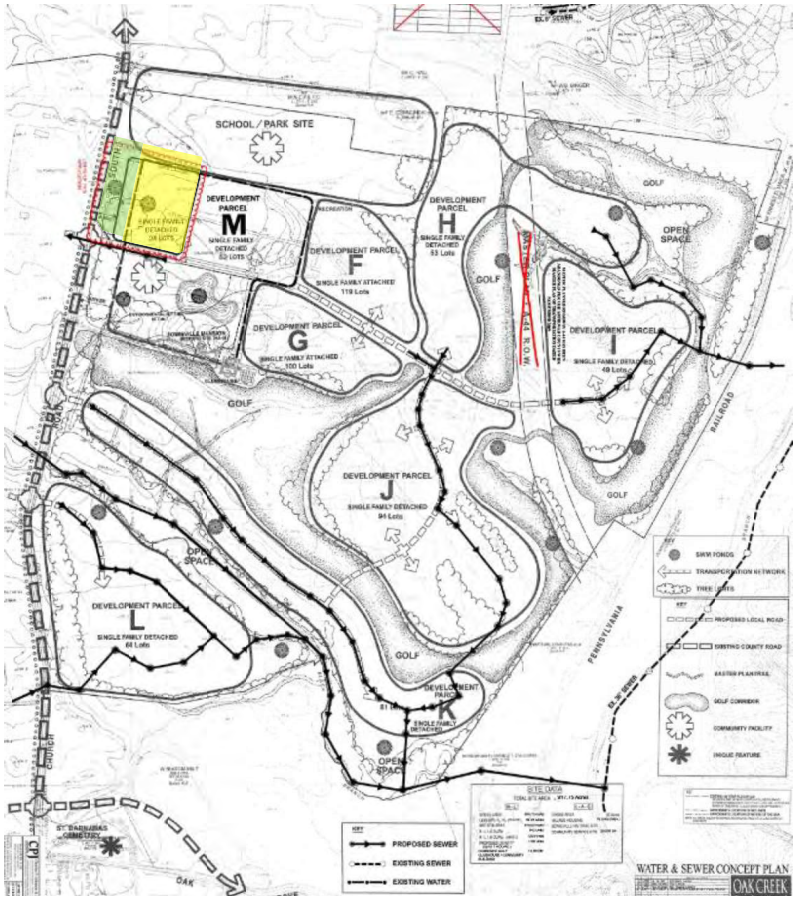


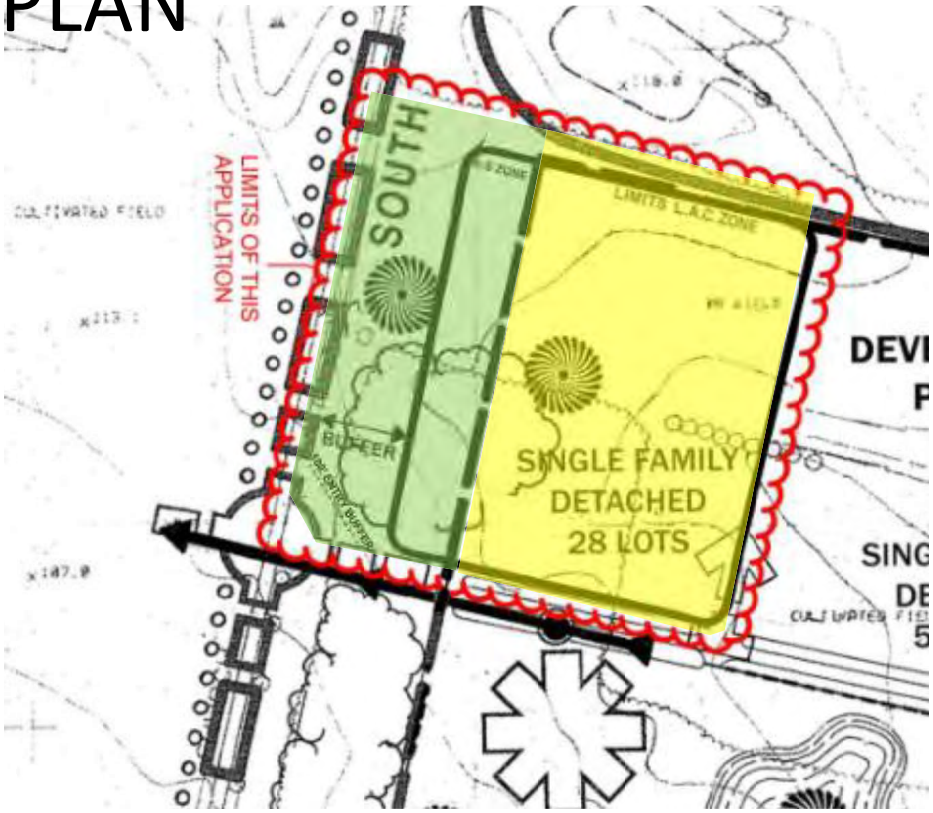


PARCEL M AREA

R-L ZONE
L-A-C ZONE

WATER & SEWER CONCEPT PLAN





PARCEL M AREA

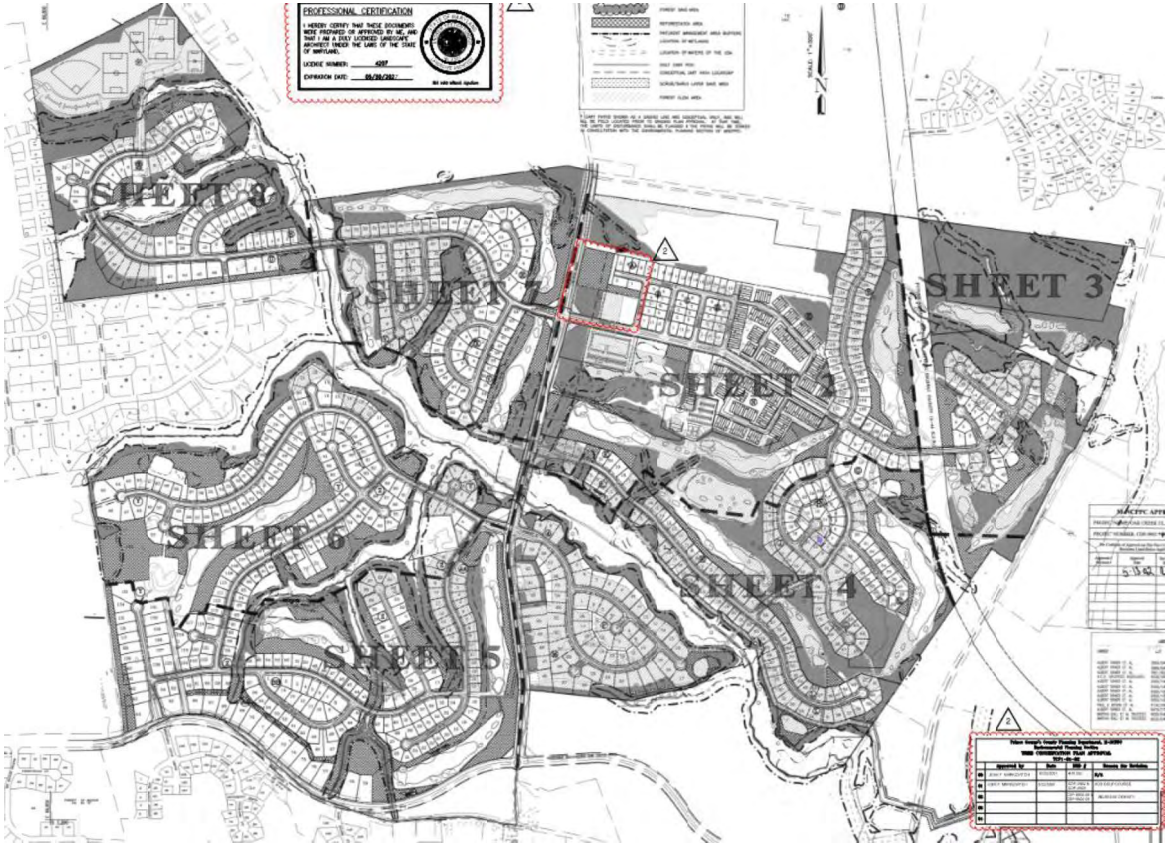
R-L ZONE
L-A-C ZONE

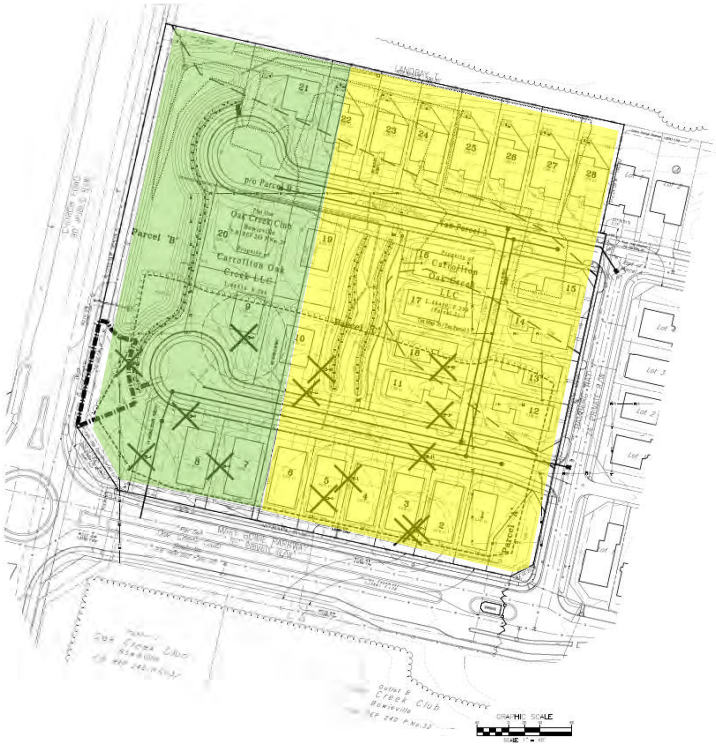
DENSITY INCREMENT FACTOR FOR R-L ZONE

PUBLIC BENEFIT FEATURES AND DENSITY INCREMENT FACTORS

	FEATURE	MAXIMUM ALLOWABLE INCREMENT FACTOR	EARNED INCREMENT FACTOR	INCREASE ALLOWED IN BASE DENSITY	INCREASE ALLOWED IN DWELLING UNITS
1.	For open space land at a ratio of at least 3.5 acres per 100 DU	25%	25%	0.25 DU / Ac	211
2.	For enhancing existing physical features	2.5%	N/A	0.05 DU / Ac	N/A
3.	For pedestrian system separated from vehicular rights-of-way	5%	5%	0.05 DU / Ac	42
4.	For recreational development of open space	10%	N/A	0.10 DU / Ac	N/A
5.	For public facilities	30%	17.5%	0.175 DU / Ac	148
DENSITY INCREASE EARNED			47.5%	0.475 DU / Ac	401
DENSITY INCREASE REQUESTED			31.1%	0.31 DU / Ac	263

TYPE I TREE CONSERVATION PLAN





PARCEL M AREA

R-L ZONE
L-A-C ZONE

STAFF RECOMMENDATION

APPROVAL with conditions

- Conceptual Design Plans CDP-9902-06 and CDP-9903-05
- Type 1 Tree Conservation Plan TCP1-2025-0035

Issues:

- none

Applicant Required Mailings:

- Informational Mailing: 11/08/2024
- Acceptance Mailing: 09/25/2025

OAK CREEK CLUB

COMPREHENSIVE DESIGN PLANS

FOR LANDBAY T

CDP-9902-06; CDP-9903-05

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

Carrollton Oak Creek LLC (the "**Applicant**"), by and through the undersigned parties, submits this Comprehensive Design Plan ("**CDP**") Justification Statement to demonstrate that the proposed development is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code in effect prior to April 1, 2022 (the "**Prior Zoning Ordinance**"), the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property consists of approximately ±8.09 acres located at 800 South Church Road, Bowie, Maryland (the "**Property**"). The Property is composed of Parcel B Bowieville ("**Parcel B**") and part of Parcel 003 (previously known as Parcel 00) ("**Parcel 3**") within the Oak Creek Club subdivision.

The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Prince George's County Zoning Ordinance implemented on April 1, 2022 (the "**Current Zoning Ordinance**"). Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the Established Communities Growth Policy Area of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein and shown on CDP-9902-06 and CDP-9903-05, the Applicant proposes to amend the parent CDP approvals, CDP-9902 and CDP-9903, to develop the Property with 28 single-family detached housing units (the "**Proposed Development**"), in accordance with the Prior Zoning Ordinance. The Proposed Development will comply with all applicable development standards of the prior L-A-C and R-L Zone and efficiently utilize vacant property with context-sensitive, infill development.

Accordingly, the Applicant respectfully requests Planning Board approval of this CDP application.

II. PROPERTY DATA

Location:	Located on the east side of S. Church Road, between Oak Grove Road and MD 214 (Central Avenue).
Tax Map #:	76-E1; 69-E4.
Frontage:	South Church Road (to the west). Mary Bowie Parkway (to the south). Bamberg Way (to the east).
Election District:	7.
Legislative District:	23.
Councilmanic District:	6.
Municipality:	N/A.
Acreage:	±8.09 Acres.
Prior Zoning:	R-L (Residential Low Development); L-A-C (Local Activity Center) Zone.
Current Zoning:	LCD (Legacy Comprehensive Design)
Subdivision:	Parcels B and 003 in the Oak Creek Club subdivision.
Previous Approvals:	A-8427, A-8578, A-8579, CDP-9902, CDP-9902-01, CDP-9902-02, CDP-9902-03, CDP-9902-05, CDP-9903, CDP-9903-01, CDP-9903-02, CDP-9903-04.
Pending Approvals:	A-8427-01, A-8578-01, A-8579-01
Existing Water Company:	W-3.
Existing Sewer Company:	S-3.
Historic:	N/A.

Master Plan & SMA:	*The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment.*
General Plan:	*Plan 2035 Prince George's Approved General Plan.*

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is located within the Oak Creek Club development in the prior R-L (current LCD) and L-A-C (current LCD) Zones and is currently vacant and unimproved. The Property is bounded to the north by vacant land owned by M-NCPPC that is expected to be developed into a park in the prior R-L (current LCD) Zone; to the east by single-family detached residential homes in the Lake View portion of the Oak Creek Club subdivision in the prior L-A-C (current LCD) and prior R-L (current LCD) Zones; to the south by the Mary Bowie Parkway right-of-way (ROW); and to the west by the South Church Road ROW. Further to the north across the vacant M-NCPPC-owned land are single-family detached residential homes in the Woodmore at Oak Creek subdivision in the prior R-A (Residential-Agricultural) (current AR (Agricultural-Residential)) Zone; to the east across the Lake View portion of Oak Creek Club subdivision are residential townhomes in the Clubhouse Terrace portion of the Oak Creek Club subdivision and residential single-family detached residential homes in the Deer Valley portion of the Oak Creek Club subdivision in the prior R-L (current LCD) Zone; to the south across Mary Bowie Parkway are vacant properties in the R-L (current LCD) and L-A-C (current LCD) Zones, historic Bowieville Mansion, a private residence, in the prior L-A-C (current LCD) Zones and the Oak Creek Club golf course in the R-L (current LCD) Zone; and to the west across the South Church Road ROW are the Oak Creek Club golf course and single-family detached residential homes in the Pine Valley portion of the Oak Creek Club subdivision in the prior R-L (current LCD) Zone.

IV. PROPOSED DEVELOPMENT

As described in detail herein, the Applicant proposes to develop the Property with 28 single family attached homes, in compliance with the Zoning Ordinance and applicable review criteria (the "**Proposed Development**"). The Proposed Development will comply with the Zoning Ordinance's Transitional Provisions and applicable development standards of the prior R-L and L-A-C Zones to efficiently utilize the ±8.09-acre through compatible, context-sensitive infill development. Accordingly, the Applicant respectfully requests Planning Board approval of this CDP application.

V. LAND USE OVERVIEW

A. Applicable Previous Approvals

1. Zoning Map Amendments A-8427, A-8578, and A-8579, Basic Plan Amendments A-8427-01, A-8578-01, and A-8579-01, and Basic Plan Amendments A-8427-02, A-8578-02, and A-8579-02

On November 26, 1991, the County Council, sitting as the District Council (the "**District Council**") approved the basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (County Council Resolution CR-120-1991) for the Property. This Zoning Map Amendment rezoned the property from the R-A (Residential-Agricultural) and R-R (Rural Residential) Zones to the R-L (Residential Low Development) and L-A-C (Local Activity Center) Zone, respectively. On July 24, 2000, the District Council approved amended basic plans for Zoning Map Amendments A-8427-01, A-8578-01, and A-8579-01 (Zoning Ordinance No. 11-2000) for Oak Creek Club (collectively, the "**Basic Plan**").[1] The Basic Plan provided for generally the same number of residential units and types of recreational/public amenities but included an 18-hole golf course. The basic plans are subject to 49 conditions and 10 considerations.

[1] Zoning Ordinance No. 11-2000 mistakenly refers to the amended Basic Plans as A-8427, A-8578, and A-8579. The correct reference numbers for the amended Basic Plans approved by Zoning Ordinance No. 11-2000 are A-8427-01, A-8578-01, and A-8579-01.

On October 17, 2024, the Planning Board recommended approval (with conditions) of Applicant's proposed Basic Plan Amendments, A-8427-02, A-8578-02, and A-8579-02, to the District Council. The Planning Board's adopted its findings and recommendations on November 14, 2024, pursuant to PGCPB Resolutions Nos. 2024-112, 2024-113, and 2024-114. Subsequently, on May 28, 2025, the Zoning Hearing Examiner recommended approval (with conditions) of Basic Plan Amendments, A-8427-02, A-8578-02, and A-8579-02, to the District Council. The Basic Plan Amendments propose to modify Condition #1 of the Basic Plan to accommodate the additional dwelling units contemplated by the Proposed Development by increasing the maximum number of dwelling units in the R-L Zone to 1,108, which equates to 1.4 dwelling units per adjusted gross acre, and in the L-A-C Zone to 76. The Zoning Hearing Examiner's recommendation of approval of Basic Plan Amendments, A-8427-02, A-8578-02, and A-8579-02, is subject to substantially the same 49 conditions and 10 considerations as provided by Zoning Ordinance No. 11-2000, except with the requested amendment of Condition #1 and the addition of Condition #50.

Finally, on July 8, 2025, the District Council granted conditional approval[2] of the Basic Plan Amendments to allow for the development of 28 single-family detached dwelling units on the Subject Property by enacting (1) Zoning Ordinance No. 2-2025, approving A-8427-02, (2) Zoning Ordinance No. 3-2025, approving A-8578-02, and (3) Zoning Ordinance No. 4-2025, approving A-8579-02. The District Council's approvals of the Basic Plan Amendments are subject to the same 50 conditions provided by the Zoning Hearing Examiner's recommendation of approval, dated May 28, 2025.

2. PPS 4-01032

[2] The District Council's approval of the Basic Plan Amendments is conditioned only on the Applicant providing the Clerk of the District Council with written notice of acceptance of the conditions of approval on or before October 6, 2025. The Applicant intends to deliver such written notice no later than August 15, 2025.

PPS 4-01032 was approved by the Planning Board on September 6, 2001, pursuant to PGCPB Resolution No. 01-178.[3] PPS 4-01032 subdivided the Oak Creek Club subdivision into 1,148 lots and 36 parcels for the development of a mixed-use planned community consisting of single-family detached and attached dwelling units in the R-L Zone, single-family detached dwelling units, 26,000 square feet of retail commercial space, and a church in the L-A-C Zone, an 18-hole golf course meandering throughout the subdivision, and a park/school site in the northeast quadrant of the subdivision.

3. CDP-9902

CDP-9902 was approved by the Planning Board on September 6, 2001 and adopted pursuant to PGCPB Resolution No. 01-180 on December 20, 2001. CDP-9902 was subsequently reviewed and approved by the District Council with conditions on May 13, 2002.

4. CDP-9902-01

CDP-9902-01 was approved by the Planning Board on June 22, 2006. CDP-9902-01 revised the parent CDP approval to reduce the side yard setbacks for attached single-family dwelling units from five to zero feet.

5. CDP-9902-02

CDP-9902-02 was approved by the Planning Board on September 13, 2007 and adopted pursuant to PGCPB Resolution No. 07-172 on October 4, 2007. CDP-9902-02 revised the parent CDP approval to (i) combine the community building and golf course clubhouse into a single facility, and (ii) to amend the recreational facilities location and schedule.

6. CDP-9902-03

CDP-9902-03 was approved by the Planning Board on May 5, 2011 and adopted pursuant to PGCPB Resolution No. 11-41 on May 26, 2011. CDP-9902-03 was

[3] PPS 4-01032 was subsequently reconsidered and approved by the Planning Board (1) on December 20, 2001, pursuant to PGCPB Resolution No. 01-178(C), and (2) on March 8, 2018, pursuant to PGCPB Resolution No. 01-178(C)(A).

subsequently reviewed and approved by the District Council with conditions on June 29, 2011. CDP-9902-03 Condition 27 of the parent approval, CDP-9902, to amend the requirements for bonding and commencement of construction of the golf course clubhouse.

7. CDP-9902-05

CDP-9902-05 was approved by the Planning Board on December 6, 2012 and adopted pursuant to PGCPB Resolution No. 12-110 on January 10, 2013. CDP-9902-05 revised Condition 27 of the parent approval, CDP-9902, to reduce the required size of the golf course clubhouse from 25,000 square feet to 13,000 square feet.

8. CDP-9903

CDP-9903 was approved by the Planning Board on September 6, 2001 and adopted pursuant to PGCPB Resolution No. 01-181 on December 20, 2001. CDP-9902 was subsequently reviewed and approved by the District Council with conditions on May 13, 2002.

9. CDP-9903-01

CDP-9903-01 was approved by the Planning Board on September 13, 2007 and adopted pursuant to PGCPB Resolution No. 07-173 on October 4, 2007. CDP-9902-02 revised the parent CDP approval to (i) combine the community building and golf course clubhouse into a single facility, and (ii) to amend the recreational facilities location and schedule.

10. CDP-9903-02

CDP-9903-02 was approved by the Planning Board on May 5, 2011 and adopted pursuant to PGCPB Resolution No. 11-41 on May 26, 2011. CDP-9903-02 was subsequently reviewed and approved by the District Council with conditions on June 29, 2011. CDP-9902-03 Condition 30 of the parent approval, CDP-9902, to amend the requirements for bonding and commencement of construction of the golf course clubhouse.

11. CDP-9903-04

CDP-9903-04 was approved by the Planning Board on December 6, 2012 and adopted pursuant to PGCPB Resolution No. 12-111 on January 10, 2013. CDP-9902-05 revised Condition 30 of the parent approval, CDP-9903, to reduce the required size of the golf course clubhouse from 25,000 square feet to 13,000 square feet.

B. Applicable Conditions of Previous Approvals

1. Zoning Map Amendments A-8427, A-8578, and A-8579, Basic Plan Amendments A-8427-01, A-8578-01, and A-8579-01, and Basic Plan Amendments A-8427-02, A-8578-02, and A-8579-02

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.

Comment: Including the dwelling units developed pursuant to CDP-9902-06 and CDP-9903-05, the total number of dwelling units on the land that is subject to Basic Plan Amendments, A-8427-02, A-8578-02, and A-8579-02, will not exceed 1,108 in the R-L Zone and 76 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at the Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging Plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

Comment: No commercial uses are proposed in connection with CDP-9902-06 or CDP-9903-05. Accordingly, this provision is inapplicable.

3. At each access point off of Church Road and Oak Grove Road, 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: Condition #3 was satisfied at the time of the approval of PPS 4-01032.

4. Prior to approval of a Preliminary Plan of Subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo

Road (MD 2 02) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The Applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation, and notification shall be provided by the Applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road, including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

Comment: Condition #4 was satisfied at the time of approval of PPS 4-01032.

5. Prior to approval of a Preliminary Plan of Subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

Comment: In accordance with Maryland State Highway Administration standards, Condition #5 was satisfied prior to approval of PPS 4-01032 by the construction of the traffic circle located at the intersection of Watkins Park Road and Oak Grove Road in lieu of a traffic signal.

6. Prior to the approval of the 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the Applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

Comment: Condition #6 was satisfied prior to the approval of PPS 4-01032.

7. Prior to approval of a Preliminary Plan of Subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of

Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

Comment: Condition #7 is applicable to Preliminary Plans of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05. However, Condition #7 was satisfied with approval from the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission in 2013 per Street Construction Permit #33591-2012-02.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the Applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

Comment: Condition #8 is applicable to building permits and is not applicable to CDP-9902-06 or CDP-9903-05. However, Condition #8 has been satisfied via issuance of Street Construction Permit #33591-2012-02. The roadway remains under construction as of February 27, 2025.

9. Prior to the issuance of any building permits, the Applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

Comment: Condition #9 is applicable to building permits and is not applicable to CDP-9902-06 or CDP-9903-05. However, Condition #9 has previously been satisfied and all access improvements have been completed.

10. On all Preliminary Plats, Final Plats, Site Plans and other Plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the Applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie-Collington Master Plan.

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Condition #10 is no longer applicable to CDP-9902-06 or CDP-9903-05.

11. The Applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as

determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

Comment: Condition #11 was satisfied with the recordation of the Church Road-South right-of-way on the Plat located at Plat Book REP 203, Plat#20, recorded on October 12, 2004. Accordingly, Condition #11 is no longer applicable to CDP-9902-06 or CDP-9903-05.

12. A Woodland Conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.

Comment: The Applicant has submitted a proposed amendment to TCP1-091-92 as part of the CDP application package, which TCP1 conforms to Condition #12.

13. 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 any Specific Design Plan.

Comment: Condition #13 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. The limits of the existing 100-year floodplain were approved via FPS#2000002 and are reflected on all approved record plats. No floodplain exists within the area of the current application.

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

Comment: Condition #14 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. However, no mapped wetlands are recorded on USFWS National Wetland Inventory maps and no wetlands were identified on the approved NRI-136-2023, approved on December 7, 2023.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

Comment: Condition #15 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05.

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

Comment: Condition #16 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05.

17. Prior to the submittal of the Comprehensive Design Plan, the Applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the Subject Property, is necessary. If it is necessary, the study shall be submitted with the CDP.

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Condition #17 is no longer applicable.

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

Comment: Condition #18 has previously been satisfied for the larger Oak Creek Club development and is no longer applicable to CDP-9902-06 or CDP-9903-05. Further, no nontidal wetlands exist on the portion of the Property that is subject to CDP-9902-06 and CDP-9903-05.

19. All streams and drainage courses shall comply with the buffer guideline for the Patuxent River Primary Management Area.

Comment: Condition #19 has previously been satisfied for the larger Oak Creek Club development and is no longer applicable to CDP-9902-06 or CDP-9903-05. Further, no streams or drainage courses exist on the portion of the Property that is subject to CDP-9902-06 and CDP-9903-05.

20. 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 these facilities. Applicant, Technical Staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the Subject Property.

Comment: The CDP application package includes a conceptual layout of water and sewer service, which has previously been reviewed and approved by WSSC pursuant to Letter of Finding #DA7720Z24, which has been included in the submission package.

21. As part of the submittal of the Preliminary Plat, the Applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

Comment: Condition #21 is applicable to Preliminary Plans of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05. Marlboro Clay is shown on approved NRI-136-2023, dated December 7, 2023.

22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the Applicant shall complete a survey and Map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14. 7 11 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn, and appropriately detailed reuse and restoration Plans.

b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, the proposed clubhouse parking area, and the parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be included within the L-A-C as a means of access to the Historic Site.

Comment: Condition #22 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. A revised Environmental Setting for Bowieville historic site was approved by Historic Preservation Commission Sept. 19, 2006 prior to approval of SDP-0308-02.

23. Prior to approval of the Comprehensive Design Plan, the Applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing, and lighting, and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include, but are not limited to:

a. Retaining and maintaining the existing chainlink fence in a secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing, and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarm connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

Comment: Condition #23 was previously satisfied prior to approval of CDP-9902 and is no longer applicable to CDP-9902-06 or CDP-9903-05. All buildings associated with the Bowieville historic site are privately owned and used as a private residence.

24. The property shall be inspected on behalf of the Applicant by a qualified preservation architect, preservation contractor, or structural engineer 60 days after the approval of the Amended Basic Plan, with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the Applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

Comment: Condition #24 was previously satisfied prior to approval of CDP-9902 and is no longer applicable to CDP-9902-06 or CDP-9903-05. All buildings associated with the Bowieville historic site are privately owned and used as a private residence.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the Applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor, or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

a. "immediate" repairs deemed necessary preclude further deterioration;

b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include, but not be limited to, the stabilization and securing of the historic tobacco barn northeast of the mansion.

Comment: Condition #25 was previously satisfied prior to approval of CDP-9902 and is no longer applicable to CDP-9902-06 or CDP-9903-05. All buildings associated with the Bowieville historic site are privately owned and used as a private residence.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the Applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor, or structural engineer.

Comment: Condition #26 was previously satisfied prior to approval of PPS 4-01032 and is no longer applicable to CDP-9902-06 or CDP-9903-05.

27. The Applicant, his heirs, successors, or assigns shall submit a Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.

Comment: Condition #27 has been satisfied pursuant to HC-HAWP #10-07 and is no longer applicable to CDP-9902-06 or CDP-9903-05. All buildings associated with the Bowieville historic site were restored as required and the property is now privately owned and used as a private residence.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the Applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

Comment: Condition #28 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. All buildings associated with the Bowieville historic site were restored as required and the property is now privately owned and used as a private residence.

29. A Phase I archeological survey in the garden areas south and northeast of the house and a summary report shall be undertaken by the Applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the Applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by

the Applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

Comment: Condition #29 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The Phase I and Phase II archeological survey and evaluation were conducted in 1999, in February 2004 and in Novemeber 2004 for the overall Oak Creek Club development prior to approval of SDP-0308, Phase 1 of Oak Creek Club.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

a. Reception hall/rental facility
b. Art gallery
c. Restaurant
d. Country Inn
e. Antique shop or other such low intensity retail use
f. Eleemosynary or philanthropic use
g. Low intensity office use
h. Library or similar cultural use
i. Private residence
j. Private school
k. A combination of the above uses

Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

Comment: Condition #30 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. All buildings associated with the Bowieville historic site were restored as required and the property is now privately owned and used as a private residence as permitted by CDP-9902.

31. The Applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

Comment: Condition #31 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. All buildings associated with the Bowieville historic site were

restored as required and the property is now privately owned and used as a private residence as permitted by CDP-9902 and SDP-0308, Phase 1 of Oak Creek Club.

32. A comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include, but not be limited to, architectural design, building placement, materials, roof features, fencing, landscaping, and parking, in relation to views from the Historic Site.

Comment: Condition #32 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The required HPC review was performed prior to approval of SDP-0308 in connection with the adjacent townhouse neighborhood, prior to approval of SDP-0306-07 in connection with the adjacent golf clubhouse, and prior to approval of SDP-0308-06 in connection with the slip-lane roadway.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following Conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The Applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

Comment: Condition #33 has been satisfied and is no longer applicable CDP-9902-06 or CDP-9903-05. All applicable requirements of Condition #33 were addressed in connection with the approval of SDP-0308 for Phase 1 of Oak Creek Club.

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

Comment: No commercial nor public assembly structures are proposed as part of CDP-9902-06 or CDP-9903-05. Accordingly, Condition #34 is not applicable to the development covered by CDP-9902-06 or CDP-9903-05.

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

Comment: All residential structures within the Proposed Development will be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13D and all applicable County laws.

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The Applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

Comment: Condition #36 has been satisfied, as described below, and is no longer applicable to CDP-9902-06 or CDP-9903-05.

MNCPPC School/Park site: Parcel A, 26.46 acres, was recorded at Plat Book REP 201, p. 47 and dedicated to MNCPPC. It is located east of Church Road, just north of Oak Creek Club subdivision. This property is shown on DPR Exhibit "B" as submitted together with PPS 4-01032 and as further detailed in SDP-0417, Phase 3 of Oak Creek Club.

Oak Creek Park: Parcel B, 35.57 acres, was recorded at Plat Book Rep 215, p. 34 and dedicated to MNCPPC. It is located on the west side of Church Road, North side of Oak Creek subdivision as shown on DPR Exhibit A, as submitted together with PPS 4-01032.

37. The CDP shall investigate and evaluate an extension of the Planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

Comment: Condition #37 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The hiker/biker trail east of Church Road was evaluated during review of PPS 4-01032 and detailed in SDP-0308, Phase 1 Oak Creek Club.

38. The Applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

Comment: Condition #38 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05, as shown on SDP-0610, Phase 4 Oak Creek club and evidenced by the recordation of Parcel C recorded at Plat Book MMB 241, p.30.

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

Comment: Condition #39 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The dedication to M-NCPPC is shown on SDP-0308, Phase 1 Oak Creek Club (west of church Road) and SDP-0411, Phase 2 Oak Creek Club (west of Church Road) and evidenced by the recordation of Parcel I at REP202 Pg.99 and REP203 Pg.1; Parcel E at REP202 Pg.89 and Parcel F at PM 220 Pg.75.

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the Subject Property, and also a Class I trail along the entire Oak Grove Road frontage.

Comment: Condition #40 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The trail along Church Road was approved as part of SDP-0308, Phase 1 Oak Creek Club.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

Comment: Condition #41 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. All trails, paths and sidewalks have been approved in connection with Specific Design plan approvals, including SDP-0308 (Phase 1), SDP-0411 (Phase 2), SDP-0417 (Phase 3), SDP-0610 (Phase 4) and SDP-1501 (Phase 5).

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

Comment: Condition #42 has been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The existing driveway has been incorporated into the community trail system as shown on SDP-1601, Phase 4 Oak Creek Club.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, Applicants shall pay such deficit as determined by the WSSC.

Comment: WSSC Letter of Finding (LOF) DA7720Z24 was approved on February 1, 2025. No deficit contribution was noted as being required for the Proposed Development. If a deficit contribution is later required, the Applicant will satisfy any such deficit contribution.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

Comment: All private recreational amenities locations are noted on the face of the Amended Basic Plan for A- 8578-02, A-8427-02 and A-8579-02.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the Plan.

Comment: Open space elements of the amended Basic Plan are noted on the face of the Amended Basic Plan for A- 8578-02, A-8427-02 and A-8579-02.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

Comment: The Property subject to CDP-9902-06 and CDP-9903-05 is not adjacent to the golf course. Accordingly, Condition #46 is not applicable to the subject CDP application.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

Comment: The Proposed Development addresses this condition. None of the lots proposed in connection with CDP-9902-06 and CDP-9903-05 front on Church Road and all lot lines will be set back no less than 50 feet from the Church Road right-of-way.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the Applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

Comment: Condition #48 has previously been satisfied pursuant to SDP-0417, Phase 3 Oak Creek Club and evidenced by recordation of Parcel B, rat PM220, Pg.69. Condition #48 is no longer applicable to CDP-9902-06 or CDP-9903-05.

49. The Applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate.

Comment: Condition #49 has been satisfied by PPS 4-01032 and is no longer applicable to CDP-9902-06 or CDP-9903-05, as evidenced by the recordation of Parcel B at Plat Book REP214, p.87. Parcel B was conveyed to St. Barnabas Church.

50. Remove the designation of Development Parcel/Landbay T from the Amended Basic Plan.

Comment: Applicant has satisfied this condition by providing an Amended Basic Plan with the Development Parcel/Landbay T designation removed.

Comprehensive Design Plan Considerations

1. In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.

Comment: Consideration #1 was previously satisfied pursuant to SDP-0306, Oak Creek Club Golf Course and is no longer applicable to CDP-9902-06 or CDP-9903-05. Further, the Proposed Development is not adjacent to the golf course.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised or the

affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

Comment: Consideration #2 has been previously satisfied in connection with the approval of SDP-0306, Oak Creek Club Golf Course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

Comment: Consideration #3 has been previously satisfied in connection with the approval of SDP-0306, Oak Creek Club Golf Course.
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4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

Comment: Consideration #4 has been previously addressed at the time of each of the previous SDP-0308 and DPWT approvals for widening of Church Road. Further, the Proposed Development does not consist of any of the relevant features described in Condition #4.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Consideration #5 is no longer applicable.

6. Primary residential streets will be constructed to provide access to the Planned community park and the park/school. In the event private roadways are permitted in the Planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

Comment: The Proposed Development will include private streets to match the design standards of the existing roadways set by SDP-0303, Street Elements and DPIE/DPWT approvals.

7. An internal loop master Plan trail shall be provided within the proposed development for the Purpose of providing a neighborhood circuit for running, jogging, and biking.

Comment: Consideration #7 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. All trails, paths and sidewalks have been approved via Specific Design Plan approvals, including SDP-0308 (Phase 1), SDP-0411 (Phase 2), SDP-0417 (Phase 3), SDP-0610 (Phase 4) and SDP-1501 (Phase 5).

8. All the development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

Comment: Consideration #8 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. All trails, paths and sidewalks have been approved via Specific Design Plan approvals, including SDP-0308 (Phase 1), SDP-0411 (Phase 2), SDP-0417 (Phase 3), SDP-0610 (Phase 4) and SDP-1501 (Phase 5).

9. The handicapped accessibility of all trails shall be determined during CDP review.

Comment: Consideration #9 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. All trails, paths and sidewalks have been constructed per ADA handicapped accessibility guidelines and approved DPIE/DPWT construction permits.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be Planted with the amount of Plant materials required for a collector buffer in Section 4. 6 of the Landscape Manual. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

Comment: Consideration #10 is not applicable to CDP-9902-06 or CDP-9903-05. No proposed lots have rear yards oriented toward Oak Grove Road or Church Road.

2. PPS 4-01032

1. *Prior to the issuance of residential building permits, the applicant his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.*

Comment: Condition #1 is applicable to building permits and is not applicable to CDP-9902-06 or CDP-9903-05. A new analysis of public facilities, via ADQ-2024-004, will be required prior to submission of PPS 4-24004 for this development area.

2. *No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.*

Comment: Condition #2 is applicable to lots created/constructed under prior approvals and is not applicable to CDP-9902-06 or CDP-9903-05. A new analysis of public facilities, including school capacities, will be made via ADQ-2024-004 prior to submission of PPS 4-24004 for this development area.

3. *Prior to signature approval of the preliminary plan, the applicant shall provide evidence that the following have occurred:*

a. All septic systems deemed to be an imminent health and safety problem by the Health Department shall be pumped and backfilled by a licensed scavenger.

b. A schedule for the abandonment of the existing residences on the property shall be submitted to the Health Department.

c. The well and septic system for the Young Hope Cottage shall be shown on the preliminary plan.

d. All discarded material, hazardous material, and drums not used for watering horses shall be removed from the property and properly discarded by a licensed waste hauler.

e. The proposed disposition of all existing structures shall be included on the preliminary plan.

f. All lots along A-44 shall have a minimum lot depth of 150 feet.

g. All lots shall be removed from the PMA.

h. Lots 11 12, Block "J"; Lots 35-55, Block "G"; Lots 11-29, Block "N"; and the portion of Parcel 7 showing the proposed swimming pool and tennis courts shall be shown as outparcels, unless a slope stability analysis is submitted and approved prior to signature approval.

Comment: Condition #3 is applicable to lots created/constructed under prior approvals and is not applicable to CDP-9902-06 or CDP-9903-05. New PPS 4-24004 will be submitted for review.

4. *Prior to signature approval of the preliminary plan, the plan shall be revised to include the cart path detail referenced in the variation request. AU cart paths that are proposed to cross PMAs shall be constructed as bridges or boardwalks for the entire length of the crossing. All cart paths shall be field located in consultation with the Environmental Planning Section staff prior to grading plan approval.*

Comment: Condition #4 is applicable to lots created/constructed under prior approvals and is not applicable to CDP-9902-06 or CDP-9903-05. Future application for Preliminary Plans of Subdivision, will be submitted for new review.

5. *All septic systems that are not deemed to be an imminent health and safety problem by the Health Department shall be pumped and backfilled by a licensed scavenger as part of the grading operation.*

Comment: Condition #5 will be addressed prior to grading under an approved grading permit.

6. *The following note shall be placed on the final plat:*

"An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws."

Comment: This note will be added to all plats pending approval of PPS 4-01032.

7. *Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #6397-2001-00, or any revisions thereto.*

Comment: Condition #7 is applicable to Preliminary Plans of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05. All future development applications, including Site Development Concept Plans, will meet all required standards.

8. *Prior to signature approval the preliminary plan shall be revised:*

   a. To re-label all parcels alphabetically, not numerically.

   b. To provide a parcel designation for the park/school site property.

Comment: Condition #8 is applicable to prior Preliminary Plans of Subdivision approval and is not applicable to CDP-9902-06 or CDP-9903-05. Future application for Preliminary Plans of Subdivision, will be submitted for new review.

9. *Prior to approval of the Final Plat of Subdivision the applicant, his heirs, successors and/or assignees shall demonstrate alternative access for Parcel 19, located to the north. The land for this access shall be a minimum 25 feet wide, connect to Street H, and be conveyed to the property owner of Parcel 19 upon request. Construction of the driveway shall be the responsibility of the applicant, his heirs, successors and/or assignees,*

Comment: Condition #9 is applicable to prior Final Plats of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05. Future application for Preliminary Plans of Subdivision, will be submitted for new review.

10. *Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements shall (a) have full financial*

assurances, or (b) have been permitted for construction through the operating agency's access permit process and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

a. At MD 214/MD 193, provision of a second left-tum lane on the eastbound MD 214 approach.

b. At MD 214/Church Road, conversion of the existing eastbound right-tum lane along MD 214 into a shared through/right-tum lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

c. At MD 214/Church Road, provision of a second left-tum lane along the northbound Church Road approach.

d. At MD 214/Church Road, provision of a second left-tum lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

e. At MD 214/Church Road, provision of a second left-tum lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

Comment: Condition #10 is applicable to prior building permits and is not applicable to CDP-9902-06 or CDP-9903-05. Future application for Preliminary Plans of Subdivision, will be submitted for new review.

11. *At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-tum lanes at each access point at a minimum.*

Comment: Condition #11 is applicable to prior Final Plats of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05. Improvements to Church Road have

been completed based on prior DPIE/DPWT permits. No new access points are proposed by this application.

12. *Prior to the approval of the first Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.*

Comment: Condition #12 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. An updated traffic study submitted with this application will be reviewed for comment.

13. *At the time of final plat approval, the applicant shall dedicate right-of-way along Oak Grove Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration and left-tum lanes at the proposed access point at a minimum.*

Comment: Condition #13 is applicable to Final Plats of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05. However, Condition #13 has been satisfied via issuance of Street Construction Permit #33591-2012-02. The roadway remains under construction as of February 27, 2025.

14. *All final plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."*

Comment: Condition #14 is not applicable to CDP-9902-06 or CDP-9903-05. The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Consideration #5 is no longer applicable.

15. *The applicant, his heirs, successors and/or assignees shall construct, at a time to be determined in a Recreational Facilities Agreement at the time of the first Specific Design Plan:*

a. A Class I hiker-biker trail along the subject property's entire frontage of Church Road as reflected on the submitted CDP.

b. A Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road as reflected on the submitted CDP.

c. The multiuse, biker-biker trail the entire length of the Black Branch Stream Valley Park. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

d. A comprehensive sidewalk and/or walkway network with sidewalks and/or walkways being constructed along at least one side of all primary, secondary, and village roads.

Comment: Condition #15 is applicable to prior Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. New requirements will be established by future SDP applications for the proposed development.

16. *All trail networks shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed.*

Comment: Condition #16 is not applicable to CDP-9902-06 or CDP-9903-05. The proposed development does not include any trails traversing wet areas.

17. *As part of the Specific Design Plan submittal that shows A-44, a Phase n Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.*

Comment: Condition #17 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Consideration #5 is no longer applicable.

18. *Prior to the approval of the Specific Design Plan (SDP) for any portion of the golf course, a detailed management plan shall be prepared to address integrated pest management, management and maintenance of the shrub/scrub areas, an analysis of the proposed tree cutting practices in the shrub/scrub areas, and a maintenance plan for the cart paths and bridges.*

Comment: The proposed development is not part of the golf course and is not applicable to CDP-9902-06 or CDP-9903-05.

19. *Prior to the approval of any Specific Design Plan proposing PMA impacts listed as A-3 & 4; B-1,2,3, & 5; C-5, 6 & 8-11; and D-2 on Attachment "A" of the Environmental Planning Section's referral memo dated August 28, 2001, the SDP shall provide additional justification for the proposed impacts and show how the site has been redesigned to avoid or further minimize the PMA impacts including, but not limited to, relocation of proposed site features, use of bridges, and any other technique.*

Comment: The proposed development includes no primary Management Areas (PMA) and is not applicable to CDP-9902-06 or CDP-9903-05.

20. *Prior to the approval of each Final Plat of Subdivision containing preserved areas within the PMA, a Conservation Easement shall be established. The easement shall be described by bearings and distances and shall contain all portions of the PMA not approved for disturbance. The following note shall be placed on the plat.*

> *"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without the prior written consent of the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."*

Comment: The proposed development includes no primary Management Areas (PMA) and is not applicable to CDP-9902-06 or CDP-9903-05.

21. *Prior to the approval of the Specific Design Plan and the associated Type II Tree Conservation Plan which would initiate the requirement for off-site woodland conservation, the location of the off-site mitigation shall be identified and a Type II Tree Conservation Plan shall be approved for said location.*

Comment: The Applicant has submitted a revision to TCP1-091-92 together with CDP-9902-06 or CDP-9903-05. The woodland conservation worksheet on this plan reflects all conservation requirements from the existing development, including off-site conservation areas. A revision to the existing TCP2 will be submitted at the appropriate time.

22. *Prior to the issuance of any grading permits which would initiate the requirement for off-site woodland conservation, a Woodland Conservation easement for the off-site properties being used to meet the requirements shall be recorded in the Land Records of Prince George's County, Maryland.*

Comment: Condition #22 is applicable to grading permits and is not applicable to CDP-9902-06 or CDP-9903-05. If future conditions require off-site reforestation, properties will be recorded per current standards and ordinances.

23. *Prior to the issuance of any grading permits which include reforestation or afforestation areas the appropriate reforestation bonds shall be posted with the Department of Environmental Resources.*

Comment: Condition #23 is applicable to grading permits and is not applicable to CDP-9902-06 or CDP-9903-05. If future conditions require reforestation, all current standards and ordinances will be followed.

24. *Prior to the approval of the applicable grading permits, transfer of lands to the M-NCPPC, the HOA, Saint Barnabas Church, or any other entity, the appropriate reforestation bonds for any reforestation or afforestation on the subject property shall be posted with the Department of Environmental Resources. Documentation shall also be provided to the Environmental Planning Section indicating when reforestation and afforestation will be completed on the subject properties along with a signed agreement from the property owner permitting access to the property to accomplish the required reforestation and afforestation. This work shall be completed prior to issuance of the first occupancy permit for any lots shown on an SDP that contains reforestation or afforestation areas.*

Comment: Condition #24 is applicable to grading permits and is not applicable to CDP-9902-06 or CDP-9903-05. If future conditions require reforestation, all current standards and ordinances will be followed.

25. *Prior to the approval of the Final Plat of Subdivision, the applicant, his heirs, successors and/or assignees shall demonstrate conformance to CB-72-2000, allowing the use of private roads to serve an integrated development which contains lands in the R-A, L-A-C, and R-L Zones. Specifically, if the applicant is unable to identify R-A-zoned land within the limits of the proposed preliminary plan all roads shall be dedicated to public use.*

Comment: Condition #17 is applicable to Final Plats of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05.

26. *As part of the Specific Design Plan submittal, a Type II Tree Conservation Plan shall be provided that includes a Woodland Conservation Worksheet which reflects the overall requirements for Oak Creek Club, the requirements for each of the prior phases which may have been approved, the requirements for the current phase of the project, and the cumulative requirements for all approved phases and phases under review.*

Comment: Condition #26 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. A new amended TCP2 will be submitted at the appropriate time in the development process.

27. *Prior to the issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit evidence that all federal and state approvals have been obtained.*

Comment: Condition #27 is applicable to permits and is not applicable to CDP-9902-06 or CDP-9903-05. The proposed development area does not include wetlands, wetland buffers, streams, or waters of the U.S.

28. *The proposed golf course shall be designed in accordance with Environmental Guidelines for the Design and Maintenance of Golf Courses., (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990). The Specific Design Plans shall be reviewed by the Environmental Planning Section for compliance with these design guidelines.*

Comment: Condition #28 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. The Proposed Development area is not part of the golf course.

29. *Prior to the issuance of grading permits for the golf course, a maintenance program in accordance with Environmental Guidelines for the Design*

and Maintenance of Golf Courses, (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990) employing Integrated Pest Management (IPM) and methods to minimize fertilizer, insecticide, and herbicide run-off, shall be approved by the M-NCPPC Environmental Planning Section.

30. Comment: Condition #29 is applicable to grading permits and is not applicable to CDP-9902-06 or CDP-9903-05. The Proposed Development area is not part of the golf course.*Each Specific Design Plan submittal that contains golf holes shall provide bioretention details for the treatment of piped run-off from fairway, green, and tee underdrain systems, where utilized. Piping of run-off from any golf course surfaces directly into preservation areas, streams or ponds shall not be permitted.*

Comment: Condition #30 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. The Proposed Development area is not part of the golf course.

31. *Surface and ground water quality testing and monitoring of the golf course, in general accordance with the Environmental Guidelines for the Design and Maintenance of Golf Courses, (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990) shall be required for the golf course. A monitoring program shall be submitted as part of the first SDP submittal for approval by the M-NCPPC Environmental Planning Section.*

The water quality program will require preconstruction monitoring for one year prior to the issuance of grading permits for the golf course. A shorter time frame may be approved for preconstruction monitoring if it is determined by the Environmental Planning Section "that a sufficient baseline of data for essential parameters has been established. The monitoring program shall include monitoring prior to development, during development, and after development. If, at any time, the monitoring results reflect conditions that warrant action on the part of the applicant,

said actions will be implemented by the applicant in consultation with the Department of Environmental Resources.

Comment: Condition #31 is applicable to Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. The Proposed Development area is not part of the golf course.

32. *Prior to the issuance of grading permits for the golf course, the applicant, his heirs, successors, and/or assignees shall provide a bond or other financial guarantee equivalent to the estimated cost of water quality monitoring over the timeframe which includes preconstruction, construction, and post-construction monitoring to M-NCPPC Planning Department.*

Comment: Condition #32 is applicable to grading permits and is not applicable to CDP-9902-06 or CDP-9903-05. The Proposed Development area is not part of the golf course.

33. ***[NOTE: Condition # 33 was not contained in the Planning Board resolution.]***

34. *Prior to building permits in each phase, the applicant, his heirs, successors and/or assignees shall demonstrate that a homeowners association has been established and that the common areas have been conveyed to the homeowners association.*

The applicant, his heirs, successors and/or assignees shall submit three (3) original Recreational Facilities Agreements (RFA) to DRD for approval prior to the submission of final plats, for construction of recreational facilities on homeowners land. Upon approval by the DRD, the RFA shall be recorded among the County Land Records.

Comment: Condition #34 is applicable to grading permits and is not applicable to CDP-9902-06 or CDP-9903-05. The existing Oak Creek Club Homeowner's Association has indicated that (and the Applicant will take all reasonable efforts to

ensure that) Proposed Development will be added to the existing Oak Creek Club Homeowner's Association.

35. ***[NOTE: Condition # 35 was not contained in the Planning Board resolution.]***

36. *The applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee prior to building permits for the construction of recreational facilities on homeowners association land.*

Comment: Condition #36 is applicable to building permits and is not applicable to CDP-9902-06 or CDP-9903-05. All applicable bonds, letters of credit or other suitable financial guarantees will be provided as required at the appropriate stage in the development process.

37. *The applicant, his heirs, successors and/or assignees shall submit three (3) original Recreational Facilities Agreements (RFA) to the Park Planning and Development Division (PP&D) for approval prior to the submission of final plats, for construction of recreational trail facilities on park property. Upon approval by the PP&D, the RFA shall be recorded among the County Land Records.*

Comment: Condition #37 is applicable to Final Plats of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05. All applicable RFAs will be submitted as required by future development approvals.

38. *The applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee in accordance with the approved Comprehensive Design Plan for the construction of recreational facilities on park property.*

Comment: Condition #38 previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The Proposed Development does not include park property.

39. *All land to be dedicated to a homeowners association shall be subject to the following conditions:*

a. Conveyance shall take place prior to the issuance of building permits.

b. All manmade debris shall be removed from the land to be conveyed.

c. The conveyed open space shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.

d. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved Specific Design Plan or shall require the written consent of the Development Review Division. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management, utility placement and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements required by the approval process.

Comment: The Proposed Development will comply with the requirements of Condition No. 39 at the appropriate stage of the development process.

40. *At the time of final plat, the applicant, his heirs, successors and/or assignees shall dedicate to the M-NCPPC the appropriate portion of 133 acres (107 acres in the stream valley and 26 acres for a park/school site) as shown on Parks Exhibit "B" in the file, subject to the following:*

a. An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the first Final Plat.

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, sidewalls, 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 wit11out 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 the DPR within two weeks prior to applying for grading permits.

e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. If the outfalls require drainage improvements on adjacent 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 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.

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.

Comment: Condition #40 is applicable to previously approved and recorded Final Plats of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05.

41. *Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.*

Comment: Condition #41 is applicable to Final Plats of Subdivision and is not applicable to CDP-9902-06 or CDP-9903-05. Future ADQ and PPS application will be submitted for new review.

42. *The applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Prince George's County Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and Oak Grove Road. The applicant should utilize a new 12-bour count and should analyze signal warrants under total future traffic, as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical or traffic control improvements at that location within a schedule to be determined by DPW&T. The total cost of the intersection improvements shall be determined according to applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee, and the cost may be shared by multiple applicants. Bonding shall occur prior to release of building permits within Phase 5 of Oak Creek Club.*

Comment: Condition #42 is applicable to building permits and is not applicable to CDP-9902-06 or CDP-9903-05. An updated traffic study has been submitted for review together with this CDP application.

43. *The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:*

a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

b. Buses generally operating along routes as proffered by the applicant during review of CDP 9902 and preliminary plan 4-0I032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

c. Buses having a capacity of 20 persons.

Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek Homeowner's Association shall be approved by the Planning Board concurrent with the approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be dete1mined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity, and shall be recorded in the Land Records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

Comment: Condition #43 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The condition requiring bus service was suspended via Memorandum dated Nov. 12, 2012 from Whitney Chellis.

3. CDP-9902

1. Prior to certificate approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:

a. Indicate the provision of a hiker/biker trail along the entire length of the property to be dedicated to the Department of Parks and Recreation in the Black Branch Stream Valley on the subject property.

Comment: This condition was previously addressed at the time of certificate approval of CDP-9902.

b. The applicant shall illustrate the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community by providing a conceptual alignment for the new access on the plan.

Comment: This condition was previously addressed at the time of certificate approval of CDP-9902.

c. Provide sidewalks or walkways (minimum five-feet-wide) on at least one side of all primary roads. and sidewalks or walkways (minimum four-feet- wide) on at least one side of all secondary roads.

Comment: This condition was previously addressed at the time of approval of SDP-0303-04.

d. Coordinate the staging schedule and staging plan to reflect the same development information and nomenclature, Phase III or Phase 3, etc.

Comment: This condition was previously addressed at the time of certificate approval of CDP-9902 and CDP-9902-05.

e. The proposed golf course and recreation center shall be included as part of the Phasing Schedule in the CDP text, and be assigned Phase lA with a projected completion time equal to that of Phase 1, one to two years after construction commences.

Comment: This condition was previously addressed at the time of certificate approval of CDP-9902.

f. TCP I shall be revised to correct the "Reforestation Calculation" and "Forest Save Calculation" tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.

Comment: This condition was previously addressed at the time of certificate approval of CDP-9902.

g. TCP I shall be revised to eliminate the afforestation on Parcel 35. Furthermore, the applicant shall identify on the plan how afforestation requirements are satisfied. All off-site TCP woodland requirements should be satisfied within the Kettering vicinity, and/or councilmanic District 6.

Comment: This condition was previously addressed at the time of certificate approval of CDP-9902 and previous TCP2 approvals.

h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP1 shall be revised to show additional on-site preservation, on-site afforestation, or off-site mitigation.

Comment: This condition was previously addressed at the time of certificate approval of CDP-9902.

i. Show dedication to M-NCPPC of 133± acres as shown on the Department of Parks and Recreation (DPR) Exhibit "B."

Comment: This condition was previously addressed at the time of certificate approval of CDP-9902.

2. At each access point off of Church Road and Oak Grove Road, the plans shall provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.

Comment: The proposed CDP amendment, CDP 9902-06, provides entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.

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

Comment: Condition #3 has been previously satisfied. Further, the proposed CDP amendment, CDP 9902-06, does not include nondisturbed nontidal wetlands.

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

Comment: Condition #4 has been previously satisfied. Further, the area of development included in this CDP amendment, CDP 9902-06, does not include any streams and drainage courses.

5. *Show alternative vehicular access to the Beall House, and incorporate the balance of the drive into the open space network.*

Comment: Condition #5 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The existing driveway has been incorporated into the community trail system as shown on SDP-1601, Phase 4 Oak Creek Club.

6. *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 any Specific Design Plan.*

Comment: Condition #6 is applicable to Specific Design Plans and is not applicable to CDP-9902-06. The Proposed Development area does not include floodplain areas.

7. *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 submittal of the SDP.*

Comment: Condition #7 is applicable to Specific Design Plans and is not applicable to CDP-9902-06. The limits of the existing 100-year floodplain were approved via FPS#2000002. No floodplain exists within the development area of the Proposed Development.

8. *All nontidal wetland mitigation areas shall be shown on the SDP.*

Comment: Condition #8 is applicable to Specific Design Plans and is not applicable to CDP-9902-06. However, no mapped wetlands are recorded on USFWS National Wetland Inventory maps and no wetlands were identified on the approved NRI-136-2023, approved 12/7/2023.

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

Comment: Condition #9 is applicable to Specific Design Plans and is not applicable to CDP-9902-06.

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

Comment: The Proposed Development will comply with Condition #10 at the appropriate stage of the development process.

11. *Prior to approval of each Specific Design Plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP- 9902 and CDP-9903.*

Comment: Condition #11 is applicable to Specific Design Plans and is not applicable to CDP-9902-06.

12. *The design of the golf course shall be in accordance with the safety corridor guidelines of the Urban Land Institute publication Golf Course Development and Real Estate (1994), as follows:*

- *Centerline of golf hole to road right-of-way: 150 feet.*
- *Centerline of golf hole to boundary of adjacent development (or lot lines): 175 feet; plus a 35-foot setback for a house on a lot.*
- *Minimum distance between one green and the next tee: 150 feet.*
- *Minimum distance between adjacent tees and greens: 150 feet.*
- *Minimum distance between adjacent landing areas: 200 to 250 feet.*

The Planning Board may approve modifications of these guidelines upon submission at the time of Specific Design Plan of written justification from a qualified professional golf course architect that the adjustment will not reduce the safety of the course operation.

Comment: Condition #12 is applicable to Specific Design Plans and is not applicable to CDP-9902-06. The Proposed Development is not part of the golf course.

13. *Prior to approval of each residential Specific Design Plan the applicant shall provide a detailed analysis of the individual holes which abut, or may impact, the residential lots contained within the submitted SDP to demonstrate that the residential development will not be at risk with regard to errant golf shots. The errant ball studies shall include, but not be limited to, grading, topography, spot elevations, slopes, existing vegetation, proposed landscaping,*

golf course hazards, etc. Furthermore, the applicable SDPs with golf holes adjacent to Church Road and Oak Grove Road shall demonstrate safety for vehicles traveling the said thoroughfares.

Comment: Condition #13 is applicable to Specific Design Plans and is not applicable to CDP-9902-06. However, the Proposed Development is not adjacent to the golf course.

14. *For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots shall have side-entrance garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.*

Comment: The Proposed Development will comply with the requirements of Condition #14. The Proposed Development addresses this condition. No lots proposed with CDP-9902-06 and CDP-9903-05 front on Church Road and all lot lines will be set back no less than 50 feet from the Church Road right-of-way.

15. *Lots in Parcel A backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt property) shall have a minimum land- scape strip of at least 50 feet outside of the rear yards.*

Comment: Condition #15 has previously been satisfied via SDP-0417, Phase 3 Oak Creek Club and evidenced by recordation of Parcel B, rat PM220, Pg.69. It is no longer applicable to CDP-9902-06 or CDP-9903-05.

16. *Prior to Final Plat approval the open space parcel created by the relocation of Oak Grove Road shall be conveyed to the St. Barnabas Church or the appropriate entity capable of holding real estate.*

Comment: Condition #16 has been satisfied via SDP-0417, Phase 3 Oak Creek Club and evidenced by recordation of Parcel B, rat PM220, Pg.69. It is no longer applicable to CDP-9902-06 or CDP-9903-05.

17. *Prior to Specific Design Plan approval and to the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Specific Design Plan review. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character. Furthermore, the applicant shall provide a photographic and plan inventory of all agricultural structures within a proposed plan area for submission and review at the time of Specific Design Plan approval.*

Comment: Condition #17 was satisfied prior to approval of DSP-0308, Phase 1 Oak Creek Club and is not applicable to CDP-9902-06.

18. *Prior to approval of Specific Design Plans the handicapped accessibility of all trails shall be determined. Furthermore, all trails shall be field-located and staked by the applicant in consultation with M-NCPPC staff from the Environmental Planning Section, Transportation Planning Section, and the Department of Parks and Recreation, prior to construction.*

Comment: Condition #18 is applicable to Specific Design Plans and is not applicable to CDP-9902-06. No trails are proposed with the new development plan.

19. *For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300- foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in Section 4.6 of the Landscape Manual. If there is woodland area or hedgerows within the right- of-way, it may be combined with on-site woodland to contribute toward the 50- foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year- round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.*

Comment: Condition #19 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The Applicant does not propose any lots with rear yards oriented toward Oak Grove Road or Church Road.

20. Prior to the approval of the 200th residential building permit for Oak Creek, the Specific Design Plan for fine grading in Phase IA (Golf Course) shall be submitted and accepted for review. Furthermore, prior to the approval of the 287th residential building permit for Oak Creek, the golf course shall be completed and in operation. Furthermore, the proposed recreation center, swimming pool and bathhouse, tennis courts, and any other recommended community structures shall be included in the said Phase lA SDP.

Comment: Condition #20 is applicable to Specific Design Plans and/or building permits and is not applicable to CDP-9902-06. All conditions described in this condition were met prior to approval of SDP-0306, Phase1A Oak Creek Club (Golf Course).

21. On-street parking shall be prohibited throughout the proposed development.

Comment: This CDP application proposes to amend condition #21. To address concerns by the Oak Creek Club community about insufficient parking in the existing neighborhoods, the Proposed Development includes designated parallel parking spaces along the private streets adjacent to and within the new development. The proposed parking spaces will be located on streets with curb and gutter, will be striped and will meet County design standards for parking spaces.

22. Public utilities should be buried wherever possible on site.

Comment: Public utilities within the Proposed Development will be buried on site, wherever possible.

23. Prior to/or concurrent with the submission of the first Specific Design Plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the "neo-traditional" area of the L-A-C Zone. This SDP shall also address signage, and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads,

and concentrations of particular species as an identifying feature for particular neighborhoods.

Comment: Condition #23 was satisfied by approval of SDP-0303, Street Elements. SDP-0303 will be amended as necessary to include any changes or additional site elements that may arise during the development of final site design for the Proposed Development. The Applicant will submit a Specific Design Plan application for the Proposed Development.

24. *The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 60 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintel, brick or stone foundations, creative window and door treatment, cornice lines, quoins, reverse gables, dormer windows, and varied roof lines. Roofing material shall consist of standing seam metal, cedar shake shingles, imitation slate, or high quality dimensional asphalt shingles.*

All side and rear elevations visible from roads, parking areas, the golf course, and the existing two-acre pond 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.

The minimum roof pitch for all dwelling units shall generally be 8/12. A minimum ceiling height for the first floor shall be nine feet.

The minimum residential square footage, excluding townhouses, shall be two-thousand and two-hundred (2,200) square feet.

Decks and porches on rears that face the golf course must be painted, stained, etc. They may not be left to weather naturally.

No private fences will be allowed in rear yards of single family lots facing the golf course; a consistent private fence can be constructed in rear yards of attached houses facing the golf course.

Rear yard landscape plans facing the golf course shall be selected from a limited group of options to be installed by the developer.

Comment: The Proposed Development will satisfy the requirements contained in Condition #24 at the appropriate time in the development process.

25. Provide a separate Specific Design Plan for all proposed architecture.

Comment: Condition #25 was satisfied by approval of SDP-0304, Oak Creek Club Architecture, SDP-0304, will be amended as needed at the appropriate time to reflect the architecture of the Proposed Development.

26. Every Specific Design Plan for Oak Creek Club shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers.

Comment: Condition #26 is applicable to Specific Design Plans and is not applicable to CDP-9902-06. The Proposed Development intends to meet this condition for all future applications.

27. The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the Parks and Recreation Facilities Guidelines) prior to Final Plat of Subdivision:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	NIA	Complete by 287th building permit
Main Community Building	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool Adjacent to Main Community Building	Prior to 250th building permit	Complete by 500th building permit

Two (2) Tennis Courts Adjacent to Main Community Building	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
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 circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. 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 the dwelling units.		

The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property.

Comment: Condition #27 was amended by CDP-9902-05 and is addressed below.

28. *All play areas shall comply with the requirements of the Americans with Disabilities Act and with the Parks and Recreation Facilities Guidelines.*

Comment: Condition #28 will be addressed at the time of SDP.

29. *All recreational facilities to be constructed on park land shall be built in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.*

Comment: Condition #29 will be addressed at the time of SDP.

30. *Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements, along with any necessary signal, signage, and pavement marking modifications, shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:*

    a. *At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.*

b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right- turn lane through the intersection. With this change, the existing free-flow right- turn lane along northbound Church Road would effectively become non-free-flowing.

c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

Comment: Condition #30 has been previously satisfied prior to issuance of building permits covered under prior approvals and is no longer applicable to CDP-9902-06.

31. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.

Comment: Condition #31 was addressed prior to final plat approval for the larger Oak Creek Club community and is not applicable to CDP-9902-06.

32. Prior to the approval of the Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12- hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this

location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

Comment: Condition #32 was addressed at time of prior SDP approvals for the larger Oak Creek Club community and is not applicable to CDP-9902-06. A new traffic study has been submitted with this CDP amendment application and any applicable comments will be addressed at the appropriate time.

33. *At the time of final plat approval, the applicant shall dedicate right-of-way along Oak Grove Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at the proposed access point at a minimum.*

Comment: Condition #33 was addressed at time of final plats for existing Oak Creek Club community and is not applicable to CDP-9902-06. Improvements within the right-of-way have been constructed per Street Construction Permit #33591-2012-02.

34. *All record plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."*

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Condition #34 is no longer applicable to CDP-9902-06.

35. *All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.*

Comment: Condition #35 is applicable to Specific Design Plans and is not applicable to CDP-9902-06.

36. *The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:*

a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

c. Buses having a capacity of 20 persons.

Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek homeowners association shall be approved by the Planning Board concurrent with approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity and shall be recorded in the land records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

Comment: Condition #36 is applicable to Specific Design Plans and is not applicable to CDP-9902-06. Further, Condition #36 was previously satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The condition requiring the bus service was suspended via Memorandum dated November 12, 2012 from Whitney Chellis.

37. Prior to the issuance of residential building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.

Comment: Condition #37 is applicable to residential building permits and is not applicable to CDP-9902-06. A new analysis of public facilities, via ADQ-2024-004, will be required in connection with PPS 4-24004 for this Proposed Development.

38. No residential building permits, beyond the permits for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or

four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.

Comment: Condition #38 is applicable to residential building permits and is not applicable to CDP-9902-06.

39. *Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.*

Comment: Condition #39 is applicable to Final Plats of Subdivision and is not applicable to CDP-9902-06. A new analysis of public facilities, via ADQ-2024-004, will be required in connection with PPS 4-24004 for the Proposed Development.

40. *Prior to the issuance of the Certificate of Occupancy for the golf course all reforestation/afforestation on the golf course parcels shall be completed, all other reforestation/afforestation shall be completed prior to the issuance of the 287th residential permit.*

Comment: Condition #40 is applicable to the Certificate of Occupancy for the golf course and residential permits and is not applicable to CDP-9902-06. Further, the requirements of Condition #40 were previously met prior to the Certificate of Occupancy for the golf course and the 287th residential permit, as applicable.

41. *The Preliminary Plan of Subdivision shall reflect lots along A-44 of no less than 300 feet in depth unless a variation for lot depth is approved as part of the Preliminary Plan approval.*

Comment: Condition #40 is not applicable to CDP-9902-06. The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006.

42. *As part of the SDP submittal that shows A-44 a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.*

Comment: Condition #42 is not applicable to CDP-9902-06. The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006.

43. *Prior to signature approval of the preliminary plan the applicant shall submit information to support the platting of the 41 lots that contain Marlboro clay which do not satisfy the existing and /or proposed 1.5 safety factor line. The final decision with regard to the platting of the 41 impacted lots shall be referred to the Planning Director, as designee of the Planning Board, for approval.*

Comment: Condition #43 is applicable to Preliminary Plans of Subdivision and is not applicable to CDP-9902-06.

44. *The applicant and the applicant's heirs, successors and/or assignees shall provide the following:*

a. Construct a Class I hiker-biker trail along the subject property's entire frontage of Church Road, as reflected on the submitted CDP.

Comment: Condition #44(a) was previously satisfied and is no longer applicable to CDP-9902-06. The Class I hiker-biker trail has been constructed along Church Road per prior approved plans and permits.

b. Construct a Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road, as reflected on the submitted CDP.

Comment: Condition #44(b) was previously satisfied and is no longer applicable to CDP-9902-06. The Class I hiker-biker trail has been constructed along Oak Grove Road per prior approved plans and permits.

c. Dedicate the land along the Black Branch stream valley to the M-NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plat, and construct the multi-use, hiker-biker trail the entire length of the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

Comment: Condition #44(c) was previously satisfied and is no longer applicable to CDP-9902-06. The dedication to M-NCPPC is shown on SDP-0308, Phase 1 Oak Creek Club (west of church Road) and SDP-0411, Phase 2 Oak Creek Club (west of Church Road) and evidenced by the recordation of Parcel I at REP202 Pg.99 and REP203 Pg.1; Parcel E at REP202 Pg.89 and Parcel F at PM 220 Pg.75.

d. The trail networks shall be shown on the preliminary plat and final plat.

Comment: Condition #44(d) is applicable to Preliminary Plans and Final Plats of Subdivision and is not applicable to CDP-9902-06. The dedication to M-NCPPC is shown on SDP-0308, Phase 1 Oak Creek Club (west of church Road) and SDP-0411, Phase 2 Oak Creek Club (west of Church Road) and evidenced by the recordation of Parcel I at REP202 Pg.99 and REP203 Pg.1; Parcel E at REP202 Pg.89 and Parcel F at PM 220 Pg.75.

e. All trails shall be assured of dry passage. If wet areas must be traversed, suitable structures shall be constructed.

Comment: Condition #44(e) was previously satisfied and is no longer applicable to CDP-9902-06. The trail has been constructed to assure dry passage per prior approved plans & permits.

45. The applicant shall submit to the DPR of a performance bond, a letter of credit or other suitable financial guarantee, for the Phase-I of the park development,

in an amount to be determined by the DPR, within at least two weeks prior to issuance of the 287th building permit.

Comment: Condition #45 is applicable to building permits and is not applicable to CDP-9902-06. Oak Creek Park has previously been constructed and all performance bonds, letters of credit or other financial guarantees have been released.

46. *The applicant, his successors, and/or assignees, shall construct the public recreational facilities in two phases. Prior to issuance of the 383rd building permit, the applicant shall construct the following recreational facilities, accessible from Kettering Neighborhood Park:*

Phase I

(1) combination soccer/football field @ 230' x 350'

(1) softball field @ 300' x 350'
155 space parking lot

playground for children 2-12 years of age
1,000 linear feet of 8' wide master plan
trails

Comment: Condition #46 is applicable to building permits and is not applicable to CDP-9902-06. Oak Creek Park was previously constructed per the Public Recreational Facilities Agreement recorded at L.20202 F.084-094, dated Aug. 25, 2006.

47. *The applicant shall submit to the DPR of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DPR, for Phase-II of the park development, within at least two weeks prior to issuance of the 574th building permit.*

Comment: Condition #47 is applicable to building permits and is not applicable to CDP-9902-06. Oak Creek Park was previously constructed and all performance bonds, letters of credit or other financial guarantees have been released.

48. *Prior to issuance of the 765th building permit, the applicant shall construct the following recreational facilities:*

Phase II

(1) combination soccer/football fields @ 230' x 350'
60 space parking lot accessible from Oak Creek
Club
(2) youth soccer fields @ 100' x 200
(1) gazebo with 5 picnic tables
2,200 linear feet of 8' wide trails

Comment: Condition #48 is applicable to building permits and is not applicable to CDP-9902-06. Oak Creek Park was previously constructed per the Public Recreational Facilities Agreement recorded at L.20202 F.084-094 dated Aug. 25, 2006.

49. The applicant shall construct the master plan trail in the Black Branch Stream Valley and feeder trails with sewer line construction along the Black Branch.

Comment: Condition #49 was previously satisfied and is no longer applicable to CDP-9902-06. Black Branch Trail was previously constructed per the Amended Public Recreational Facilities Agreement recorded at L.30946 F.199-203, dated Sept. 3, 2009.

50. Prior to signature approval of the CDP-9902&9903, the concept plan as shown on DPR Exhibit "A" shall be incorporated into the approved CDP plans.

Comment: Condition #50 was previously satisfied prior to certification of CDP-9902 and is no longer applicable to CDP-9902-06.

51. The recreational facilities on park property shall be designed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines.

Comment: Condition #51 was previously satisfied and is no longer applicable to CDP-9902-06.

52. Prior to issuance of the 250th residential building permit, the applicant shall submit detailed construction drawings for park facilities to DPR for review and approval.

Comment: Condition #52 is applicable to building permits and is not applicable to CDP-9902-06. All park facilities have previously been constructed per plans reviewed by DPR.

4. CDP-9902-01

1. In the townhouse stick behind single-family Lots 1 and 2 in the northwestern quadrant of the intersection of Mary Bowie Parkway and Bottsford Road, a four-foot setback inclusive of side-entry stoops, entry porches and chimneys shall be maintained in the side yard.

Comment: Condition #1 is applicable to townhouse development in a specified location "townhouse stick" within the CDP-9902-01. CDP-9902-06 does not propose any townhouse development, nor any other development in the applicable location. Accordingly, this provision is inapplicable to CDP-9902-06.

2. Intrusions into the previously required 4-foot setback shall only apply to units for which side-entry stoops, entry porches and chimneys on end-unit townhouses are planned.

Comment: Condition #2 is applicable to townhouse development. Because CDP-9902-06 does not propose any townhouse development, this provision is inapplicable to CDP-9902-06.

5. CDP-9902-02

1. That Condition No. 27 of the approval of CDP-9902 be amended to read as follows:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	*BOND*	*FINISH CONSTRUCTION*
Golf Course	*N/A*	*Complete by 287th building permit*
Swim/Tennis Center	*Prior to 250th building permit*	*Complete by 500th building permit*
Swimming Pool	*Prior to 250th building permit*	*Complete by 500th building permit*
Two (2) Tennis Courts	*Prior to 250th building permit*	*Complete by 500th building permit*
8-foot-wide Asphalt Trail System (not on public park land)	*Prior to 250th building permit*	*Complete by 800th building permit*
Golf Clubhouse	*N/A*	*Commence construction prior to the 850th building permit or March 2010, whichever is sooner (permits may be suspended for noncompliance)*

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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.

*The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property *[~~and by providing a community room of at least 1,500 square feet in an enlarged swim/tennis center~~.*

Comment: Condition #1 (Revised Condition #27 of CDP-9902) is applicable to building permits and is not applicable to CDP-9902-06. All recreational facilities required by previous approvals have been constructed.

2. That prior to signature approval of the subject plans, the applicant shall:

a. If necessary, amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club Course be amended to reflect Condition 1 above.

b. Add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners' association be permitted to meet in the Bowieville mansion.

Comment: Condition #2 was previously satisfied in connection with the approval of CDP-9902-02 and is no longer applicable to CDP-9902-06.

3. The applicant, his heirs, successors and assigns, shall contribute 50% of the total costs of the roundabout located at Oak Grove Road and Church Road. The contribution shall be paid upon the issuance of the construction permits to the permittee for said roadwork but also provided that Oak Creek shall post, prior to any issuance of a building permit in Phase V, a bond or irrevocable letter of credit to the permittee for their estimated share of the costs based on an estimate proposed by the permittee and approved by Oak Creek until the actual construction takes place. The total costs shall be determined according to AASHTO or other applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee. In no way shall the permits (storm drain, paving, grading, model permits, or construction/building permits of any type) for Oak Creek Club be conditioned upon

any event other than the issuance of the bond or irrevocable letter of credit and/or the contribution by the applicant to the permittee upon issuance of the permit. The roundabout is not an APF requirement for Oak Creek and the applicant's contribution satisfies road frontage requirements at this intersection per the road Code and Condition 42 (PGCPB 01-178(C)) of the Oak Creek Preliminary Plan or subsequent plans.

Comment: Condition #3 is applicable to construction permits and is not applicable to CDP-9902-06.

6. CDP-9902-03

1. That Condition 27 of the approval of CDP-9902, as revised by CDP-9902/02, be amended to read as follows (additions are indicated by underline and deletions by "strike-through"):

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	*BOND*	*FINISH CONSTRUCTION*
Golf Course	*N/A*	*Complete by 287th building permit*
Swim/Tennis Center	*Prior to 250th building permit*	*Complete by 500th building permit*
Swimming Pool	*Prior to 250th building permit*	*Complete by 500th building permit*
Two (2) Tennis Courts	*Prior to 250th building permit*	*Complete by 500th building permit*
8-foot-wide Asphalt Trail System (not on public park land)	*Prior to 250th building permit*	*Complete by 800th building permit*
Golf Clubhouse	*Prior to 750th building permit*	*Commence construction prior to the 850th building permit (permits shall be suspended for noncompliance)*

**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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.*

The originally recommended community building and the proposed golf clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.

Comment: Condition #1 (Revised Condition #27 of CDP-9902) is applicable to building permits and is not applicable to CDP-9902-06. The condition was satisfied in connection with the approval of CDP-9902-03.

2. That a condition be added to the approval of CDP-9902 stating the following:

The co-owners of Oak Creek Club, Club Group, Inc., Club Group, Inc. II, Oak Creek Golf, LLC and/or the developer, Montgomery Development, and the heirs, successors, and assigns for the above legal entities, shall provide up to date information in quarterly reports to the Prince George's County Planning Board as an administrative item including, but not limited to, the following items:

(a) Information regarding the exact number of building permits issued by the Department of Environmental Resources in the Oak Creek Club development.

(b) A report on the progress of the phasing of amenities in accordance with the schedule contained in Condition 30 of the approval of CDP-9903/02 and Condition 27 of CDP-9902/03. This report shall also note the relationship of the current permits issued to all of the outstanding triggers for amenities that if reached by the future issuance of permits would result in suspension of the issuance of permits for Oak Creek Club.

Comment: The Applicant is not co-owner, heir, successor nor assign of the entities subject to the requirements of Condition #2. Accordingly, the Applicant does not have control of the satisfaction and/or compliance with Condition #2 and is not subject itself to the requirements of Condition #2. Further, the Certificate of Occupancy for the golf clubhouse was previously issued and continues to operate as a golf clubhouse. Accordingly, per Condition #4 below, the requirements contained in Condition #2 have ceased and are of no further force or effect.

3. The applicant and the property owners of record, specifically Oak Creek Club Corporation, Club Group, Inc., Club Group, Inc., II, Oak Creek Golf, LLC and the Oak Creek Homeowners' Association (individual homeowners shall not be required to sign the CDP application) shall sign the CDP-9902/03 and CDP-9903/02 application forms prior to certification of the subject amended CDP plans; and

Comment: Condition #3 was satisfied by the applicant and the property owners of record prior to certification of CDP-9902-03 and CDP-9903-02. Accordingly, Condition #3 is not applicable to the subject amended CDP applications, CDP-9903-05 and CDP-9902-06.

4. Issuance of building permits shall be suspended and denied in the event that any condition contained herein is not complied with by the applicant, record property owners and/or their heirs, successors and assigns.

Such reporting requirement shall commence six months after the final approval of the case by either the Prince George's County Planning Board or District Council and shall cease when a certificate of occupancy is issued for the golf clubhouse. Proof of issuance of such Certificate of Occupancy shall be furnished to the Prince George's County Planning Board at such time.

Comment: The Certificate of Occupancy for the golf clubhouse was previously issued and continues to operate as a golf clubhouse. Accordingly, the requirements contained in Conditions #1, #2, #3 and #4 have ceased and are of no further force or effect.

7. CDP-9902-05

1. *That Condition 27 of the approval of CDP-9902 be amended to read as follows (additions are indicated by underline and deletions by strike-through):*

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	*BOND*	*FINISH CONSTRUCTION*
Golf Course	*N/A*	*Complete by 287th building permit*
Swim/Tennis Center	*Prior to 250th building permit*	*Complete by 500th building permit*
Swimming Pool	*Prior to 250th building permit*	*Complete by 500th building permit*
Two (2) Tennis Courts	*Prior to 250th building permit*	*Complete by 500th building permit*

8-foot-wide Asphalt Trail System (not on public park land)	*Prior to 250th building permit*	*Complete by 800th building permit*
Golf Clubhouse	*Prior to 750th building permit*	*Commence construction prior to the 850th building permit (permits may be suspended for noncompliance)*
**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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.*		

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf course clubhouse structure of at least ~~25,000~~ 13,000 square feet on the golf course property.

Comment: Condition #1 (Revised Condition #27 of CDP-9902) is applicable to building permits and is not applicable to CDP-9902-06. Further, a golf course clubhouse structure of at least 13,000 square feet has previously been constructed on the golf course property with a Certificate of Occupancy previously being issued and continues to operate as a golf course clubhouse. Accordingly, Condition #1 (Revised Condition #27 of CDP-9902) has been satisfied and is no longer applicable to CDP-9902-06.

2. The SDP to include the combined golf clubhouse and the community building approved herein shall be posted pursuant to Section 27-125.03(b) of the Zoning Ordinance for a minimum of 20 days and shall be approved by the Planning Board or its designee.

Comment: Condition #2 is not applicable to CDP-9902-06. SDP-0306, Phase 1A, Oak Creek club for the golf course has been approved and implemented.

8. CDP-9903

1. *Prior to certificate approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:*

a. Provide an updated market study to reflect the currently proposed phasing plan with regard to dwelling units and the amount of supportable commercial space. Furthermore, the commercial

component shall be capped at 26,000 square feet. If market conditions change, an increase in square footage may be approved by the Planning Board up to, but not exceeding, 40,000 square feet. Any future application to increase the commercial component area shall be accompanied by a current market study, and any necessary supporting documentation.

Comment: The portion of Condition #1.a. related to an initial market study and market conditions prior to certificate approval of CDP-9903 was satisfied by the applicant prior to certification of CDP-9903. Accordingly, the portion of Condition #1.a. related to an initial market study and market conditions prior to certificate approval of CDP-9903 is not applicable to CDP-9903-05. Further, the portion of Condition #1.a. related to future applications is inapplicable to CDP-9903-05 because the Applicant does not propose any increase in the commercial component area.

b. Provide evidence of a written agreement with the Historic Preservation Commission that defines/outlines responsibilities and timing for the provision of a security/fire alarm system connected to central station monitoring and maintenance/stabilization of all historic outbuildings within the Environmental Setting.

Comment: Condition #1.b. was satisfied by the applicant prior to certificate approval of CDP-9903. Accordingly, Condition #1.b. is inapplicable to CDP-9903.

c. The applicant shall illustrate the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community by providing a conceptual alignment for the new access on the plan.

Comment: Condition #1.c. was previously satisfied with the recording of Parcel C at Plat Book MMB 241, Page 30. Accordingly, Condition #1.c. is inapplicable to CDP-9903.

d. Provide sidewalks or walkways (minimum five-feet-wide) on at least one side of all primary roads, and sidewalks or walkways (minimum four-feet- wide) on at least one side of all secondary roads.

Comment: Condition #1.d. was satisfied in connection with the approval of SDP-0303, Street Elements Plan. Accordingly, Condition #1.d. is inapplicable to CDP-9903.

e. Coordinate the staging schedule and staging plan to reflect the same development information and nomenclature, Phase III or Phase 3, etc.

Comment: Condition #1.e. was satisfied by the applicant prior to certificate approval of CDP-9903. Accordingly, Condition #1.e. is inapplicable to CDP-9903.

f. The proposed golf course and recreation center shall be included as part of the Phasing Schedule in the CDP text, and be assigned Phase 1A with a projected completion time equal to that of Phase 1, one to two years after construction commences.

Comment: Condition #1.f. was satisfied by the applicant prior to certificate approval of CDP-9903. Accordingly, Condition #1.f. is inapplicable to CDP-9903.

g. TCP1 shall be revised to correct the "Reforestation Calculation" and "Forest Save Calculation" tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.

Comment: Condition #1.g. was satisfied by the applicant prior to certificate approval of CDP-9903 and previous TCP2 approvals. Accordingly, Condition #1.g. is inapplicable to CDP-9903.

h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP1 shall be revised to show additional on-site preservation, on-site afforestation, or off-site mitigation.

Comment: Condition #1.h. was satisfied by the applicant prior to certificate approval of CDP-9903. Accordingly, Condition #1.h. is inapplicable to CDP-9903.

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

Comment: Condition #2 has been previously satisfied. Further, the proposed CDP amendment, CDP 9903-05, does not include nondisturbed nontidal wetlands.

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

Comment: Condition #3 has been previously satisfied. Further, the proposed CDP amendment, CDP 9902-06, does not include any streams and drainage courses.

4. *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 any Specific Design Plan.*

Comment: Condition #4 is applicable to Specific Design Plans and is not applicable to CDP-9903-05. The limits of the existing 100-year floodplain were approved via FPS#2000002. No floodplain exists within the area of the Proposed Development.

5. *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 submittal of the SDP.*

Comment: Condition #5 is applicable to Specific Design Plans and is not applicable to CDP-9903-05. However, no mapped wetlands are recorded on USFWS National Wetland Inventory maps and no wetlands were identified on the approved NRI-136-2023, approved 12/7/2023.

6. *All nontidal wetland mitigation areas shall be shown on the SDP.*

Comment: Condition #6 is applicable to Specific Design Plans and is not applicable to CDP-9903-05.

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

Comment: Condition #7 is applicable to Specific Design Plans and is not applicable to CDP-9903-05. All future development applications, including Site Development Concept Plans, will meet all applicable standards.

8. *Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area of the nearby commercial center.*

Comment: Condition #8 is applicable to Specific Design Plans and is not applicable to CDP-9903-05. Bowieville Mansion is a private residence not subject to the current CDP-9903-05.

9. *The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no*

trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of all future Specific Design Plans.

Comment: Condition #9 was previously satisfied and is no longer applicable to CDP-9903-05. Bowieville Mansion is a private residence not subject to the current CDP-9903-05.

10. *The applicant, his heirs, successors or assignees shall submit an Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.*

Comment: Condition #10 is applicable to building permits and is not applicable to CDP-9903-05. This condition was met by approval of HAWP #10-07.

11. *Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding "procedures shall follow those in place for private recreational facilities agreements."*

Comment: Condition #11 has been satisfied by completion of the Bowieville Mansion restoration and thereby is not applicable to CDP-9903-05.

12. *Prior to submission of a Specific Design Plan for the areas in question around the historic house, the applicant shall receive a written determination from the Historic Preservation Commission regarding the need for Phase II and/or Phase III archeological studies. If either or both are required, they shall be completed and approved by HPC prior to the approval of the relevant SDP.*

Comment: Condition #12 was satified by evidence of the approval of SDP-0308, Phase 1 Oak Creek Club and SDP-0306, Phase 1A Oak Creek Club (golf course), and therefore is no longer applicable to CDP-9903-05.

13. *Appropriate uses for the Bowieville Mansion and tobacco barn may include but not be limited to the following:*

a. Reception hall/rental facility
b. Art gallery
c. Restaurant
d. Country Inn
e. Antique shop or other such low intensity retail use
f. Eleemosynary or philanthropic use
g. Low intensity office use
h. Library or similar cultural use
i. Private residence
j. Private school
k. A combination of the above uses

Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission.

Comment: Bowieville Mansion is currently being used as a private residence. CDP-9903-05 does not propose any change in such use. Accordingly, the CDP-9903-05 will satisfy the ongoing obligations contained in Condition #13.

14. *The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.*

Comment: Condition #14 is applicable to Phase I of the development and/or final plat approval and is not applicable to CDP-9903-05.

15. *Specific Design Plan review by the Historic Preservation Commission shall be required on non-residential structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.*

Comment: Condition #15 was satisfied by approval of SDP-0306-06 for construction of the golf course clubhouse, and therefore is no longer applicable to CDP-9903-05.

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

Comment: No commercial nor public assembly structures are proposed as part of CDP-9902-06 or CDP-9903-05. Accordingly, Condition #34 is not applicable to CDP-9902-06 or CDP-9903-05.

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

Comment: All residential structures within the Proposed Development will be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13D and all applicable County laws.

18. *Prior to approval of each Specific Design Plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-9902 and CDP-9903.*

Comment: Condition #18 is applicable to Specific Design Plans and is not applicable to CDP-9903-05.

19. *Prior to approval of each residential Specific Design Plan the applicant shall provide a detailed analysis of the individual holes which abut, or may impact, the residential lots contained within the submitted SOP to demonstrate that the residential development will not be at risk with regard to errant golf shots. The errant ball studies shall include, but not be limited to, grading, topography, spot elevations, slopes, existing vegetation, proposed landscaping, golf course hazards, etc. Furthermore, the applicable SDPs with golf holes adjacent to Church Road and Oak Grove Road shall demonstrate safety for vehicles traveling the said thoroughfares.*

Comment: Condition #19 is not applicable to CDP-9903-05. The Proposed Development has no lots adjacent to or impacted by individual holes of the golf course.

20. *For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.*

Comment: The Proposed Development addresses this condition. None of the lots proposed in connection with CDP-9902-06 and CDP-9903-05 front on Church Road and all lot lines will be set back no less than 50 feet from the Church Road right-of-way.

21. *Prior to Specific Design Plan approval and to the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Specific Design Plan review. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character. Furthermore, the applicant shall provide a photographic and plan inventory of all agricultural structures within a proposed plan area for submission and review at the time of Specific Design Plan approval.*

Comment: Condition #21 is applicable to Specific Design Plans and is not applicable to CDP-9903-05.

22. *For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300- foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer Section 4.6 of the Landscape Manual. If there is woodland area or hedgerows within the right-of-way, it may be combined with on-site woodland to contribute toward the 50-foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.*

Comment: Condition #22 has previously been satisfied and is no longer applicable to CDP-9902-06 or CDP-9903-05. The Applicant does not propose any lots with rear yards oriented toward Oak Grove Road or Church Road.

23. *Prior to the approval of the 200th residential building permit for Oak Creek, the Specific Design Plan for fine grading in Phase IA (Golf Course) shall be submitted and accepted for review. Furthermore, prior to the approval of the 287th residential building permit for Oak Creek, the golf course shall be completed and in operation. Furthermore, the proposed recreation center, swimming pool and bathhouse, tennis courts, and any other recommended community structures shall be included in the said Phase IA SDP.*

Comment: Condition #23 is applicable to Specific Design Plans and building permits and is not applicable to CDP-9903-05. Further, the golf course construction has previously been completed.

24. *On-street parking shall be prohibited throughout the proposed development.*

Comment: This application proposes to amend Condition #24. To address concerns by the Oak Creek Club community about insufficient parking in the existing neighborhoods, the Proposed Development will include designated parallel parking spaces along the private streets adjacent to and within the new development. The proposed parking spaces will be located on streets with curb and gutter, will be striped and will meet County design standards for parking spaces.

25. *Public utilities should be buried wherever possible on site.*

Comment: The Proposed Development will comply with Condition #25.

26. *Prior to/or concurrent with the submission of the first Specific Design Plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the "neo-traditional" area of the L-A-C Zone. This SDP shall also address signage, and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.*

Comment: Condition #26 was previously satisfied by approval of SDP-0303, Street Elements. SDP-0303 will be amended as necessary to include any changes or additional site elements that may arise during the development of final site design for the Proposed Development. This application will be concurrent with a Specific Design Plan submission for the Proposed Development

27. *The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 60 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintel, brick or stone foundations, creative window and door treatment, cornice lines, quoins, reverse gables, dormer windows, and varied roof lines. Roofing material shall consist of standing seam metal, cedar shake shingles, imitation slate, or high quality dimensional asphalt shingles.*

All side and rear elevations visible from roads, parking areas, the golf course, and the existing two-acre pond 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.

The minimum roof pitch for all dwelling units shall generally be 8/12. A minimum ceiling height for the first floor shall be nine feet.

The minimum residential square footage, excluding townhouses, shall be two-thousand and two-hundred (2,200) square feet.

Decks and porches on rears that face the golf course must be painted, stained, etc. They may not be left to weather naturally.

No private fences will be allowed in rear yards of single family lots facing the golf course; a consistent private fence can be constructed in rear yards of attached houses facing the golf course.

Rear yard landscape plans facing the golf course shall be selected from a limited group of options to be installed by the developer.

Comment: The Proposed Development will satisfy the requirements contained in Condition #27 at the appropriate time in the development process.

28. *Provide a separate Specific Design Plan for all proposed architecture.*

Comment: Condition #28 was satisfied by approval of SDP-0304, Oak Creek Club Architecture. SDP-0304 will be amended as needed at the appropriate time to reflect the architecture for the Proposed Development.

29. *Every Specific Design Plan for Oak Creek Club shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers.*

Comment: Condition #29 will be addressed at time of SDP applications submitted in connection with the Proposed Development.

30. *The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the Parks and Recreation Facilities Guidelines) prior to Final Plat of Subdivision:*

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	*BOND*	*FINISH CONSTRUCTION*
Golf Course	*N/A*	*Complete by 287th building permit*
Main Community Building	*Prior to 250th building permit*	*Complete by 500th building permit*
Swimming Pool Adjacent to Main Community Building	*Prior to 250th building permit*	*Complete by 500th building permit*
Two (2) Tennis Courts Adjacent to Main Community Building	*Prior to 250th building permit*	*Complete by 500th building permit*
8-foot-wide Asphalt Trail System (not on public park land)	*Prior to 250th building permit*	*Complete by 800th building permit*
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 circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. 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 the dwelling units.		

The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property.

Comment: Condition #30 has previously been satisfied and all bonds have been released, thereby, is no longer applicable to CDP-9903-05.

31. *All play areas shall comply with the requirements of the Americans with Disabilities Act and with the Parks and Recreation Facilities Guidelines.*

Comment: Condition #31 will be addressed at the time of SDP.

32. *Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements, along with any necessary signal, signage, and pavement marking modifications, shall (a) have full financial assurances, or (b) have been permitted for construction through the operating*

agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

a. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum. length of 500 feet and appropriate taper, along southbound Church Road.

e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

Comment: Condition #32 has been satisfied and all improvements required by prior approvals have been completed. The need for further improvements will be addressed at the appropriate stage of development.

33. *At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.*

Comment: Condition #33 was satisfied with the recordation of the Church Road-South right-of-way on the Plat located at Plat Book REP 203, Plat#20, recorded on October 12, 2004. Accordingly, Condition #11 is no longer applicable to CDP-9902-06 or CDP-9903-05.

34. *Prior to the approval of the Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well*

as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access' point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

Comment: Condition #34 was addressed at time of prior SDP approvals for the larger Oak Creek Club community and is not applicable to CDP-9902-06. A new traffic study has been submitted with the current application and any new comments will be addressed appropriately.

35. *All record plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."*

Comment: Condition #35 has been satisfied. The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Consideration #5 is no longer applicable.

36. *All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.*

Comment: Condition #36 is applicable to prior Specific Design Plans and is not applicable to CDP-9902-06 or CDP-9903-05. New requirements will be established by future SDP applications for the Proposed Development.

37. *The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:*

a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

c. Buses having a capacity of 20 persons.

Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek homeowners association shall be approved by the Planning Board concurrent with approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity and shall be recorded in the land records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

Comment: Condition #37 is applicable to Specific Design Plans and is not applicable to CDP-9903-05. Further, Condition #37 was previously satisfied and is no longer applicable to CDP-9903-05. The condition requiring the bus service was suspended via Memorandum dated November 12, 2012 from Whitney Chellis.

38. *Prior to the issuance of residential building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.*

Comment: Condition #38 is applicable to residential building permits and is not applicable to CDP-9903-05. A new analysis of public facilities, via ADQ-2024-004, will be required in connection with PPS 4-24004 for the Proposed Development.

39. *No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.*

Comment: Condition #39 is applicable to lots created/constructed under prior approvals and is not applicable to CDP-9903-05. A new analysis of public facilities, including school capacities, will be made via ADQ-2024-004 in connection with PPS 4-24004 for the Proposed Development.

40. *Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval*

of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.

Comment: Condition #40 is applicable to lots created/constructed under prior approvals and is not applicable to CDP-9903-05. A new analysis of public facilities, including school capacities, will be made via ADQ-2024-004 in connection with PPS 4-24004 for the Proposed Development.

41. *The Preliminary Plan of Subdivision shall reflect lots along A-44 of no less than 150 feet in depth unless a variation for lot depth is approved as part of the Preliminary Plan approval.*

Comment: Condition #41 is not applicable to CDP-9903-05. The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Consideration #5 is no longer applicable.

42. *As part of the SDP submittal that shows A-44 a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.*

Comment: Condition #42 is not applicable to CDP-9903-05. The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Consideration #5 is no longer applicable.

43. *Prior to signature approval of the preliminary plan the applicant shall submit information to support the platting of the 41 lots that contain Marlboro clay which do not satisfy the existing and/or proposed 1.5 safety factor line. The final decision with regard to the platting of the 41 impacted lots shall be referred to the Planning Director, as designee of the Planning Board, for approval.*

Comment: Condition #43 is not applicable to CDP-9903-05. A new analysis of Marlboro Clay impacts will addressed at the Preliminary Plan of Subdivision stage for the Proposed Development.

44. *Prior to approval of the first Specific Design Plan for residential lots, the applicant shall submit for review by the Planning Board a Homeowners' Association*

reserve fund analysis for the required private bus service to insure adequate funds for bus maintenance and replacement.

Comment: Condition #44 was previously satisfied and is no longer applicable to CDP-9903-05. The condition requiring the bus service was suspended via Memorandum dated November 12, 2012 from Whitney Chellis.

45. *Prior to the issuance of the 574th building permit for Oak Creek, the applicant shall prepare and submit for Planning Board's (or its designee's) review, an evaluation of the on-going funding, maintenance, operation and utilization of the bus service.*

Comment: Condition #45 was previously satisfied and is no longer applicable to CDP-9903-05. The condition requiring the bus service was suspended via Memorandum dated November 12, 2012 from Whitney Chellis.

46. *The applicant shall not utilize a diesel bus for purposes of providing private bus service.*

Comment: Condition #36 was suspended pursuant to that certain Memorandum dated November 12, 2012 from Whitney Chellis.

9. CDP-9903-01

1. *That Condition No. 27 of the approval of CDP-9902 and Condition 30 of CDP-9903 be amended to read as follows:*

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	*BOND*	*FINISH CONSTRUCTION*
Golf Course	*N/A*	*Complete by 287th building permit*
Swim/Tennis Center	*Prior to 250th building permit*	*Complete by 500th building permit*
Swimming Pool	*Prior to 250th building permit*	*Complete by 500th building permit*
Two (2) Tennis Courts	*Prior to 250th building permit*	*Complete by 500th building permit*
8-foot-wide Asphalt Trail System (not on public park land)	*Prior to 250th building permit*	*Complete by 800th building permit*
Golf Clubhouse	*N/A*	*Commence construction prior to the 850th building permit or March 2010, whichever is*

		sooner (permits may be suspended for noncompliance)

*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.

**The originally recommended community and the proposed golf clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.*

Comment: Condition #1 (Revised Condition #30 of CDP-9903) is applicable to building permits and is not applicable to CDP-9903-05. Condition #1 was previously satisfied by approval of CDP-9903-03.

2. *That prior to signature approval of the subject plans, the applicant shall:*

   a. *If necessary, amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club Course be amended to reflect Condition 1above.*

   b. *Add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners' association be permitted to meet in the Bowieville mansion.*

Comment: The golf course clubhouse was previously constructed on the golf course property with a Certificate of Occupancy being previously issued and continuing to operate as a golf course clubhouse. Accordingly, Condition #2.b. is no longer applicable to CDP-9903-05.

3. *The applicant, his heirs, successors and assigns, shall contribute 50% of the total costs of the roundabout located at Oak Grove Road and Church Road. The contribution shall be paid upon the issuance of the construction permits to the permittee for said roadwork but also provided that Oak Creek shall post, prior to any issuance of a building permit in Phase V, a bond or irrevocable letter of credit to the permittee for their estimated share of the costs based on an estimate proposed by the*

permittee and approved by Oak Creek until the actual construction takes place. The total costs shall be determined according to AASHTO or other applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee. In no way shall the permits (storm drain, paving, grading, model permits, or construction/building permits of any type) for Oak Creek Club be conditioned upon any event other than the issuance of the bond or irrevocable letter of credit and/or the contribution by the applicant to the permittee upon issuance of the permit. The roundabout is not an APF requirement for Oak Creek and the applicant's contribution satisfies road frontage requirements at this intersection per the road Code and Condition 42 (PGCPB 01-178(C)) of the Oak Creek Preliminary Plan or subsequent plans

Comment: Condition #3 has been satisfied via issuance of Street Construction Permit #33591-2012-02. The roadway remains under construction as of February 27, 2025.

10. CDP-9903-02

Planning Board Conditions:

1. *That Condition 30 of the approval of CDP-9903, as revised by CDP-9903-01, be amended to read as follows (additions are indicated by underline and deletions by "strike-through"):*

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	*BOND*	*FINISH CONSTRUCTION*
Golf Course	*N/A*	*Complete by 287th building permit*
Swim/Tennis Center	*Prior to 250th building permit*	*Complete by 500th building permit*
Swimming Pool	*Prior to 250th building permit*	*Complete by 500th building permit*
Two (2) Tennis Courts	*Prior to 250th building permit*	*Complete by 500th building permit*
8-foot-wide Asphalt Trail System (not on public park land)	*Prior to 250th building permit*	*Complete by 800th building permit*
Golf Clubhouse	*Prior to 750th building permit*	*Commence construction prior to the 850th building permit (permits may be suspended for noncompliance)*

**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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.*

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf course clubhouse structure of at least 25,000 square feet on the golf course property.

Comment: Condition #1 (Revised Condition #30 of CDP-9903) is applicable to building permits and is not applicable to CDP-9903-05. Further, a golf course clubhouse structure of at least 13,000 square feet has previously been constructed on the golf course property with a Certificate of Occupancy previously being issued and continues to operate as a golf course clubhouse. Accordingly, Condition #1 (Revised Condition #30 of CDP-9903) has been satisfied and is no longer applicable to CDP-9903-05.

2. *That a condition be added to the approval of CDP-9903 stating the following:*

The co-owners of Oak Creek Club, Club Group Inc., Club Group Inc. 11, Oak Creek Golf LLC and/or the developer, Montgomery Development, and the heirs, successors, and assigns for the above legal entities, shall provide up to date information in quarterly reports to the Prince George's County Planning Board as an administrative item including, but not limited to, the following items:

1. *Information regarding the exact number of building permits issued by the Department of Environmental Resources in the Oak Creek Club development;*

2. *Information from Oak Creek Golf LLC, as to the total number of golf course memberships sold to date and the balance in the fund established to collect monetary contributions provided per unit sold toward the construction of the clubhouse. In addition to a reporting of the fund balance, the information shall include the ending balance from the previous reporting along with the amount of money added based on the per unit contribution and*

the amount of money subtracted with an explanation of the expense.

3. *A report on the progress of the phasing of amenities in accordance with the schedule contained in Condition 30 of the approval of CDP-9903/02 and Condition 27 of CDP-9902/03. This report shall also note the relationship of the current permits issued to all of the outstanding triggers for amenities that if reached by the future issuance of permits would result in suspension of the issuance of permits for Oak Creek Club.*

4. *A schedule of all Oak Creek Club meetings held during the reporting period and tentatively set for beyond the reporting period. This schedule shall include, but not be limited to, meetings for the Golf Course Advisory, Residential Advisory Committee, Covenants and Homeowner's Association Board, a roster of attendees and the minutes from said meetings.*

5. *Evidence that the Applicant and Owners have provided all residents with up- to-date information regarding all items listed above, including accurate minutes of any meetings held for the purpose of discussing any matters affecting the Oak Creek Club development and/or its residents.*

6. *An update on the status of the arbitration between Oak Creek Club Corporation (the developer), Club Group, Inc. (owner of lots), Club Group 11, Inc. (owner of lots) and Oak Creek Golf, LLC (owner and operator of the golf course and swim/tennis real property and facilities).*

Such reporting requirement shall commence six months after the final approval of the case by either the Prince George's County Planning Board or District Council and shall cease when a certificate of occupancy is issued for the golf clubhouse. Proof of issuance of such Certificate of Occupancy shall be furnished to the Prince George's County Planning Board at such time.

Comment: The Applicant is not co-owner, heir, successor nor assign of the entities subject to the requirements of Condition #2. Accordingly, the Applicant does not have control of the satisfaction and/or compliance with Condition #2 and is not subject itself to the requirements of Condition #2. Further, a golf course clubhouse structure of at least 13,000 square feet has previously been constructed on the golf course

property with a Certificate of Occupancy previously being issued and continues to operate as a golf course clubhouse. Accordingly, the requirements contained in Condition #2 have ceased and are of no further force or effect.

District Council Conditions:

Affirmance of the Planning Board's decision is subject to the following conditions:

1. *That Condition 30 of the approval of CDP-9903, as revised by CDP-9903/01, be amended to read as follows (additions are indicated by underline and deletions by "strike-through"):*

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	*BOND*	*FINISH CONSTRUCTION*
Golf Course	*N/A*	*Complete by 287th building permit*
Swim/Tennis Center	*Prior to 250th building permit*	*Complete by 500th building permit*
Swimming Pool	*Prior to 250th building permit*	*Complete by 500th building permit*
Two (2) Tennis Courts	*Prior to 250th building permit*	*Complete by 500th building permit*
8-foot-wide Asphalt Trail System (not on public park land)	*Prior to 250th building permit*	*Complete by 800th building permit*
Golf Clubhouse	*Prior to 750th building permit*	*Commence construction prior to the 850th building permit (permits shall be suspended for noncompliance)*

**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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.*

The originally recommended community building and the proposed golf clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.

Comment: Condition #1 (Revised Condition #30 of CDP-9903) is applicable to building permits and is not applicable to CDP-9903-05. Further, a golf course clubhouse structure of at least 13,000 square feet has previously been constructed on the golf course property with a Certificate of Occupancy previously being issued and continues to operate as a golf course clubhouse. Accordingly, Condition #1 (Revised Condition #30 of CDP-9903) has been satisfied and is no longer applicable to CDP-9903-05.

2. *That a condition be added to the approval of CDP-9903 stating the following:*

The co-owners of Oak Creek Club, Club Group, Inc., Club Group, Inc. II, Oak Creek Golf, LLC and/or the developer, Montgomery Development, and the heirs, successors, and assigns for the above legal entities, shall provide up to date information in quarterly reports to the Prince George's County Planning Board as an administrative item including, but not limited to, the following items:

a. Information regarding the exact number of building permits issued by the Department of Environmental Resources in the Oak Creek Club development.

b. A report on the progress of the phasing of amenities in accordance with the schedule contained in Condition 30 of the approval of CDP-9903/02 and Condition 27 of CDP-9902/03. This report shall also note the relationship of the current permits issued to all of the outstanding triggers for amenities that if reached by the future issuance of permits would result in suspension of the issuance of permits for Oak Creek Club.

Comment: The Applicant is not co-owner, heir, successor nor assign of the entities subject to the requirements of Condition #2. Accordingly, the Applicant does not have

control of the satisfaction and/or compliance with Condition #2 and is not subject itself to the requirements of Condition #2. Further, a golf course clubhouse structure of at least 13,000 square feet has previously been constructed on the golf course property with a Certificate of Occupancy previously being issued and continues to operate as a golf course clubhouse. Accordingly, per Condition #4, below, the requirements contained in Condition #2 have ceased and are of no further force or effect.

3. *The applicant and the property owners of record, specifically Oak Creek Club Corporation, Club Group, Inc., Club Group, Inc., II, Oak Creek Golf, LLC and the Oak Creek Homeowners' Association (individual homeowners shall not be required to sign the CDP application) shall sign the CDP-9902/03 and CDP-9903/02 application forms prior to certification of the subject amended CDP plans; and*

Comment: Condition #3 was satisfied at the time of certification of CDP-9903-02. Accordingly, the requirements of Condition #3 have been satisfied and are of no further force or effect. Further, a golf course clubhouse structure of at least 13,000 square feet has previously been constructed on the golf course property with a Certificate of Occupancy previously being issued and continues to operate as a golf course clubhouse. Accordingly, per Condition #4, below, the requirements contained in Condition #2 have ceased and are of no further force or effect.

4. *Issuance of building permits shall be suspended and denied in the event that any condition contained herein is not complied with by the applicant, record property owners and/or their heirs, successors and assigns.*

Such reporting requirement shall commence six months after the final approval of the case by either the Prince George's County Planning Board or District Council and shall cease when a certificate of occupancy is issued for the golf clubhouse. Proof of issuance of such Certificate of Occupancy shall be furnished to the Prince George's County Planning Board at such time.

Comment: Condition #4 is applicable to buildings permits and is not applicable to CDP-9903-05 Further, a golf course clubhouse structure of at least 13,000 square feet has previously been constructed on the golf course property with a Certificate of Occupancy previously being issued and continues to operate as a golf course clubhouse. Accordingly, per Condition #4, below, the requirements contained in Condition #2 have ceased and are of no further force or effect.

11. CDP-9903-04

1. *That Condition 30 of the approval of CDP-9903, as revised by CDP-9903/01, be amended to read as follows (additions are indicated by underline and deletions by strike-through):*

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	*BOND*	*FINISH CONSTRUCTION*
Golf Course	*N/A*	*Complete by 287th building permit*
Swim/Tennis Center	*Prior to 250th building permit*	*Complete by 500th building permit*
Swimming Pool	*Prior to 250th building permit*	*Complete by 500th building permit*
Two (2) Tennis Courts	*Prior to 250th building permit*	*Complete by 500th building permit*
8-foot-wide Asphalt Trail System (not on public park land)	*Prior to 250th building permit*	*Complete by 800th building permit*
Golf Clubhouse	*Prior to 750th building permit*	*Commence construction prior to the 850th building permit (permits may be suspended for noncompliance)*
**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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.*		

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golfcourse clubhouse structure of at least ~~25,000~~ 13,000 square feet on the golf course property.

Comment: Condition #1 (Revised Condition #30 of CDP-9903) is applicable to building permits and is not applicable to CDP-9903-05. Further, a golf course clubhouse structure of at least 13,000 square feet has previously been constructed on the golf course property with a Certificate of Occupancy previously being issued and continues to operate as a golf course clubhouse. Accordingly, Condition #1 (Revised Condition #30 of CDP-9903) has been satisfied and is no longer applicable to CDP-9903-05.

2. *The SDP to include the combined golf clubhouse and the community building approved herein shall be posted pursuant to Section 27-125.03(b) of the Zoning Ordinance for a minimum of 20 days and shall be approved by the Planning Board or its designee.*

Comment: Condition #2 is applicable to Specific Design Plans and is not applicable to CDP-9903-05.

C. Plan Prince George's 2035 General Plan

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development." The siting and scale of the Proposed Development facilitated by this CDP application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill. The R-L-Zoned portion of the Property is located in the Residential Low generalized future land use area, while the L-A-C-Zoned portion of the Property is located in the Mixed-Use generalized future land use area. The General Plan stipulates that (a) properties in the Residential Low area should be used as (i) "[r]esidential areas up to 3.5 dwelling units per acre" and (ii) "[p]rimarily single-family detached dwellings"; and (b) properties without a center designation that are located in the Established Growth policy area and in the Mixed-Use future land use area should be used (i) for "context-sensitive infill and low- to medium-density development", and (ii) as a mix of "residential, commercial, employment and institutional uses" that "vary with respect to their dominant land uses." The Proposed Development will efficiently utilize vacant land to provide low-density, single-family detached housing in accordance with the Residential Low future land use and complementary to those previously approved, surrounding residential uses. Additionally, the Proposed Development will provide low-density density residential development that is sensitive to the residential uses that dominate the area surrounding the Property, which will represent the residential portion of the Mixed-Use area envisioned by the General Plan. It should be noted that the L-A-C-Zoned portion of the Property

comprises only a fraction of the Mixed-Use area within the Oak Creek Club development. The remaining undeveloped portion of the Mixed-Use area within the Oak Creek Club development is comprised of the vacant land owned by the Oak Creek Club Homeowners' Association located south of the Property directly across the Marie Bowie Parkway ROW, where the remaining mix of land uses contemplated by the General Plan could be developed in the future.

D. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan. The R-L-Zoned portion of the Property is located in the Residential Low future land use area, while the L-A-C-Zoned portion of the Property is located in the Neighborhood Mixed-Use future land use area. The Master Plan stipulates that properties in the (a) Residential Low area should be used as (i) "[r]esidential areas up to 3.5 dwelling units per acre" and (ii) [p]rimarily single-family detached dwellings"; and (b) Neighborhood Mixed-Use area should (i) have a residential density of up to forty-eight (48) dwelling units per acre and (ii) be used as "a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities". The Proposed Development will efficiently utilize vacant land to provide low-density, single-family detached housing (i) in accordance with the Residential Low future land use, (ii) complementary to those previously approved, surrounding residential uses, and (iii) that will provide the residential portion of the Neighborhood Mixed-Use future land use. It should be noted that the L-A-C-Zoned portion of the Property comprises only a portion of the Neighborhood Mixed-Use future land use area within the Oak Creek Club development. The remaining undeveloped portion of the Neighborhood Mixed-Use future land use area within the Oak Creek Club development is comprised of the vacant land owned by the Oak Creek Club Homeowners' Association located south of the Property directly across the Marie Bowie Parkway ROW, where the remaining components of the Neighborhood Mixed-Use land uses contemplated by the Master Plan, such as the neighborhood-serving amenities, could be developed in the future. Additionally, the Proposed Development

advances the following Master Plan – Natural Environment Element goals, policies and strategies:

- ***Natural Environment Element – Natural Environment Goal 1:*** *Preserve, enhance, and restore the green infrastructure network and its ecological functions.*

Comment: Environmental site design will be utilized within the Proposed Development to preserve, enhance and restore the green infrastructure network to the fullest extent practicable using methods such as on-site and off-site woodland conservation, street and shade tree plantings, preservation of specimen trees and stormwater management.

- ***Natural Environment Element – Natural Environment Goal 3:*** *Best management practices associated with environmental site design (ESD) are implemented to the fullest extent required and practical, in new development areas, and through stormwater management retrofits and stream restoration projects.*

Comment: Environmental site design will be utilized within the Proposed Development, and effective stormwater management will be provided in connection with the Proposed Development.

- ***Natural Environment Element – Natural Environment Goal 4:*** *Effective stormwater management is maintained to improve water quality and environmental health.*

Comment: Environmental site design will be utilized within the Proposed Development to provide stormwater management, which will better protect and preserve the nearby stream valley.

- ***Natural Environment Element – Natural Environment Goal 5:*** *An increase in tree canopy coverage continues to mitigate the urban heat island effect, decrease stormwater runoff, increase water quality, and create a conducive environment for active transportation for walking and bicycling.*

Comment: Environmental site design will be utilized within the Proposed Development to preserve and enhance tree canopy coverage on the Property to the fullest extent practicable, with the goals of decreasing stormwater runoff and creating a conducive environment for active transportation for walking and bicycling, while

enhancing the existing beauty of the neighborhood and the Oak Creek Club subdivision.

- ***Natural Environment Element – Policy NE 1 – Green Infrastructure:*** *Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.*

Comment: Environmental site design will be utilized within the Proposed Development to maintain, restore and/or establish, as applicable, connectivity and ecological functions of the Property to the fullest extent practicable.

- ***Natural Environment Element – Policy NE 3 – Stormwater Management:*** *Proactively address stormwater management in areas where current facilities are inadequate.*

Comment: Environmental site design is utilized within the Proposed Development to provide stormwater management, which will better protect and preserve the nearby stream valley.

- ***Natural Environment Element – Policy NE 4 – Forest Cover / Tree Canopy Coverage:*** *Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.*

Comment: Existing natural features on the Property – as identified in the Natural Resources Inventory (NRI-136-2023) – are preserved to the fullest extent practicable within the Proposed Development. Further, the Proposed Development will preserve specimen trees and maintain and restore tree canopy coverage to the fullest extent practicable, creating a pleasant environment for transportation users. and none of the proposed lots will impact regulated environmental features.

VI. ANALYSIS

A. Development Pursuant to Prior Ordinance

This application will be processed and reviewed consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1704 "Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance" of the Current Zoning Ordinance. As it relates to this CDP application, Sec. 27-1704(e) of the Current Zoning Ordinance allows for subsequent revisions or amendments to development approvals or permits "grandfathered" consistent with the Current Zoning Ordinance's Transitional Provisions (Sec. 27-1700) to be reviewed pursuant to the Prior Zoning Ordinance. Pursuant to Sec. 27-1704(a) of the Current Zoning Ordinance, this CDP application's parent approvals, CDP-9902, CDP-9903, and their respective amendments, are "grandfathered" and remain valid for a period of twenty years from April 1, 2022. Accordingly, as an amendment to a "grandfathered" development approval, the CDP application may be reviewed and decided under the Zoning Ordinance under which the original development approval was approved (i.e., the Prior Zoning Ordinance), unless the Applicant elects to have its application reviewed under the Current Zoning Ordinance. The Applicant formally elects to have this CDP application reviewed consistent with the Prior Zoning Ordinance, pursuant to Sections 27-1704 and 27-1900 of the Current Zoning Ordinance.

Consistent with the requirements of the Current Zoning Ordinance, the Applicant participated in a Pre-Application Conference with Planning Staff on January 26, 2024. Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

1. **§27-1904 – Procedures**

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

> *(a) If the development proposal will require an evidentiary hearing before the Planning Board, the applicant shall schedule and participate in a pre-application conference.*

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on January 26, 2024. The Applicant provided an overview of the subject CDP application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

(b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.

Comment: This Statement is submitted as an explanation of the conformance of this CDP application with the Prior Zoning Ordinance, the Current Zoning Ordinance's procedures concerning development pursuant to the Prior Ordinance, and other applicable review criteria. This CDP application conforms with the Prior Zoning Ordinance's applicable regulations, as well as relevant findings and conditions associated with the parent approvals, CDP-9902, CDP-9903 and their respective amendments. Accordingly, for reasons related to application continuity, conformance with the Prior Zoning Ordinance, and consistency with applicable prior development approvals, the Applicant has elected to develop the Property pursuant to the prior R-L and L-A-C Zones.

B. Compliance with Prior Zoning Ordinance – Amendment of Approved Comprehensive Design Plan

1. §27-524 – Amendment of approved Comprehensive Design Plan.

(a) All amendments of approved Comprehensive Design Plans shall be made in accordance with the provisions of this Division for initial approval, except as set forth below.

Comment: This CDP application is made in accordance with the applicable provisions of the Prior Zoning Ordinance that apply to the initial approval of a CDP application.

2. §27-518. – Contents of Comprehensive Design Plans.

(a) The applicant shall demonstrate to the Planning Board that, in the preparation of the Comprehensive Design Plan and supporting documents, he has devoted adequate attention to environmental relationships, building design, landscaping, engineering factors, and (if necessary) traffic factors. The signatures of a qualified design team (including an urban planner, architect, landscape architect, professional engineer, and traffic engineer) on the Comprehensive Design Plan and supporting documents shall be prima facie evidence that the respective factors within the scope of the signer's profession have been considered.

Comment: As demonstrated in this Statement and detailed on CDP-9902-06 and CDP-9903-05 and supporting documentation, the Applicant and its qualified design team have devoted significant attention to environmental site design, building and architectural design, landscaping, and engineering factors for the Proposed Development.

(b) The Comprehensive Design Plan shall consist of the following with all plans prepared at the same scale:

(1) A reproducible drawing (with ten (10) prints) showing the proposed development of the property. This drawing shall be in conformance with the approved Basic Plan. The drawing shall show the approximate location and proposed density of dwelling units, nonresidential building intensity, and the zoning of adjoining properties;

Comment: The Applicant has submitted a reproducible drawing of the Proposed Development showing conformance with the Basic Plan, the approximate location and proposed density of dwelling units and the zoning of adjoining properties.

(2) A schedule and text, including the delineation of any staged units to be developed at different times;

Comment: The Applicant does not propose the staging of the Proposed Development.

(3) A description of design principles proposed to govern the project, including design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle for the M-A-C, L-A-C, E-I-A, R-U, R-M, and R-S Zones, and in Section 27-514.06 for the V-M and V-L Zones;

Comment: CDP-9902-06 and CDP-9903-05 include a description of design principles proposed to govern the project, which were previously approved in connection with the parent CDP approvals. Neither CDP-9902-06 nor CDP-9903-05 propose to amend the design principles previously approved with respect to the parent CDP approvals.

(4) The total number of acres in the proposed project and the percentage thereof proposed for various uses;

Comment: CDP-9902-06 and CDP-9903-05 detail total number of acres in the Proposed Development, all of which will be used to develop single family detached dwellings.

(5) The number of dwelling units proposed (by type of dwelling unit) for each staged unit;

Comment: The Applicant does not propose the staging of the Proposed Development. Accordingly, this provision is inapplicable to this CDP application.

(6) The estimated residential or employment population for each staged unit;

Comment: The Applicant does not propose the staging of the Proposed Development. Accordingly, this provision is inapplicable to this CDP application.

(7) The location and extent of any proposed commercial area;

Comment: The Applicant does not propose any commercial areas within the Proposed Development. Accordingly, this provision is inapplicable to this CDP application.

(8) The anticipated priority of development of each staged unit;

Comment: The Applicant does not propose the staging of the Proposed Development. Accordingly, this provision is inapplicable to this CDP application.

(9) The standards proposed to be used for height, open space, building intensity, population density, and public improvements;

Comment: CDP-9902-06 and CDP-9903-05 include standards that govern the height, open space, building intensity, population density and public improvements, all of which were previously approved in connection with the parent CDP approvals. Neither CDP-9902-06 nor CDP-9903-05 propose to amend the previously approved standards.

(10) Engineering feasibility studies (including traffic engineering studies), as necessary;

Comment: The Applicant has provided all engineering feasibility studies necessary for the Proposed Development together with this Statement.

(11) An approved Natural Resource Inventory;

Comment: The Property is subject to the approved Natural Resources Inventory, NRI-136-2023. The Applicant has submitted a copy NRI-136-2023 together with this Statement.

(12) A Type 1 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual or Standard a Letter of Exemption;

Comment: The Applicant has submitted a Type 1 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual together with this Statement.

(13) A statement of justification describing how the proposed design preserves and/or restores the regulated environmental features to the fullest extent possible; and

Comment: No regulated environmental features exist on the Property. Accordingly, this provision is inapplicable to this CDP application.

(14) Where a Comprehensive Design Plan proposes to include an adaptive use of a Historic Site, the application shall include . . .

Comment: This CDP application does not propose any adaptive use of a Historic Site. Accordingly, this provision is inapplicable to this CDP application.

(c) In the E-I-A Zone, a reduced Comprehensive Design Plan shall be allowed under the following circumstances . . .

Comment: No portion of the Property is located in the E-I-A Zone. Accordingly, this provision is inapplicable to this CDP application.

(d) A reduced Comprehensive Design Plan shall consist of the following with regard to the acreage within such reduced Comprehensive Design Plan . . .

Comment: The Applicant does not seek the relief of a reduced Comprehensive Design Plan submission. Accordingly, this provision is inapplicable to this CDP application.

3. **§27-521 – Required Findings for CDP Approval.**

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

(1) The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance

with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

Comment: As previously approved with respect to the parent CDP approvals, CDP-9902-06 and CDP-9903-05 both conform to the Basic Plan (as amended by the pending Basic Plan amendment applications, A-8427-01, A-8578-01, A-8579-01).

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

Comment: As previously approved with respect to the parent CDP approvals, CDP-9902-06 and CDP-9903-05, the Proposed Development will 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: As previously approved with respect to the parent CDP approvals, approval of CDP-9902-06 and CDP-9903-05 is warranted by the way in which the comprehensive design plan includes design elements, facilities, and amenities. Additional housing within the Oak Creek Club development will continue to satisfy the needs of the residents of the Oak Creek Club development.

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

Comment: As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to 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;

Comment: As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to be compatible other land uses and facilities covered by the CDP's in relation to amounts of building coverage and open space, building setbacks from streets, abutting land uses, and 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;

Comment: The Proposed Development is not proposed to be staged. Accordingly, this provision is inapplicable to this CDP application.

(7) The staging of development will not be an unreasonable burden on available public facilities;

Comment: The Proposed Development is not proposed to be staged. Accordingly, this provision is inapplicable to this CDP application.

(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that . . .

Comment: This CDP application does not propose any adaptive use of a Historic Site. Accordingly, this provision is inapplicable to this CDP application.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are

proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);

Comment: As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to incorporate and comply with the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of the Prior Zoning Ordinance.

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

Comment: The Applicant has submitted a Type 1 Tree Conservation Plan in connection with this CDP application. The Proposed Development will conform to the Type 1 Tree Conservation Plan.

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

Comment: No regulated environmental features exist on the Property. Accordingly, this provision is inapplicable to this CDP application.

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

Comment: This provision is inapplicable to the Proposed Development.

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

Comment: This provision is inapplicable to the Proposed Development.

4. §§27-494, 27-495 & 27-496 – Requirements for the L-A-C Zone.

CDP-9902-06 and CDP-9903-05 are submitted in accordance with the applicable requirements of Section 27-495, Uses Permitted in the L-A-C Zone; Section 27-496, Regulations in the L-A-C Zone of the Zoning Ordinance, as previously approved in the parent CDP approvals, CDP-9902-06, CDP-9903-05 and their respective amendments.

5. §§27-514.08, 27-514.09 & 27-514.10 – Requirements for the R-L Zone.

CDP-9902-06 and CDP-9903-05 are submitted in accordance with the applicable requirements of Section 27-514.09, Uses Permitted in the R-L Zone; Section 27-514.10, Regulations in the R-L Zone of the Zoning Ordinance, as previously approved in the parent CDP approvals, CDP-9902-06, CDP-9903-05 and their respective amendments.

VII. CONCLUSION

The Applicant respectfully requests that the Planning Board grant approval of CDP-9902-06 and CDP-9903-05. The above analysis and submitted plans establish that this application satisfies the required findings that the Planning Board must make to approve a CDP application.

[SIGNATURES FOLLOW]

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Respectfully submitted,

CLHATCHER LLC

By:

Christopher L. Hatcher, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant

CHARLES P. JOHNSON & ASSOCIATES, INC.

By: _____

Andrew Funsch
Senior Landscape Architect
Planning Section
1751 Elton Road, Suite 300
Silver Spring, Maryland 20903

From:	Andrew P. Funsch
To:	Sun, Meng
Cc:	Garland, Hyojung; Patrick, Benjamin; Sallie Stewart; Michael Mitchell
Subject:	RE: CDP-9902-06 & CDP-9903-05 Oak Creek Club_Response to Written Comments from 2/12
Date:	Monday, February 23, 2026 4:05:16 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png DA7720z24 - Sketch.pdf DA7720z24 - LOF.pdf

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon, Meng –

Please see the attached and responses to your questions below.

Thank you,

Andrew P. Funsch, PLA
Charles P. Johnson & Associates, Inc.
301-434-7000 x131

From: Sun, Meng <Meng.Sun@ppd.mncppc.org>
Sent: Friday, February 20, 2026 10:29 AM
To: Andrew P. Funsch <AFunsch@cpja.com>
Cc: Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Patrick, Benjamin <Benjamin.Patrick@ppd.mncppc.org>; Sallie Stewart <sstewart@cpja.com>; Michael Mitchell <MAMitchell@cpja.com>
Subject: RE: CDP-9902-06 & CDP-9903-05 Oak Creek Club_Response to Written Comments from 2/12

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Andrew,

Thank you for providing the revised materials. I have a few questions that need clarification to assist with the TSR preparations.

1. I have attached the WSSC water and sewage concept plan, along with the letter of finding. Are these two documents associated with each other? Specifically, is the

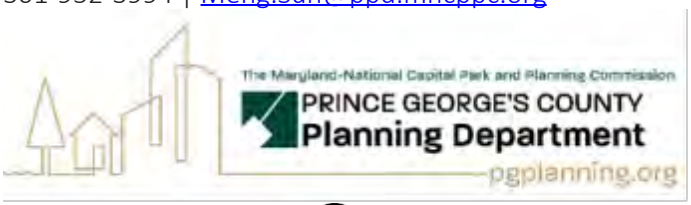
concept plan the basis for the letter of finding? Since the plan doesn't have an approval stamp, I want to ensure that it has been approved.
The approved LOF letter and Sketch are attached.

2. I understand that the floodplain area has been increased based on the latest survey. However, this change should not affect the overall gross area. Could you explain why the gross tract area for the R-L zone and the overall Oak Creek Club has reduced?
The R-L Zone was previously listed in approved CDP-9903-04 as measuring 890 acres but was updated to 884.75 acres to reflect the latest, more accurate field surveyed data.

Thank you for your assistance.

Best regards,

Meng Sun, Ph.D, AICP, LEED GA
Planner III| *Urban Design Section* | *Development Review Division*
301-952-3994 | Meng.Sun@ppd.mncppc.org



From: Andrew P. Funsch <AFunsch@cpja.com>
Sent: Wednesday, February 18, 2026 5:03 PM
To: Sun, Meng <Meng.Sun@ppd.mncppc.org>
Cc: Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Patrick, Benjamin <Benjamin.Patrick@ppd.mncppc.org>; Sallie Stewart <sstewart@cpja.com>; Michael Mitchell <MAMitchell@cpja.com>
Subject: RE: CDP-9902-06 & CDP-9903-05 Oak Creek Club_Response to Written Comments from 2/12
Importance: High

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi, Meng –

Good afternoon. Hope this email finds you well.

Please download and review the revised materials below:

(****DARTS does not provide an option to submit or resubmit revised documents****)

Charles P. Johnson & Associates ShareFile Expires August 20, 2026

CDP-9002-06 & 9903-05.pdf	37.1 MB
CDP-9902-06_R-L Zone CDP Text_v3.pdf	15.5 MB
CDP-9903-05_L.A.C. Zone CDP Text_v3.pdf	14.8 MB

Download Attachments

This email is intended only for the person to whom it is addressed and/or otherwise authorized personnel. The documents attached are confidential and the property of CPJA. If you are not the intended recipient, please be advised that viewing this message and any attachments, as well as copying, forwarding, printing, and disseminating any information is strictly prohibited.

Responses to your comments below are as follows:

1. *Please provide documentations to show the facilities that are planned or built in the public park (35-acre public park and 26-acre future park/school site) per DPR standards, in order to qualify the 17.5% increment factor for public facilities.*

   Response: Additional information has been provided under the 'Public Facilities' section of each text document confirming that all facilities required by the Recreation Facilities Agreements (RFAs) have been built.

2. *Revised condition for on-street parking*
   a. *Please provide proposed revised language for Condition 21 of CDP-9902-06 and Condition 24 of CDP-9903-05 , by allowing designated on-street parking on <u>one side</u> of the street*
   b. *Provide justification on current issue of parking in the existing neighborhood*
   c. *Specify how many parking spots are needed*
   d. *Provide a new street section to show the parking space with travel lanes to support the request*

Response: Revised language and justification for the proposed on-street parking has been added to the 'Vehicular Circulation & Access' segment for each CDP text document, specifically, within the 'On-Street Parking' section. A new street section to show on-street parking (on one side of the street) has been added to the 'List of Features' within each CDP text document.

3. *Lot performance standards(see attached markup)*
    a. *Please revise the standards in R-L and L-A-C zone text based on the comments*
    b. *Show those two standards on the cover page of the CDP plan*

Response: Lot performance standards for the R-L and L.A.C. zone have been updated per Park & Planning comments. These standards are also now reflected on the CDP plan set cover page.

If you would, kindly confirm receipt of this email and please let us know if any additional information is needed at this time.

Thanks, Meng –

Andrew

Andrew P. Funsch, PLA
Charles P. Johnson & Associates, Inc.
301-434-7000 x131

From: Sun, Meng <Meng.Sun@ppd.mncppc.org>
Sent: Thursday, February 12, 2026 4:03 PM
To: Andrew P. Funsch <AFunsch@cpja.com>; Michael Mitchell <MAMitchell@cpja.com>
Cc: Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Patrick, Benjamin <Benjamin.Patrick@ppd.mncppc.org>
Subject: CDP-9902-06 & CDP-9903-05 Oak Creek Club_written comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Andrew and Michael,
I am emailing the comments in regards what have been discussed in the team's meeting earlier today.

1. Please provide documentations to show the facilities that are planned or built in the public park (35-acre public park and 26-acre future park/school site) per DPR standards, in order to qualify the 17.5% increment factor for public facilities.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section 301-952-3680

January 2, 2026

MEMORANDUM

TO: Meng Sun, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division ***TWG***

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division ***JAS***
Tyler Smith, Historic Preservation Section, Countywide Planning Division ***TAS***
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division ***AGC***

RE: **CDP-9903-05 and CDP-9902-06 Oak Creek Club**

Recommendation
Historic Preservation staff recommend approval of CDP-9903-05 and CDP-9902-06, Oak Creek Club, with no conditions.

Background
The subject property comprises approximately 8.09 acres and is located in the northeast quadrant of the intersection of Church Road and Mary Bowie Parkway in Bowie. The subject site was zoned Residential Low Development (R-L) and Local Activity Center (L-A-C), per the prior Zoning Ordinance. The property is located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The applicant proposes to amend the parent Comprehensive Design Plan (CDP) approvals, CDP-9902 and CDP-9903, to develop the property with 28 single-family detached housing units.

Findings
The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* contains goals and policies related to historic preservation (pages 157-166). One goal (p. 158) states: "Historic properties are leveraged as community assets through preservation, restoration, and adaptive reuse." The Bowieville Historic Site (74A-018) is in proximity to the developing property. The site is privately owned and has been restored.

The 2010 *Approved Historic Sites and Districts Plan* includes goals and policies related to archeology (pages 55-61). Relevant goals, policies, and strategies (pages 59-60) are:

> *Goal: Incorporate archeological resource protection into the local land use and comprehensive planning processes through site identification and preservation.*
>
> *Policy 1: Ensure that archeological resources are considered and protected through all phases of the development process.*

Strategy 3. Request a Phase I archeological survey on properties subject to the subdivision regulations that have a moderate-to-high probability of containing prehistoric or historic archeological resources.

Per Sections 24-121(18) of the prior Subdivision Ordinance, archeological investigations can be required at the time of preliminary plan of subdivision if there is a moderate or higher potential for archeological resources on the developing property.

A Phase I archeological study was completed surrounding Bowieville (Historic Site 74A-018) in 1999. Archeological site 18PR580 was identified as the historic trash deposits associated with Bowieville. Background historical research indicated that between 1797 and 1801, Dr. Robert Pottinger acquired 614.25 acres of land in what is now the Oak Creek subdivision. In 1803, Pottinger died, and by 1818, Governor Robert Bowie had acquired all of what had been Pottinger's land. This property passed to his daughter, Mary M. Bowie, who, with acquisitions of land from her son William Turner Wootton, created an 853-acre plantation that she named "Bowieville." Mary Bowie died unexpectedly in 1826, and the property passed to her children. Over the course of the next two centuries, the large tract of land was divided multiple times, until much of the original Bowieville property was purchased by the Turner family in the early 1980s.

A Phase IA archeological reconnaissance survey was conducted on the Oak Creek property in 2002. The study consisted of background research and pedestrian reconnaissance of the 900-acre property on both sides of Church Road South, in Upper Marlboro, bounded by Oak Grove Road to the south, Collington Manor subdivision to the north, the Kettering subdivision to the west, and the CSX railroad tracks to the east. It was determined that there was high archeological potential for both historic and pre-contact archeological sites on the property, and a Phase IB archeological shovel test survey was recommended.

A Phase IB archaeological shovel test survey was conducted on the Oak Creek Club property between December 2002 and December 2003. A total of 3500 shovel test pits were excavated, with positive artifact recoveries from 348 of them. Thirty-three new pre-contact and historic sites were identified, sites 18PR659 through 18PR691. Two previously identified sites, 18PR79 and 18PR580, were re-evaluated during the Phase IB survey. Site 18PR79 was identified as a Woodland-period (950 AD to 1600 AD) site located in the floodplain adjacent to Black Branch, on the west side of Church Road. Site 18PR850 was identified as the archeological site associated with Bowieville (Historic Site 74A-018).

A total of six sites, 18PR79, 18PR579, 18PR659, 18PR665, 18PR669, and 18PR677, were identified as potentially National Register-eligible and were recommended for Phase II archaeological evaluation or preservation in place. Historic Preservation staff agree with these recommendations. None of the sites identified as potentially National Register-significant are located on the subject property being reviewed in this application, and therefore, no further work is recommended.

The Prince George's County Council passed Zoning Map Amendments A-8427, A-8578, and A-8579 on November 26, 1991 (*County Council Resolution CR-120-1991*). On July 24, 2000, the Council approved amended basic plans for Zoning Map Amendments A-8427-01, A-8578-01, and A-8579-01. Zoning Ordinance No. 11-2000 was subject to 49 conditions and 10 considerations, of which 12 conditions are applicable to archeology and historic preservation:

22. *The Environmental Setting of the Bowieville Historic Site (74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the Applicant shall complete a survey and map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14. 7 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:*

    a. *Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn, and appropriately detailed reuse and restoration Plans.*

COMMENT: By action of the Historic Preservation Commission on June 19, 2001, the Environmental Setting for Bowieville was amended to its approximately 14.7-acre current area. It included the historic entry lane and removed the area of the then proposed pool, clubhouse, and the remaining outbuildings south of the main house. This condition has been satisfied.

    b. *Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, the proposed clubhouse parking area, and the parking area of the nearby commercial center.*

COMMENT: The Historic Preservation Commission approved Historic Area Work Permit Application (HAWP#10-07) on March 21, 2007, allowing for the construction of ten parking spaces within the Environmental Setting for Bowieville. This condition has been satisfied.

    c. *The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be included within the L-A-C as a means of access to the Historic Site.*

COMMENT: By action of the Historic Preservation Commission on June 19, 2001, the Environmental Setting for Bowieville was amended to encompass approximately 14.7 acres. It included the historic entry lane with the Local Activity Center (L-A-C) Zone as a means of access to the Historic Site. This condition has been satisfied.

23. *Prior to approval of the Comprehensive Design Plan, the Applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing, and lighting, and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include, but are not limited to:*

    a. *Retaining and maintaining the existing chain link fence in a secure condition with a locked gate around the Historic Site.*
    b. *Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.*
    c. *Conducting roof repairs and repairs to drainage systems, flashing, and caulking as they occur.*
    d. *Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarm connected to central station monitoring.*

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.
f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

COMMENT: This condition has been satisfied.

24. The property shall be inspected on behalf of the Applicant by a qualified preservation architect, preservation contractor, or structural engineer 60 days after the approval of the Amended Basic Plan, with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the Applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

COMMENT: The applicant provided quarterly reports prepared by qualified consultants throughout the course of the project, and they remain on file with the M-NCPPC Historic Preservation Section. This condition has been satisfied.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the Applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor, or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

a. "immediate" repairs deemed necessary preclude further deterioration;
b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;
c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include, but not be limited to, the stabilization and securing of the historic tobacco barn northeast of the mansion.

COMMENT: A Conditions Assessment of the Historic Site was submitted to the Historic Preservation Commission on May 28, 2001, and was deemed acceptable. This condition has been satisfied.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the Applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor, or structural engineer.

COMMENT: A Conditions Assessment of the Historic Site was submitted to the Historic Preservation Commission on May 28, 2001, and was deemed acceptable. The Historic Preservation Commission approved Historic Area Work Permit Application #20-03 on December 22, 2003, which included the application to complete structural repairs, restoration of all windows, new roofing, and

replacement of all mechanical, electrical, and plumbing systems. This work was completed within the two year-window for the permit and reviewed by Historic Preservation Section staff. This condition has been satisfied.

27. *The Applicant, his heirs, successors, or assigns shall submit a Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.*

COMMENT: Condition 27 has been satisfied pursuant to HAWP #10-07, approved by the Historic Preservation Commission on March 21, 2007, and is no longer applicable.

28. *Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the Applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.*

COMMENT: This condition has been satisfied.

29. *A Phase I archeological survey in the garden areas south and northeast of the house and a summary report shall be undertaken by the Applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the Applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the Applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.*

COMMENT: A Phase I archeological survey was completed by the applicant in 1999, identifying one archeological site 18PR580 in association with Bowieville (74A-018). The report was found to be acceptable by the Historic Preservation Commission, and this condition has been satisfied.

30. *The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:*

    a. *Reception hall/rental facility*
    b. *Art gallery*
    c. *Restaurant*
    d. *Country Inn*
    e. *Antique shop or other such low intensity retail use*
    f. *Eleemosynary or philanthropic use*
    g. *Low intensity office use*
    h. *Library or similar cultural use*
    i. *Private residence*
    j. *Private school*

k. A combination of the above uses

Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission.

COMMENT: The Bowieville Historic Site is now under private ownership and occupation; this condition has been satisfied.

31. The Applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

COMMENT: The Bowieville Historic Site (74A-018) and 2.91 acres of its Environmental Setting are held under preservation easement by the Maryland Historical Trust (MHT); recorded on June 3, 2015. This condition has been satisfied.

32. A comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include, but not be limited to, architectural design, building placement, materials, roof features, fencing, landscaping, and parking, in relation to views from the Historic Site.

COMMENT: The Historic Preservation Commission reviewed Specific Design Plans, SDP-0306 and SDP-0308, for Oak Creek Club at their September 16, 2003, meeting. This condition has been satisfied.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following Conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;
b. The Applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

COMMENT: The Historic Preservation Commission reviewed the subject application on June 19, 2001. No recommendations were proposed to alter the timing mechanism as approved, per Zoning Ordinance No. 11-2000. Additionally, the Bowieville Historic Site is now under private ownership; this condition is satisfied.

Preliminary Plan 4-01032 was approved by the Planning Board on September 6, 2001, pursuant to *PGCPB Resolution No. 01-178.* CDP-9902 and CDP-9903 were approved by the Planning Board on September 6, 2001, and adopted pursuant to *PGCPB Resolution No. 01-180* on December 20, 2001. CDP-9902 and CDP-9903 were subsequently reviewed and approved by the District Council with conditions on May 13, 2002. *PGCPB Resolution No. 01-181* for CDP-9903 contains nine conditions related to historic preservation and archeology:

1. *Prior to certificate approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:*

    b. *Provide evidence of a written agreement with the Historic Preservation Commission that defines/outlines responsibilities and timing for the provision of a security/fire alarm system connected to central station monitoring and maintenance/stabilization of all historic outbuildings within the Environmental Setting.*

COMMENT: A Memorandum of Understanding was executed prior to the approval of SDP-0306, adopted October 2, 2003 (*PGCPB No. 03-207*); this condition is satisfied.

8. *Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area of the nearby commercial center.*

COMMENT: The Historic Preservation Commission reviewed SDP-0306 and SDP-0308 for Oak Creek Club at their September 16, 2003, meeting. This condition has been satisfied.

9. *The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, no trespassing signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of all future Specific Design Plans.*

COMMENT: The applicant provided quarterly reports prepared by qualified consultants throughout the course of the project, and they remain on file with the M-NCPPC Historic Preservation Section. A Conditions Assessment of the Historic Site was submitted to the Historic Preservation Commission on May 28, 2001, and was deemed acceptable. This condition has been satisfied.

10. *The applicant, his heirs, successors or assignees shall submit an Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for development.*

COMMENT: Condition 10 has been satisfied pursuant to HAWP #10-07, approved by the Historic Preservation Commission on March 21, 2007, and is no longer applicable.

11. *Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.*

COMMENT: This condition has been satisfied.

12. *Prior to submission of a Specific Design Plan for the areas in question around the historic house, the applicant shall receive a written determination from the Historic Preservation Commission regarding the need for Phase II and/or Phase III archeological studies. If either or both are required, they shall be completed and approved by the HPC prior to the approval of the relevant SDP.*

COMMENT: The Historic Preservation Commission issued a written statement regarding the need for a Phase II and/or Phase III archeological study at its September 16, 2003, meeting. Further work was determined to be unnecessary if certain parts of the Historic Sites's Environmental Setting were avoided during renovation. This condition has been satisfied.

13. *Appropriate use for the Bowieville Mansion and tobacco barn may include but not be limited to the following:*

    a. *Reception hall/rental facility*
    b. *Art gallery*
    c. *Restaurant*
    d. *Country Inn*
    e. *Antique shop or other such low-intensity retail use*
    f. *Eleemosynary or philanthropic use*
    g. *Low-intensity office use*
    h. *Library or similar cultural use*
    i. *Private residence*
    j. *Private school*
    k. *A combination of the above uses*

    Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission.

COMMENT: The Bowieville Historic Site is now under private ownership and occupation; this condition has been satisfied.

14. *The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.*

COMMENT: The Bowieville Historic Site (74A-018) and 2.91 acres of its Environmental Setting are held under preservation easement by the Maryland Historical Trust (MHT); recorded on June 3, 2015. This condition has been satisfied.

15. *Specific Design Plan review by the Historic Preservation Commission shall be required on non-residential structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.*

COMMENT: The Historic Preservation Commission reviewed SDP-0306 and SDP-0308 for Oak Creek Club at their September 16, 2003, meeting. This condition has been satisfied.

Comprehensive Design Plan, CDP-9902-01, was approved by the Planning Board on June 22, 2006. CDP-9902-01 revised the parent CDP approval to reduce the side yard setbacks for attached single-family dwelling units from five to zero feet. CDP-9902-02 and CDP-9903-01 were approved by the Planning Board on September 13, 2007, and adopted pursuant to *PGCPB Resolution No. 07-172* on October 4, 2007. CDP-9902-02 revised the parent CDP approval to (i) combine the community building and golf course clubhouse into a single facility, and (ii) to amend the recreational facilities location and schedule.

CDP-9902-03 and CDP-9903-02 were approved by the Planning Board on May 5, 2011, and adopted pursuant to *PGCPB Resolution No. 11-41* on May 26, 2011. They were subsequently reviewed and approved by the District Council with conditions on June 29, 2011. CDP-9902-05 and CDP-9903-04 were approved by the Planning Board on December 6, 2012, and adopted pursuant to *PGCPB Resolution No. 12-110* on January 10, 2013. CDP-9902-05 revised Condition 30 of the parent approval, CDP-9902, to reduce the required size of the golf course clubhouse from 25,000 square feet to 13,000 square feet.

02/10/2026

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community NAB

VIA: Sarah Benton, AICP, Assistant Division Chief, Community Planning Division SB

FROM: Eduard Krakhmalnikov, Planner III, Placemaking Section, Community Planning Division EK
Thomas Lester, Planner IV, Master Plans and Studies Section, Community Planning Division TEL

SUBJECT: CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

FINDINGS
The Community Planning Division finds that pursuant to Section 27-521(a)(1), of the prior zoning ordinance, this application conforms to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* and the principles and guidelines of the plan text which address design and physical development of the property.

BACKGROUND
Zoning Ordinance: Prior Zoning Ordinance

Application Type: Comprehensive Design Plan (CDP)

Planning Area: 74A

Community: Mitchellville & Vicinity

Location: Mary Bowie Parkway and 800 S Church Road, Upper Marlboro, Maryland 20774 (Parcel B and Parcel 3 [Tax ID 3636925, and 0777144 respectively])

Size: 8.09+/- Acres

Existing Uses: Vacant

Future Land Use: Residential Low/Neighborhood Mixed-Use

Proposal: Amendment of the prior applications CDP-9902 and CDP-9903 to develop 28 single-family detached dwellings.

Zoning: Legacy Comprehensive Design (LCD) Zone

Prior Zoning: Residential Low Development (R-L) Zone and Local Activity Center (L-A-C) Zone

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities Growth Policy Area within Plan 2035. The vision for Plan 2035 classifies Established Communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. The vision for the Established Communities Growth Policy Area is to maintain and enhance existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Analysis: *The proposed development of 28 single-family detached homes maintains low-to-mid density and is sensitive to the context of the surrounding community, thereby conforming to Plan 2035.*

Master Plan: The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends **Residential Low** and **Neighborhood Mixed-Use** land uses on the subject property. Residential Low land uses are defined as Residential areas between 0.5 and up to or equal to 3.5 dwelling units per acre with primarily single-family detached dwellings. Neighborhood Mixed-Use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating, and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre (p. 49-50).

Analysis*: The proposed use conforms to the master plan and meets the definition for Residential Low by proposing 28 dwelling units on Land Bay T with a density of approximately 3.46 dwelling units per acre. The nonresidential use previously approved and recommended by the master plan is to be relocated in the L-A-C Zone south of Mary Bowie Parkway. This was approved with Basic Plan A-8427-01 and is embodied in PGCPB No. 2024-112. Specifically, the nonresidential uses, community center, golf course, recreational facilities, Bowieville Mansion, and the clubhouse are proposed to be located together on the south side of Mary Bowie Parkway. The location of these facilities satisfy the purposes of the L-A-C Zone, and the master plan recommendation for neighborhood mixed-use on the property.*

In addition, the Master Plan recommends the following goals, policies, and strategies to help advance the intent and purpose of the plan.

Transportation

- **Policy TM 2** All streets in Bowie-Mitchellville and Vicinity should accommodate traffic at Plan 2035-recommended levels of service (LOS).
    - **Strategy TM 2.2** Design all streets in the Established Communities of Bowie-Mitchellville and Vicinity to allow operation at LOS D (p. 113).
    - **Strategy TM 2.4** Reconstruct or construct streets as recommended in Appendix D. Recommended Master Plan Transportation Facilities (p. 113). And **TM 3.2** Construct the pedestrian and bicycle facilities identified in Appendix D.

Recommended Master Plan Transportation Facilities (p. 113). Appendix D recommends:

- **C-300,** Church Road, from MD 214 (Central Avenue) to Oak Grove Road, 90' right-of-way with two vehicle lanes, 10-foot-wide sidewalks, and shared-use paths (both directions) (p. 247).

- **Policy TM 3** Enhance active transportation infrastructure to create greater quality of life and attract businesses and employees.
  - **Strategy TM 3.1** Ensure all streets in Bowie-Mitchellville and Vicinity's Centers and Established Communities have sidewalks (p. 113).
  - **Strategy TM 3.2** Construct the pedestrian and bicycle facilities identified in Appendix D. Recommended Master Plan Transportation Facilities.
  - **Strategy YM 3.3** Provide marked crosswalks on all legs of all intersections.

- **Policy TM 15** Create a safer and more inviting Church Road corridor in Bowie-Mitchellville and Vicinity.
  - **Strategy TM 15.2** Create 10-foot-wide minimum shared-use paths in both directions along Church Road from Oak Grove Road to Old Church Road.

Analysis: *The creation of a multimodal roadway with street trees enhances the streetscape and aesthetic of an area, contributing to community character, providing shade and pedestrian scale, and providing environmental benefits. Staff encourage the applicant to conform to these strategies to the extent possible. This will be further evaluated at the time of the Preliminary Plan of Subdivision and Specific Design Plan.*

Natural Environment

- **Policy NE 4** Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.
  - **NE 4.2** Plant street trees to the maximum extent permitted along all roads and trail rights-of-way (p. 145).

Analysis: *Conformance to these strategies will be further evaluated at the time of the Preliminary Plan of Subdivision or Specific Design Plan.*

Healthy Communities

- **Policy HC 1** Improve access to community gardens, urban agriculture, and other food sources.
  - Prioritize implementation of future community gardens in neighborhoods farther away from existing community gardens, grocery stores, and farmers' markets, where healthy food access is lowest.

Analysis: *Community gardens increase access to fresh food, improve community health, and strengthen social connections. Staff encourage the applicant to include space for a community garden as existing fresh food options are limited nearby. Strategies to improve access to healthy food options will be further evaluated at the time of the Specific Design Plan.*

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from Residential Low Development (R-L) Zone and Local Activity Center (L-A-C) Zone to Legacy Comprehensive Design (LCD) Zone effective April 1, 2022. The 2024 *Bowie-Mitchellville and Vicinity Sectional Map Amendment* retained the subject property in the Legacy Comprehensive Design (LCD) Zone.

MASTER PLAN CONFORMANCE ISSUES
None.

OVERLAY ZONE CONFORMANCE ISSUES
None.

cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

February 17, 2026

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section

VIA Mridula Gupta, Planning Supervisor, Subdivision Section MG

FROM: Mahsa Vatandoost, Planner III, Subdivision Section MV

SUBJECT: CDP-9902-06 and CDP-9903-05; Oak Creek Club

The subject site is an approximately 917.75-acre planned golf course community, of which approximately 8.09-acres are the focus of this amendment to Comprehensive Design Plan CDP-9902 and CPD-9903. The property consists of Parcel 3, recorded in the Prince George's County Land Records in Book 48450 page 299; and Parcel B, recorded in Plat Book REP 203 Plat no. 20. The property is located within the Legacy Comprehensive Design (LCD) Zone. However, in accordance with Section 27-1704(g) of the Zoning Ordinance, this application has been submitted for review in accordance with the prior Prince George's County Zoning Ordinance and prior Subdivision Regulations, and the prior Local Activity Center (L-A-C) and Residential Low Development (R-L) zoning. The application were accepted for review on November 18, 2025, and comments were provided to the applicant during the SDRC meeting on December 5, 2025. This referral memorandum is based upon the plans submitted for review on December 26, 2025, December 29, 2025, and February 6, 2026.

The prior approved CDP-9902-02 and CDP-9903-01 show the subject 8.09-acre tract as approved for single-family detached residential development and a church/day care. The proposed amendment proposes the 8.09-acre tract as part of a new Development Parcel M, and proposes to remove the church/day care use and expand the single-family detached residential use. Specifically, these CDPs propose 28 single-family detached residential dwelling units and two stormwater management facilities in this area.

This property is subject to Preliminary Plan of Subdivision (PPS) 4-01032, which was approved by the Prince George's County Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). PPS 4-01032 approved 1,148 lots and 36 parcels for the development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall property. The 8.09-acre area included in this application was shown on the approved PPS as Parcel OO for proposed institutional use (church); open space Parcel F (currently recorded as Parcel B in accordance with the PPS); and six single-family residential Lots 1-6. Parcel OO and Lots 1-6, as shown on the PPS, were never recorded by plat and are known as Parcel 3, an unsubdivided deed property given 4-01032 has since expired. The proposal to develop the subject site and subdivide land will require the approval of a new PPS, a new determination of adequacy of public facilities, and new final plats. Parcel B received an automatic certificate of adequacy (ADQ) associated with PPS 4-01032 pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date, subject to the

expiration provisions of Section 24-4503(c). There is no ADQ associated with Part of Parcel 3, since this portion of Parcel 3 was never platted in accordance with 4-01032, which has since expired. A new certificate of adequacy will be required to be approved by the Planning Director prior to Planning Board approval of any new PPS.

Basic Plans A-8427, A-8578, and A-8579 were approved by the District Council in 2000, subject to identical 50 conditions and 10 considerations (Zoning Ordinance No. 11-2000). On August 26, 2025, the District Council approved A-8427-02, A-8578-02, and A-8579-02. The Basic Plan Amendments approved the development of 28 additional dwelling units by increasing the maximum number of dwelling units in the R-L Zone to 1,108, and 76 dwelling units in the L-A-C Zone.

Additional Comments:

1. The configuration of any proposed lots and parcels, which will be subject to a future PPS, will be evaluated with that PPS. The circulation pattern will also be reviewed with the future PPS application. Right-of-way widths for any public or private streets in the development will be determined at the time of the PPS. The location of public utility easements required along all public or private streets will be determined with the PPS.

Recommended Conditions:

None.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. A preliminary plan of subdivision and final plat will be required for the proposed development. There are no other subdivision issues at this time.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Transportation Planning Section 301-952-3680

February 17, 2026

MEMORANDUM

TO: Meng Sun, Development Review Division

FROM: BHP Benjamin Patrick, Transportation Section, Countywide Planning Division

VIA: Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: CDP-9902-06 + CDP-9903-05 Oak Creek Club

Proposal
The applicant seeks approval of a Comprehensive Design Plan under the requirements of the L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design) Zone of the prior zoning ordinance for approximately 28 single-family detached dwellings.

Prior Conditions of Approval
The subject property falls under the purview of Zoning Map Amendment (ZMA) A-8427, A-8578, 8579 and its amendments, CDP-9902 and its amendments, CDP-9903 and its amendments, and Preliminary Plan of Subdivision (PPS)4-01032. The relevant conditions of approval have been provided below.

Zoning Map Amendment (ZMA) A-8427, A-8578, 8579 and its amendments

1. **In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.**

Comment: The total number of dwelling units will not exceed 1,108 in the R-L Zone and 76 in the L-A-C Zone as conditioned. A-8427-02, A-8578-02, and A-8579-02 amended this condition to include the stated densities and the subject application does not exceed the total number of units. At the time of PPS review, a trip cap establishing AM and PM peak-hour trips will be established.

4. **Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's**

Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation and notification shall be provided by the applicant to The Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

Comment: This condition was satisfied at the time of PPS, described in further detail below.

5. **Prior to approval of a preliminary plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.**

Comment: This condition was satisfied at the time of PPS.

6. **Prior to the approval of the 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.**

Comment: This condition was satisfied at the time of PPS.

7. **Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade, and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan) must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.**

Comment: This condition was satisfied at the time of PPS.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

Comment: This condition is applicable at the time of building permit; however, the improvements are bonded for construction.

9. Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

Comment: This condition has been satisfied.

10. On all preliminary plats, final plats, site plans, and other plan documents used to represent the proposed development, on which the A-44 right-of- way appears, the applicant, his heirs, successors, and/or assignees shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved *Bowie-Collington Master Pla*n.

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Condition #10 is no longer applicable to CDP-9902-06 or CDP-9903-05.

11. The applicant shall dedicate the right-of-way for Church Road as a variable-width (90-foot minimum) four-lane collector with an open median of varying width as determined by DPW&T. The location and width of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the ADesign Guidelines for Scenic and Historic Roads.@ Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

Comment: This condition has been satisfied. Church Road-South right-of-way was previously dedicated under PB REP 203, #20, recorded in 2004.

38. The applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

Comment: Driveway access has been recorded among the land records. This condition has been satisfied.

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

Comment: The CDP plans and text submitted for the proposed development provide for the construction of a Class I trail along the entire frontage of both Church and Oak Grove Roads in conformance with the subject condition. The condition has been satisfied.

41. At the time of the Comprehensive Design Plan review, the locations of the trails, paths, and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

Comment: The proposed plan provides for a pedestrian network that will consist of sidewalks and trails. Details of these facilities shall be further evaluated at the time of the Specific Design Plan (SDP)

Comprehensive Design Plan Considerations

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor, and Collington Station prior to Comprehensive Design Plan approval.

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Condition #10 is no longer applicable to CDP-9902-06 or CDP-9903-05.

6. Primary residential streets will be constructed to provide access to the planned community park and the park/school. In the event private roadways are permitted in the planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

Comment: All roadways proposed within the development will be private. The consideration has been addressed.

7. An internal loop master plan trail 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.

8. All development pods and parks, recreational and historical features shall be connected to the main trail network by feeder trails and sidewalks.

Comment: The proposed plan provides for a pedestrian network that will consist of sidewalks and trails. Details of these facilities shall be further evaluated at the time of the Specific Design Plan (SDP)

9. The handicapped accessibility of all trails shall be determined during CDP review.

Comment: Issues of handicapped accessibility review are most appropriate at the SDP; however, no trails impact the subject site.

4-01032 PGCPB No. 01-178(C)(A)

10. Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

a. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include the provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include the provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

Comment: This condition is applicable at the time of building permit

11. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.

Comment: Church Road-South right-of-way was previously dedicated under PB REP 203, #20, recorded in 2004. This condition is not applicable at this time; however, a transportation adequacy finding will be required at the time of PPS.

12. Prior to the approval of the first Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

Comment: This condition is applicable at the time of SDP.

13. At the time of final plat approval, the applicant shall dedicate right-of-way along Oak Grove Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T and will include acceleration, deceleration, and left-turn lanes at the proposed access point at a minimum.

Comment: This condition is applicable at the time of final plat; however, Oak Grove Road is outside the boundary of the current application.

14. All final plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Condition #10 is no longer applicable to CDP-9902-06 or CDP-9903-05.

15. The applicant, his heirs, successors and/or assignees shall construct, at a time to be determined in a Recreational Facilities Agreement at the time of the first Specific Design Plan:

a. A Class I hiker-biker trail along the subject property's entire frontage of Church Road as reflected on the submitted CDP.

b. A Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road as reflected on the submitted CDP.

c. The multiuse, hiker-biker trail the entire length of the Black Branch Stream Valley Park. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

d. A comprehensive sidewalk and/or walkway network with sidewalks and/or walkways being constructed along at least one side of all primary, secondary, and village roads.

Comment: This condition is applicable at the time of SDP. Staff notes that Church Road, which fronts the subject property, is currently constructed as a 4-lane collector roadway.

42. The applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Prince George's County Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and Oak Grove Road. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical or traffic control improvements at that location within a schedule to be determined by DPW&T. The total cost of the intersection improvements shall be determined according to applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee, and the cost may be shared by multiple applicants. Bonding shall occur prior to release of building permits within Phase 5 of Oak Creek Club.

Comment: This condition is applicable at the time of building permit. This condition is also considered in the Locust Hill development, and staff are aware that a signal is warranted at this intersection.

43. The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service that will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:

a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final

routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

c. Buses having a capacity of 20 persons.

Other necessary services may be required. Final details of an agreement among DPW&T, the applicant, and the Oak Creek Homeowners' Association shall be approved by the Planning Board concurrent with the approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity, and shall be recorded in the Land Records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

Comment: This condition has previously been satisfied and is no longer applicable to the subject application.

Master Plan Compliance:
This application is subject to the 2009 Approved Countywide Master Plan of Transportation (MPOT) and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan.

Master Plan Roads
The subject property has frontage on Church Road (C-300) along the western bounds of the site. The MPOT refers to this section of Church Road as MC-300 and recommends a 4-lane master collector with an ultimate right of way of 90 feet. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan recommends this portion of Church Road as a 2-lane collector roadway with an ultimate right of way of 90 feet. The applicant's submission does not display the right-of-way along Church Road. The subject application does not require right-of-way dedication or other recommendations to this portion of Church Road. Right-of-way dedication for Church Road will be further examined at the time of subsequent development applications. Staff would note that the portion of Church Road that fronts the subject property is currently constructed as a 4-lane collector roadway.

The subject property also has frontage along Mary Bowie Parkway along the southern bounds of the subject site. Neither the MPOT nor the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan contains right-of-way recommendations. Right-of-way dedication for Mary Bowie Parkway will be further examined at the time of subsequent development applications. Staff would note that portion of Mary Bowie Parkway that fronts the subject property has been constructed as a 4-lane roadway at its intersection with Church Road, which transitions to a 2-lane roadway to the east of the subject site.

Master Plan Pedestrian and Bike Facilities
The MPOT recommends the following master-planned facilities:

Planned Side Path: Church Road

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan recommends a 10-foot-wide minimum shared-use path in both directions (p.247) along this portion of Church Road.

Comment: The site's frontage along Church Road has an existing bicycle lane and side path. The site's frontage along Mary Bowie Parkway has an existing sidewalk, which transitions into the side path along Church Road. Additional bicycle and pedestrian recommendations will be further examined and recommended with subsequent development applications.

Transportation Planning Review
Zoning Ordinance Compliance
Section 27-521 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for map amendment approvals.

(1) The plan is in conformance with the approved basic plan;

Comment: The proposed revision will not affect the previous finding that the subject comprehensive design plan is in conformance with the requirements of the applicable basic plans.

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

Comment: The proposed revisions will not substantially affect the previous finding that the subject 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;

Comment: The proposed revisions will not substantially affect the previous finding that approval is warranted by the way in which the comprehensive design plan includes design elements, facilities, and amenities and satisfy 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;

Comment: The proposed revision will not substantially affect the previous finding that 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:

(C) Circulation access points.

Comment: The proposed revision will not substantially affect the previous finding that land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to circulation access points.

(7) The staging of development will not be an unreasonable burden on available public facilities;

Comment: The proposed revision will not affect the previous finding that the staging of development will not be an unreasonable burden on available public facilities.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that the development will not be an unreasonable burden on available public facilities as required by Section 27-521 of the Prince George's County Code if the application is approved with the following conditions:

1. Prior to the acceptance of a preliminary plan of subdivision, the applicant, and the applicant's heirs, successors, and/or assigns shall:
    a. Submit a Bicycle and Pedestrian Impact Statement (BPIS).
    b. Submit a new Traffic Impact Analysis to evaluate transportation adequacy as part of the Preliminary Plan of Subdivision application.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Environmental Planning Section 301-952-3650

February 13, 2026

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section, DRD

VIA: Suzanne Nickle, Acting Supervisor, Environmental Planning Section, CWPD *SN*

FROM: Mary Rea, Planner II, Environmental Planning Section, CWPD *MR*

SUBJECT: Oak Creek Club, Landbay T: CDP-9902-06, CDP-9903-05, and TCP1-2025-0035

The Environmental Planning Section (EPS) has reviewed the above referenced Conceptual Design Plans (CDP-9902-06 and CDP-9903-05) and Type 1 Tree Conservation Plan (TCP1-2025-0035), accepted on November 17, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on December 5, 2025. Revised plans were received on December 29, 2025, and February 6, 2026. The EPS finds the application in conformance with Sections 27-518(b)(12), 27-521(a)(10), 27-518(a)(11) of the prior Zoning Ordinance, and 24-131 of the prior Subdivision Regulations, and recommends approval of CDP-9902-06, CDP-9903-05, and TCP1-2025-0035, subject to recommended findings and conditions listed at the end of this memorandum.

BACKGROUND

The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
A-8427, A-8578, and A-8579	N/A	District Council	Approved	11/26/1991	CR-120-1991
CDP-9902	TCPI-91-92	Planning Board	Approved	9/6/2001	PGCPB No. 01-180
CDP-9903	TCPI-91-92	Planning Board	Approved	12/6/2001	PGCPB No. 01-181
4-01032	TCPI-91-92-01	Planning Board	Approved	12/20/2001	PGCPB No. 01-178(C)
SDP-0308	TCPII-109-03	Planning Board	Approved	9/25/2003	PGCPB No. 03-205
SDP-0308-02	TCPII-109-03-01	Planning Director	Approved	10/10/2007	N/A
SDP-0308-03	TCPII-109-03-02	Planning Director	Approved	7/11/2007	N/A

SDP-0308-06	TCPII-109-03-04	Planning Director	Approved	6/26/2013	N/A
SDP-0308-07	TCPII-109-03-05	Planning Director	Approved	3/6/2017	N/A
NRI-136-2023	N/A	Staff	Approved	12/7/2023	N/A
A-8427-02, A-8578-02, and A-8579-02	N/A	District Council	Approved	7/8/2025	Z.O. 2-2025, Z.O. 3-2025 & Z.O. 4-2025
CDP-9902-06 & 9903-05	TCP1-2025-0035	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
This application requests an amendment to the CDP approvals for the Oak Creek Club development to create Landbay T. The owner proposes to develop 28 single-family detached homes in Landbay T, and no other changes to the rest of the development.

APPLICABLE WOODLAND CONSERVATION ORDINANCE
The project is not subject to the current requirements of Subtitle 25, Division 2, the Woodland and Wildlife Habitat Conservation Ordinance, because the site has previously approved Type I and Type II tree conservation plans that were approved prior to July 1, 2024, and is subject to the 1991 Woodland Conservation Ordinance.

Site Description
The subject property is an 8.09-acre site located on the east side of South Church Road, and north of Mary Bowie Parkway. The current zoning for the site is Legacy Comprehensive Design (LCD); however, this Basic Plan refers to the prior Residential Low Development (R-L) and Local Activity Center (L-A-C) comprehensive design zones. The applicant has opted to apply the prior R-L and L-A-C zoning standards that were in effect prior to April 1, 2022. There are no streams, wetlands, or 100-year floodplains with associated areas of steep slopes within the limits of this site. The Maryland Department of Natural Resource Natural Heritage Program determined that there are official records for State or Federal listed, candidate, proposed or rare plant or animal species within this site. However, PGAtlas is showing that there is a potential for forested interior dwelling species in the southeastern portion of the site. This property is in the Collington Branch watershed in the Patuxent River basin.

Review of Previously Applications
The previous approval of the basic plans, comprehensive design plans, and preliminary plan included numerous conditions, many of which dealt with environmental issues that were to be addressed during subsequent reviews. The respective conditions are in **bold** type face and the associated comments are in standard type face.

Conditions of Previous Approvals: Basic Plan A-8427-C-02, A-8578-C-02, and A-8579-C-02

12. A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that

amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.

The prior zoning for the property is actually R-L, not R-A. It is assumed that an error occurred during the typing of this condition. TCP1-2025-0035 as submitted uses a 25 percent woodland conservation threshold for the R-L portion of this property in conformance with this condition.

13. 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 any Specific Design Plan.

The CDP and Type 1 tree conservation plan as submitted reflect the 100-year floodplain as approved by the County in conformance with this condition. It should be noted that the 100-year floodplain is now managed by the Department of Permitting, Inspections and Enforcement's Site Road Division.

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

This condition still must be met with future development applications; however, There are no wetlands in the geographic area of proposed Landbay T.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

This condition still must be met with future development applications; however, no nontidal wetland mitigation areas are proposed for Landbay T.

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

This condition still must be met with future development applications and shall be carried forward.

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

This condition still must be met with future development applications. There are no wetlands in proposed Landbay T.

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

This condition still must be met with future development applications. The Patuxent River Primary Management Areas are now known as Primary Management Areas of which none are located in Landbay T.

21. As part of the submittal of the Preliminary Plat, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay.

This condition still must be met with future development applications and shall be carried forward.

Conditions of Previous Approvals: CDP-9902
CDP-9902 was approved by the Planning Board September 6, 2001, (Prince George's County Planning Board (PGCPB No. 01-180). The conditions and considerations of approval for the CDP, which are environmental in nature, are addressed below, with that text in in **bold** type face and the associated current comments in standard type face:

1. Prior to certificate approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:

> **f. TCP I shall be revised to correct the A Reforestation Calculation and A Forest Save Calculation tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.**
>
> This condition was previously met with the certification of TCP1-91-92.
>
> **g. TCP I shall be revised to eliminate the afforestation on Parcel 35. Furthermore, the applicant shall identify on the plan how afforestation requirements are satisfied. All off-site TCP woodland requirements should be satisfied within the Kettering vicinity, and/or councilmanic District 6.**
>
> This condition was previously met with the certification of TCP1-91-92.
>
> **h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP I shall be revised to show additional on-site preservation, on-site afforestation, or off-site mitigation.**
>
> This condition was previously met with the certification of TCP1-91-92.

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

This condition was previously met with the certification of TCP1-91-92. There are no nontidal wetlands in the area of this application.

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

This condition was previously met with the certification of TCP1-91-92. There are no streams or drainage courses in the area of this application.

6. 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 any Specific Design Plan.

The Department of Permitting, Inspections, and Enforcement, Site Road Division, who now manages the County's floodplain program, has approved the limits of the existing 100-year floodplain. There is no floodplain on the subject property.

7. 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 submittal of the SDP.

This condition was met at the time of certification of the SDP. There is no nontidal wetland located on the subject property.

8. All nontidal wetland mitigation areas shall be shown on the SDP.

This condition was met at the time of certification of the SDP. There is no nontidal wetland located on the subject property.

Conditions of Previous Approvals: CDP-9902

The CDP-9903 was approved by the Planning Board December 6, 2001, (Prince George's County Planning Board (PGCPB No. 01-181). The conditions and considerations of approval for the CDP, which are environmental in nature, are addressed below, , with that text in in **bold** type face and the associated current comments in standard type face:

1. Prior to certificate approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:

> **g. TCP I shall be revised to correct the Reforestation Calculation and Forest Save Calculation tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.**
>
> This condition was met at the time of certification of TCP1-91-92.
>
> **h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP I shall be revised to show additional onsite preservation,**

on-site afforestation, or off-site mitigation.

This condition was met at the time of certification of TCP1-91-92.

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

This condition was met at the time of certification of TCP1-91-92.

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

This condition was met at the time of certification of TCP1-91-92.

4. 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 any Specific Design Plan.

The Department of Permitting, Inspections, and Enforcement (DPIE), Site Road Division, who now manages the County's floodplain program, approved the limits of the existing 100-year floodplain. There is no floodplain on the subject property.

5. 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 submittal of the SDP.

This condition was met at the time of certification of the SDP. There is no nontidal wetland located on the subject property.

6. All nontidal wetland mitigation areas shall be shown on the SDP.

This condition was met at the time of certification of the SDP. There is no nontidal wetland located on the subject property.

Conditions of Previous Approvals: Preliminary Plan of Subdivision: 4-01032
The PPS 4-01032 was approved by the Planning Board on December 20, 2001, (PGCPB Resolution No. 01-178(C) for 1,148 lots and 36 parcels for residential uses. The approval conditions, which are environmental in nature, are shown in **bold** and are addressed below:

19. Prior to the approval of any Specific Design Plan proposing PMA impacts listed as A-3 & 4; B-1,2,3, & 5; C-5, 6 & 8-11; and D-2 on Attachment AA of the Environmental Planning Sections referral memo dated August 28, 2001, the SDP shall provide additional justification for the proposed impacts and show how the site has been redesigned to avoid or further minimize the PMA impacts including, but not limited to, relocation of proposed site features, use of bridges, and any other technique.

This condition was met at the time of certification of the SDP. There are no PMA impacts with the subject Landbay T.

20. Prior to the approval of each Final Plat of Subdivision containing preserved areas within the PMA, a Conservation Easement shall be established. The easement shall be described by bearings and distances and shall contain all portions of the PMA not approved for disturbance. The following note shall be placed on the plat. A Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without the prior written consent of the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.

This condition was met at the time of the Final Plat of Subdivision. There is no PMA on the subject Landbay T.

21. Prior to the approval of the Specific Design Plan and the associated Type II Tree Conservation Plan which would initiate the requirement for off-site woodland conservation, the location of the off-site mitigation shall be identified and a Type II Tree Conservation Plan shall be approved for said location.

This condition was met at the time of the Specific Design Plan and the associated Type II Tree Conservation Plan.

22. Prior to the issuance of any grading permits which would initiate the requirement for offsite woodland conservation, a Woodland Conservation easement for the off-site properties being used to meet the requirements shall be recorded in the Land Records of Prince George's County, Maryland.

A Woodland Conservation easement for the off-site properties being used to meet the requirements was recorded in the Land Records of Prince George's County, Maryland.

23. Prior to the issuance of any grading permits which include reforestation or afforestation areas the appropriate reforestation bonds shall be posted with the Department of Environmental Resources.

This condition was met prior to the issuance of any of the grading permits.

26. As part of the Specific Design Plan submittal, a Type II Tree Conservation Plan shall be provided that includes a Woodland Conservation Worksheet which reflects the overall requirements for Oak Creek Club, the requirements for each of the prior phases which may have been approved, the requirements for the current phase of the project, and the cumulative requirements for all approved phases and phases under review.

A Type II Tree Conservation Plan (now TCP2) with a worksheet was provided at the time of the Specific Design Plan (SDP). A TCP2 will be required for the subject property at the time of SDP.

27. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit evidence that all federal and state approvals have been obtained.

This condition was met at the time of issued permits for the overall site. There are no wetlands on this subject property.

Review of SDP-0308
Specific Design Plan (SDP-0308) was approved by the Planning Board September 25, 2003 (PGCPB Resolution No. 03-205). The approval conditions, which are environmental in nature, are shown in **bold** and are addressed below:

1. Prior to signature approval of the plans for the project the applicant shall:

h. The Type II Tree Conservation Plan, TCPII/109/03, shall be revised as follows:

(1) Each sheet of the plan shall be signed and dated by the licensed landscape architect, licensed forester or other qualified professional who prepared the plan.

(2) Correct the information on the Phase I-Site Information table and/or the TCP worksheet to be consistent with respect to the correct acreage of land included in this application. As currently shown there is a 32.47-acre difference between these tables with respect to the area included in the application.

(3) Correct the Planting Schedule and the Reforestation Calculations tables to reflect the same acreages for each category of plantings.

(4) Additional Notes item #2 on sheet 30 of 30 shall be corrected to indicate the Site Development Inspector and the correct phone number (301-731-8790).

(5) Add specific notes indicating the sequence of the planting within the scope of this phase of the project.

(6) Revise the worksheet to correctly account for the woodland remaining in later phases so that a negative number is not reflected in the shortage row of the worksheet.

(7) Revise the worksheet as necessary after addressing each of the above items.

Type II Tree Conservation Plan, TCPII/109/03 was revised as conditioned prior to certification of the TCP2.

18. Prior to final plat approval a geotechnical report shall be prepared by a geotechnical engineer, submitted to and approved by the Environmental Planning Section addressing the proposed grading and home construction on Lots 34-52, Block "A", and Lots 13-14, Block "B", Landbay "C" with respect to the required 1.5 safety factor as required by the Department of Environmental Resources. If the geotechnical report does not adequately address the 1.5 safety factor for the above referenced lots, the subject lots shall be removed from the plan and may not be platted.

This condition was met at the time of certification of the final plat.

ENVIRONMENTAL REVIEW

Existing Conditions/Natural Resource Inventory (NRI)
An approved Natural Resource Inventory (NRI-136-2023) was submitted with the review package, which was approved on December 7, 2023. The TCP1 shows the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation
This site is subject to the provisions of the 1993 Woodland Conservation Ordinance (WCO) because the project has an implemented TCP2, which predates the current Woodland and Wildlife Habitat Conservation Ordinance and the Environmental Technical Manual. Type 1 Tree Conservation Plan (TCP1-2025-0035) was submitted with the application and requires revisions to be found in conformance with the prior TCP approvals and the woodland conservation ordinance (WCO).

This subject application is for a portion of the overall Oak Creek Club development. The TCP1 for the development is being revised to reflect the development of the new Landbay "T". The overall woodland conservation worksheet shows the clearing of 240.26 acres of woodland on the net tract area, the clearing of 72.23 acres of woodland in the floodplain, and the clearing of 1.06 acres off-site. Based on the EPS's calculations, this results in a woodland conservation requirement of 294.07 acres. The requirement is proposed to be met with 177.95 acres of on-site woodland preservation, 57.19 acres of on-site afforestation/reforestation/reforestation, 13.58 acres of natural regeneration, 41.40 acres of off-site woodland conservation credits, and 0.12 acres of fee-in-lieu. The overall site also provides 18.00 acres of off-site woodland conservation preservation being provided for Largo Plaza-Target Store (TCPII-071-95), and 2.96 acres of off-site afforestation is being provided on-site for TCPII-126-05.

Technical revisions to the revised TCPI are required and included in the conditions listed at the end of this memorandum.

Specimen trees
Natural Resources Inventory (NRI-136-2023) identifies 3.08 acres of woodland and 14 specimen trees on proposed Landbay T. The TCP1 proposes the removal of all 14 specimen trees. No variance is required to remove these specimen trees because the TCP2 was approved under the 1993 Woodland Conservation Ordinance and is grandfathered from the variance requirements established in the current WCO.

Regulated Environmental Features
There are no primary management areas (PMA) in proposed Landbay T. The PMA located on the remainer of development will not be impacted with this application.

Stormwater Management
No stormwater management concept plan (SWM) or approval letter was submitted with the subject application. A site development concept will be reviewed and approved by DPIE. The SWM concept plan and approval letter shall be submitted for review with the acceptance of the PPS.

Soils
The predominant soils found to occur, according to the United States Department of Agriculture, Natural Resources Conservation Service Web Soil Survey are Shrewsbury loam and Collington-Wist complex. Marlboro clays occur on a majority of Landbay T, however since the site is relatively flat, there are no geotechnical issues. This information is provided for the applicant's benefit, and may affect the architectural design of structures, grading requirements, and SWM elements of the site. DPIE may require a soils report in conformance with CB-94-2004 during the permit process review.

Special Roadways
Church Road, which borders western portion of the site, is designated as a scenic and historic roadway. Appropriate buffering for special roadways should be maintained on future development applications.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section recommends approval of CDP-9902-06, CDP-9903-05, and TCP1-2025-0035 subject to the following findings and conditions:

Recommended Findings:

1. No specimen trees are proposed for removal with this application.

2. There are no regulated environmental features on the subject property.

Recommended Conditions:

1. Prior to certification of the conceptual design plan, the Type 1 tree conservation plan shall be revised as follows:

    a. Fill in the approval history table.
    b. Add Landbay "T" to the correct column of the "Plan Phase or Name" line of the worksheet.
    c. Have the revised plan signed and dated by the qualified professional who prepared it.

2. At the time of preliminary plan application for this site, the applicant shall submit an approved stormwater management concept plan and approval letter.

3. As part of the submittal of the Preliminary Plat, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: February 13, 2026

TO: Meng Sun, Planner III
Urban Design Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief SME
Jameka Smith, Assistant Division Chief JS
Dominic Quattrocchi, Planning Supervisor DAQ
Park Planning and Development Division
Department of Parks and Recreation

FROM: Ivy Thompson, AICP, Planner III IRT
Land Acquisition & Development Review Section
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

SUBJECT: **CDP-9902-06 and CDP-9903-05 Oak Creek Club**

The Department of Parks and Recreation (DPR) staff reviewed and evaluated this application as it pertains to public parks and recreational facilities.

PROPOSAL

The subject applications, CDP-9902-06 and CDP-9903-05, request amendments to the approved Comprehensive Design Plans for the Oak Creek Club. The amendments cover ±8.09 acres and propose 28 additional single-family detached lots for dwelling units within the previously approved R-L and L-A-C zones.

BACKGROUND:

The unimproved property is located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road. The site is subject to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. All open space and recreation requirements for Oak Creek Club were established through the original Basic Plan, A-8427, A-8578, A-8579, prior CDPs, CDP-9902, CDP-9903 and amendments, and PPS 4-01032. All required community-wide recreation facilities, parkland dedication, trail, and open space obligations were implemented under earlier phases.

Basic Plan Amendments Applicable to Open Space and Recreation Facilities (A-9802-C -01 and A-9803-C -01):

Condition 36 – Park/School Site Dedication: Require relocation and dedication of a ±27-acre park/school site to the east side of Church Road.
Comment: Parcel A (±26.46 acres) was recorded and conveyed to M-NCPPC.

Condition 38 – Access to Riley Tract: Requires new permanent access for residents historically using a driveway through M-NCPPC property.
Comment: The access route was provided and formally addressed through subsequent SDP and plat actions.

Condition 39 – Black Branch Stream Valley Dedication: Requires dedication of floodplain and adjacent buffer areas along Black Branch to M-NCPPC.
Comment: ±63 acres of land was conveyed to M-NCPPC and record in land records in earlier phases.

Conditions 40–44 – Required Trail Facilities (Class I Trails, Stream Valley Trails, Feeder Paths): Require construction of: Class I hiker-biker trail along Church Road; Class I trail along Oak Grove Road; Multi-use trail through Black Branch Stream Valley; sidewalk/ trail network connecting development pods.
Comment: All trail facilities were constructed.

Conditions 45–50 – Open Space Identification & Private Recreation Facilities
Require identification of open space elements on plans and construction/bonding of private recreational amenities.
Comment: Completed under prior CDPs; amenities constructed, bonded, and released.

FINDINGS:
The Oak Creek Club development open space exceeds the minimum standards of 3.5 acres per 100 dwellings project wide. The development includes a total of 470+ acres of open space consisting of HOA-owned open space (±146.7 acres); an 18-hole golf course (±225 acres); Black Branch Stream Valley Park (63.14 acres conveyed to M-NCPPC) and Oak Creek Park (35.18 acres conveyed to M-NCPPC). Community-wide recreation facilities (golf clubhouse, swim/tennis center, community building, tot lots) were constructed; new facilities are not required. The golf clubhouse doubles as public meeting space available for community meetings. The trail and pedestrian network are fully constructed, including master plan trails, an internal 8-ft hiker-biker loop, and the Black Branch Stream Valley multi-use trail. This proposal connects the proposed lots into the existing network and community.

The proposed CDP amendments (CDP-9902-06 & CDP-9903-05) do not alter, eliminate, or expand any open space or recreation facility obligations. All relevant requirements from the Basic Plan, prior CDPs, and PPS 4-01032 were fully satisfied in earlier phases through dedication of parkland; construction of required recreation amenities; completion of trail and pedestrian linkages; and preservation of woodland, floodplain, and open space buffers. The CDPs show the fulfillment of open space and onsite recreation facilities. Thus, the CDPs are in full conformance with prior approvals.

RECOMMENDATION:

DPR staff recommends approval of CDP-9902-06 and CDP-9903-05, Oak Creek Club.

cc: Leonard Pettiford

From: Walker, Tineya
To: Sun, Meng
Cc: PPD-PGCReferrals
Subject: FW: SDRC: CDP-9902-06 & CDP-9903-05 (Oak Creek Club)_Post SDRC Submission
Date: Wednesday, February 11, 2026 9:51:34 AM
Attachments: image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png
image017.png
image018.png
image019.png
image020.png
image021.png

Special Projects has no comments for the subject case.

From: Townsend, Donald <Donald.Townsend@ppd.mncppc.org>
Sent: Friday, February 6, 2026 3:25 PM
To: James Reilly <jvreilly@co.pg.md.us>; aolonge@co.pg.md.us; Thweatt, Susan W. <swthweatt@co.pg.md.us>; aoadepoju@co.pg.md.us; 'Police_21stCenturyPolicingDiv@co.pg.md.us' <Police_21stCenturyPolicingDiv@co.pg.md.us>; 'Hadi Quaiyum - DPW & T-Traffic' <hquaiyum@co.pg.md.us>; etbeckert@co.pg.md.us; kmazzara@co.pg.md.us; 'Russel, Jahid' <jrussel@co.pg.md.us>; 'SHElkabbani@co.pg.md.us' <SHElkabbani@co.pg.md.us>; 'VWEISSBERG@CO.PG.MD.US' <VWeissberg@co.pg.md.us>; 'CHii@co.pg.md.us' <chii@co.pg.md.us>; 'NDonoghue@co.pg.md.us' <NDonoghue@co.pg.md.us>; 'sawalder@co.pg.md.us' <sawalder@co.pg.md.us>; rsdeguzman@co.pg.md.us; 'Bill Edelen' <WKEdelen@co.pg.md.us>; 'AMGullickson@co.pg.md.us' <Amgullickson@co.pg.md.us>; Mary Giles - DPIE <mcgiles@co.pg.md.us>; Rene Lord-Attivor - DPIE <rlattivor@co.pg.md.us>; sgsnyder@co.pg.md.us; Mariwan Abdullah - DPIE (MAbdullah@co.pg.md.us) <mabdullah@co.pg.md.us>; Mahmoud Tayyem - DPIE <mtayyem@co.pg.md.us>; Nanji W. Formukong - DPIE <nwformukong@co.pg.md.us>; dsintake@wsscwater.com; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Gross, Thomas <thomas.gross@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Albrecht, Jill <Jill.Albrecht@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; PPD-CPDreferrals <cpdreferrals@ppd.mncppc.org>; Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparks.com>; DPR-DRDreferrals <DPR-DRDreferrals@pgparks.com>; Ray, Bobby <Bobby.Ray@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; Monoar, Salmin <Salmin.Monoar@ppd.mncppc.org>; Sinn, Donggeun <Donggeun.Sinn@ppd.mncppc.org>; Rea, Mary <Mary.Rea@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Chisholm, Amelia <Amelia.Chisholm@ppd.mncppc.org>; Patrick, Benjamin <Benjamin.Patrick@ppd.mncppc.org>; Thompson, Ivy <Ivy.Thompson@pgparks.com>; Vatandoost, Mahsa <Mahsa.Vatandoost@ppd.mncppc.org>;

Krakhmalnikov, Eduard <Eduard.Krakhmalnikov@ppd.mncppc.org>
Cc: Sun, Meng <Meng.Sun@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Alston, Tricia <Tricia.Alston@ppd.mncppc.org>
Subject: RE: SDRC: CDP-9902-06 & CDP-9903-05 (Oak Creek Club)_Post SDRC Submission

Greetings,

SDRC Revised Submission for CDP-9902-06 and CDP-9903-05 (Oak Creek Club).
https://www.dropbox.com/scl/fo/ppznnjp79qpezpavx83hh/ACQvMbsz2n7CY_rZzUJvRlI?rlkey=l0d6zb47198eldo92rjum8skj&st=qlvnz416&dl=0 2-6-2026

REFFERAL DUE DATE: **FEBRUARY 13, 2026.**

Planning Board Pending: MARCH 19, 2026.
Please submit ALL comments to reviewer, Sun, Meng Meng.Sun@ppd.mncppc.org

Best,

Donald R. Townsend
301-952-4688
donald.townsend@ppd.mncppc.org
Applications Section | Intake and Regulatory Review Division
The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org
1616 McCormick Drive, Largo, MD 20774

From: Townsend, Donald
Sent: Monday, December 29, 2025 7:09 AM
To: James Reilly <jvreilly@co.pg.md.us>; aolonge@co.pg.md.us; Thweatt, Susan W. <swthweatt@co.pg.md.us>; aoadepoju@co.pg.md.us; 'Police_21stCenturyPolicingDiv@co.pg.md.us' <Police_21stCenturyPolicingDiv@co.pg.md.us>; 'Hadi Quaiyum - DPW & T-Traffic' <hquaiyum@co.pg.md.us>; etbeckert@co.pg.md.us; kmazzara@co.pg.md.us; 'Russel, Jahid' <jrussel@co.pg.md.us>; 'SHElkabbani@co.pg.md.us' <SHElkabbani@co.pg.md.us>; 'VWEISSBERG@CO.PG.MD.US' <VWeissberg@co.pg.md.us>; 'CHii@co.pg.md.us' <chii@co.pg.md.us>; 'NDonoghue@co.pg.md.us' <NDonoghue@co.pg.md.us>; 'sawalder@co.pg.md.us' <sawalder@co.pg.md.us>; rsdeguzman@co.pg.md.us; 'Bill Edelen' <WKEdelen@co.pg.md.us>; 'AMGullickson@co.pg.md.us' <Amgullickson@co.pg.md.us>; Mary Giles - DPIE <mcgiles@co.pg.md.us>; Rene Lord-Attivor - DPIE <rlattivor@co.pg.md.us>;

sgsnyder@co.pg.md.us; Mariwan Abdullah - DPIE (MAbdullah@co.pg.md.us) <mabdullah@co.pg.md.us>; Mahmoud Tayyem - DPIE <mtayyem@co.pg.md.us>; Nanji W. Formukong - DPIE <nwformukong@co.pg.md.us>; dsintake@wsscwater.com
Cc: Sun, Meng <Meng.Sun@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Alston, Tricia <Tricia.Alston@ppd.mncppc.org>
Subject: SDRC: CDP-9902-06 & CDP-9903-05 (Oak Creek Club)_Post SDRC Submission

Greetings,

SDRC Submission for CDP-9902-06 and CDP-9903-05 (Oak Creek Club).

REFFERAL DUE DATE: **JANUARY 2, 2026.**

Planning Board Pending: FEBRUARY 5, 2026.
Please submit ALL comments to reviewer, Sun, Meng Meng.Sun@ppd.mncppc.org

SDRC Package...
https://www.dropbox.com/scl/fo/oskqoeo08u4l0xpyai3wd/AGKXtlnSk6-1m7965spqBcc?rlkey=nx0i3q3nhcjp1beg3jccw13u8&st=wge739so&dl=0

Best,

Donald R. Townsend
301-952-4688
donald.townsend@ppd.mncppc.org
Applications Section | Intake and Regulatory Review Division
The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774

Referrals are due 1/2/2026

Meng Sun, Ph.D, AICP, LEED GA
Planner III| *Urban Design Section | Development Review Division*
301-952-3994 | Meng.Sun@ppd.mncppc.org

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

Aisha N. Braveboy
County Executive

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
Dawit Abraham, P.E.
Director

MEMORANDUM

DATE: December 18, 2025

TO: Meng Sun, Urban Design Section
Development Review Division, M-NCPPC

FROM: Rey de Guzman, P.E., Associate Director
Site/Road Plan Review Division, DPIE

Re: Oak Creek Club – Landbay T
SDP-9902-06 & CDP-9903-05

CR: Church Road
CR: Mary Bowie Parkway
CR: Bamberg Way

This memorandum is in response to the Comprehensive Design Plan-Amendments (SDP-9902-06 & CDP-9903-05) referral to create 28 single-family detached lots. Eight (8) of the lots will be in the R-L Zone, and twenty (20) will be in the L-A-C Zone. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following: The property address is 800 South Church Road, Upper Marlboro, MD 20774.

Background Information

- **Church Road** is an existing County-maintained roadway located to the west of the subject development, requiring a minimum right-of-way width of 90 feet. The Applicant shall coordinate right-of-way dedications and construct roadway and frontage improvements as required by the Department of Public Works and Transportation (DPW&T). This work shall be permitted prior to or concurrent with the issuance of a fine grading permit.

- **Mary Bowie Parkway and Bamberg Way** are privately maintained roadways located on the south and east sides of the subject development; therefore, their maintenance shall not be the responsibility of Prince George's County.

Water and Sewer Plan

- The 2018 Water and Sewer Plan designates platted Parcel B and Dormant Parcel 3 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. Parcel 3 is to proceed through the Administrative Amendment process for renewal of Category 3, before recordation of a final plat.
- Parcel B is platted as "Bowieville" #07203020; Parcel 3 is not platted and not built and is therefore considered "Dormant." (See Section 2.1.2 of the 2018 Water and Sewer Plan)
- Water and sewer lines in Mary Bowie Parkway and Bamberg Way abut the parcels.

Geotechnical Comment

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro clay, is required.

Roadway Frontage Improvements

- Compliance with DPW&T's utility policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-- 105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. Additionally, sidewalks must always remain open for pedestrians.
- Conformance with DPIE street lighting specifications and standards is required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- The internal subdivision streets' centerline radii are to be designed and constructed in accordance with DPW&T's Table I-2 design criteria.
- Private roads to be at least 22' wide, bonded, and permitted in accordance with applicable County codes, standards, and specifications.
- Maintenance of private streets is not the responsibility of Prince George's County.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act (ADA).

Storm Drain and Stormwater Management and Floodplain

- The proposed Comprehensive Design Plan-Amendments (CDP-9902-06 & CDP-9903-05) are consistent with the approved Stormwater Management Concept Plan (DPIE Case No. 40658-2024-SDC), approved on 07/23/25. However, the approved NRI-136-2023 identifies 3.08 acres of tree preservation area to remain, while the approved Stormwater Management Concept Plan indicates no preservation area will remain.
- As per the SDRC meeting dated December 5, 2025, the approved Stormwater Management Concept Plan and Natural Resources Inventory (NRI) shall be revised to incorporate the following changes.

- The proposed alleyway shall be revised to a private road with a sidewalk to provide pedestrian and vehicular connectivity.
- The site plan shall be revised to establish direct connections between Roadway A and Abbeville Place at the cul-de-sac locations.

- The proposed development will require a site development Fine Grading permit approved by DPIE.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance with the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities is required prior to permit issuance.
- All easements and maintenance agreements are to be approved by DPIE and recorded prior to technical approval.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
  a) Final site layout, exact impervious area locations are not shown on plans.
  b) The exact acreage of impervious areas has not been provided.
  c) Proposed grading is not shown on plans.
  d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with the site development fine-grading permit submission.
  e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
  f) A narrative in accordance with the code has not been provided.
  g) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or require additional information, please contact Mr. Aschalew Haile, District Engineer for the area, at 301-636-2081.

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., Chief Engineer, S/RPRD, DPIE
Aschalew Haile, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Irfanullah Irfan, Engineer, S/RPRD, DPIE

Aisha N. Braveboy
County Executive

PRINCE GEORGE'S COUNTY
HEALTH DEPARTMENT

Date: December 3, 2025

To: David Myerholtz, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: CDP-9902-06 & CDP-9903-05, Oak Creek Club, Landbay-T

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the comprehensive design plan submission for the Oak Creek Club Landbay T located at 800 South Church Road in Bowie and has the following comments / recommendations:

1. ***Health Department permit records indicate there is one existing carry-out/convenience store food facilities and no markets/grocery stores within a ½ mile radius of this location. This location is not considered a food desert.*** Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.

2. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

3. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Angela Alsobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, *Fax* 301-883-7266, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

February 21, 2025

Carrollton Development Group
c/o Mark Allison
11785 Beltsville Drive, Suite 1600
Calverton, MD 20705

Re: Letter of Findings, WSSC Project No. DA7720Z24, Oak Creek Golf Club, Landbay T

Dear Mr. Allison:

A hydraulic planning analysis has been completed on the Oak Creek Golf Club, Landbay T project. The project has been conceptually approved. Please refer to the enclosed sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

HYDRAULIC SUMMARY TABLE	
Proposed Development: 28 Single Family Detached	
200-ft Sheet: 201SE12 & 13	
SEWER	**WATER**
WRRF Service Area: Western Branch	Hydraulic Zone Group: Prince George's High Zone
Mini-Basin Number: 14-109	Pressure Zone: 317A
	High Grade: 355 feet
	Low Grade: 280 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued.

MANDATORY REFERRAL PROCESS

This project may be subject to the Maryland-National Capital Park and Planning Commission's Mandatory Referral Program, depending on its planned water / sewer infrastructures and associated appurtenances. It is the Applicant's responsibility to contact the appropriate County's Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified, if the project is subject to the Mandatory Referral Process.

MARLBORO CLAY
The Prince George's Atlas website indicates the presence of Marlboro Clay on the site. Because this type of soil tends to be unstable, the applicant and the applicant's engineer should be advised that special design measures are required to prevent shifting of proposed sewer and/or water extensions constructed within the zone of influence of the Marlboro clay.

SANITARY SEWER CONDITIONS

REQUIRED SANITARY SEWER MAIN SIZES
All sewer shall be 8-inch diameter gravity sewer.

EXTRA-DEPTH SEWER
Due to grade of street, it will be necessary to construct extra-deep sewer ranging from 10 to 20 feet. See the latest approved WSSC Pipeline Design Manual, Section C-2.2, for easement width requirements for deep sewers. Any pipe deeper than 20 feet (trench bottom) will require a special design that takes into consideration future maintenance of the deep sewer.

SHALLOW-DEPTH SEWER
Due to the grade of street, it may be necessary to construct shallow sewer. A minimum cover of 3 feet must be maintained over the sanitary sewer.

WATER MAIN EXTENSION CONDITIONS

LARGE DIAMETER WATER MAINS IN THE VICINITY
There is a 16-inch diameter water main located in the vicinity of this project. WSSC records indicate that the pipe material is Ductile Iron (DI).
Please refer to the latest approved WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, for additional general information and guidance.

REQUIRED WATER MAIN SIZES
The diameters of proposed mains, **4-inches** and **8-inches**, are shown on the attached sketch.

EXCESSIVE WATER PRESSURE
Pressure reducing valve/regulator may be required. Static pressure may exceed 80 psi below an elevation of 171 feet.

OUTSIDE METERS
WSSC prefers outside meters, however indoor meters may be allowed under certain conditions. See WSSC Plumbing and Fuel Gas Code Section 112.5.2.

USE OF MASTER METERS FOR RESIDENTIAL UNITS IN PRINCE GEORGE'S COUNTY
Pursuant to HB218, which was enacted June 1, 2018, condominium or cooperative ownership property projects located in Prince George's County may not be served by a

master meter for billing purposes. Each unit shall be provided with a separate billing meter. Any SU, MSU, SEP or Plumbing Plan that has not be submitted prior to this date is required to follow the new law, unless it is associated with a grandfathered HPA or SEP project. See the current adopted WSSC PLUMBING & FUEL GAS CODE for more information.

EASEMENT CONDITIONS

GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the latest approved WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

PRIVATE STREET & ALLEY EASEMENT REQUIREMENTS

Service mains proposed for this project are in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

- All separation requirements in the latest approved WSSC Pipeline Design Manual (PDM) must be met. WSSC
- A 10 foot Public Utility Easements (PUE) shall be provided on both sides of the private street and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.
- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.
- Dry utilities are to be in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.
- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest approved WSSC Pipeline Design Manual, pages G-7 and G-8 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed

utility crossings of WSSC pipelines or easements that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to the latest approved WSSC Pipeline Design Manual, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any utilities that are found to be located within WSSC's easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.

IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC easement requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project or a Site Utility Project, contact the Development Services Division. Please arrange for this review before plan submittal. See WSSC Design Manual (Part 3, Section 11, "Loading Analysis of Existing Pipelines," starting page C-11.1).

PROVIDE FREE EASEMENT TO WSSC

WSSC Easements for water and sewer line placement must be provided at no cost to the WSSC. Also, an easement and construction easement across your property for future WSSC water and/or sewer line placement, as shown on the attached sketch, must be provided at no cost to WSSC. The Applicant shall execute and deliver on-property and off-site WSSC easements prior to permit issuance in accordance with the Development Services Code, which shall constitute an irrevocable offer by the Applicant to convey all on-property easements to WSSC.

ADHERE TO MINIMUM EASEMENT WIDTHS

The minimum easement width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum easement width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same easement at normal depth. Installation of deep or large water and / or sewer mains will require additional easement width. For minimum horizontal separation between a building and a WSSC pipeline, refer to the requirements in the latest approved WSSC Pipeline Design Manual, Part Three, Section 3. d. 2). Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be

at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the easement. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline / structures and other utilities.

CONNECTION AND SITE UTILITY CONDITIONS

SERVICE CONNECTION PERMIT FOR NEW AND ABANDONMENT REQUIREMENTS

Individual permit numbers will be required for both new service connections and the abandonment of existing service connections, whether for new, replacement and/or relocation service mains as well as for non-SEP projects.

MINIMIZE CONNECTION LENGTHS

The length of all connections should be minimized.

ENVIRONMENTAL CONDITIONS

The applicant must resolve all environmental issues directly with the Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Bruce MacLaren at (301) 206-8817 or Bruce.MacLaren@wsscwater.com.

This Letter of Findings will expire if no "actions" are taken by the applicant over the 3-year period following the date of this letter. For definition of "actions", see the latest Development Services Code, Section 405.1.1.

If you have questions, please contact me at 301-206-8817 or Bruce.MacLaren@wsscwater.com.

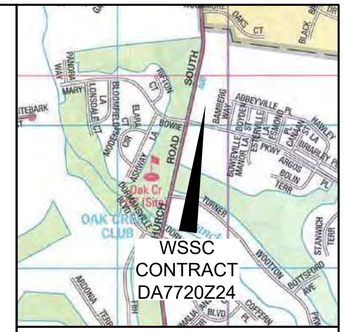
Sincerely,

William Bruce MacLaren

William Bruce MacLaren
Project Manager
Development Services Division

Enclosure: sketch

cc: Jodi Gensley – Charles P. Johnson & Associates, Inc.
Mr. Tom Gingrich (tom.gingrich@wsscwater.com) - Development Design Section Manager
Ms. Shirley Branch (sabranch@co.pg.md.us) - Department of Permitting, Inspections & Enforcement (DPIE)



VICINITY MAP
SCALE 1" = 2000'
PRINCE GEORE'S Co. PAGE 5532 GRID J8

LEGEND

- APPLICANT'S PROPERTY
- MNCPPC, MARYLAND PARK SERVICE, NATIONAL PARK SERVICE, AND BOARD OF EDUCATION PROPERTY ,
- ADJACENT PROPERTIES
- EXISTING WATER MAINS (CONTRACT # & SIZE)
- EXISTING SEWER MAINS (CONTRACT# & SIZE)
- PROPOSED WATER MAINS
- PROPOSED SEWER MAINS
- PS FM — PROPOSED LOW PRESSURE SEWER/ FORCE MAIN
- PROPOSED ON-SITE WATER & SITE UTILITY CONNECTIONS
- PROPOSED ON-SITE SEWER & SITE UTILITY CONNECTIONS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- STREET NAME — ROAD NAMES
- EXISTING PAVING
- ESMT — EXISTING / PROPOSED EASEMENTS
- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- HP/ LP XXX.XX — PROPOSED HIGH/LOW POINT ELEVATIONS
- PART 1

APPROVED
William Bruce MacLaren
Letter of Findings
February 21, 2025

DEVELOPMENT BY PARTS	
PART	Single Family Detached
1	28
TOTAL =	28

SERVICE CATEGORIES	
W - 3	S - 3
HYDRAULIC GRADES	
HHG	355
LHG	280
PRESSURE ZONE	317A

WESTERN BRANCH DRAINAGE BASIN / MINI BASIN 14-109

WASHINGTON SUBURBAN SANITARY COMMISSION

WSSCWATER DELIVERING THE ESSENTIAL

ENGINEER:
NAME: CHARLES P. JOHNSON & ASSOCIATES, INC.
REGISTRATION #: 48908
CONTACT: JODI GENSLEY
ADDRESS: 1751 ELTON RD., STE. 300, SILVER SPRING, MD 20903
PHONE: (301) 434 - 7000
EMAIL: WSSC.PERMITS@CPJA.COM

APPLICANT:
NAME: CARROLLTON DEVELOPMENT GROUP
CONTACT: MARK ALLISON
ADDRESS: 11785 BELTSVILLE DR., STE 1600, CALVERTON, MD 20705
PHONE: (301) 572 - 7800
EMAIL: MALLISON@CARROLTONENTERPRISES.COM

HYDRAULIC PLANNING ANALYSIS
OAK CREEK GOLF CLUB, LANDBAY T

CONTRACT	DA7720Z24
200'S	201SE12, 201SE13
	01/09/2025

TEMPLATE LAYOUT CURRENT as of: 05/14/2020

A001 - Color-Coded Sketch.pdf V3 - Changemark Notes (3 Notes)

1 - WSSC W&S Easement - Show and Label

Status as of 02/21/2025 01:46 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Bruce MacLaren
On: 02/21/2025 01:46 PM
Type: Department Review
State: DSD - Project Manager

Show and label minimum required 30' WSSC easement. Easement cannot overlap with PUEs. WHCs and SHCs should terminate at 30' easement line. Make sure the cleanouts and Curb stops are not located in the concrete curb and gutter.

--------- 0 Replies ---------

2 - Pipe Location

Status as of 02/21/2025 01:51 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Bruce MacLaren
On: 02/21/2025 01:51 PM
Type: Department Review
State: DSD - Project Manager

What type of paving for alley? What type of paving for Driveways? The alley looks like it is intended as an inverted crown. Will there be a concrete flush curb on both sides of alley? If so, locate water and sewer pipes a minimum 2' off the curb (3' preferred).

--------- 0 Replies ---------

3 - Show Connection

Status as of 02/21/2025 01:56 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Bruce MacLaren
On: 02/21/2025 01:56 PM
Type: Department Review
State: DSD - Project Manager

Show proposed 8"W connecting to Ex. 8"W with a TS&V. This provides a looping effect that improves and enhances water pressures to the area (including fire flows/pressures)

--------- 0 Replies ---------

Outlook

RE: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

From Babar, Salman U. <SUBabar@co.pg.md.us>
Date Wed 12/24/2025 2:08 PM
To Sun, Meng <Meng.Sun@ppd.mncppc.org>
Cc De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

You are welcome.

Happy holidays!!!

SALMAN BABAR, CFM | Engineer IV, Floodplain Program Manager

US-17-10103

Site/Road Plan Review Division
Prince George's County Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place | Suite 230 | Largo, MD 20774
Office: 301-636-2063 | Cell: 301-456-9232 | subabar@co.pg.md.us

---

From: Sun, Meng <Meng.Sun@ppd.mncppc.org>
Sent: Wednesday, December 24, 2025 2:03 PM
To: Babar, Salman U. <SUBabar@co.pg.md.us>; Rea, Mary <Mary.Rea@ppd.mncppc.org>
Cc: Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>
Subject: RE: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hi Salman,
Thank you so much for the detailed and swift response, I will inform the applicant to use 73 acres for the current submission.

However, I notice the original basic plan approval in 1991 (CR-120-1991 shows 92 flood plain (50% is 46 acre), see page 28-29 of the 1991 basic plan approval.
I agree with you some confusion was carried over.

Land Use Quantities (R-L Zone): A-8427 and A-8578	
Gross Acreage	889 acres
Less one-half floodplain acreage	-46 acres
Adjusted Gross Acreage	843 acres

Base Density (1.0 d.u. x 843 ac)	843 dwelling units
Approved Basic Plan density (1.3 d.u. x 843)	1,096 dwelling units

Again, thank you so much for your help and have a Merry Christmas!
Best,

Meng Sun, Ph.D, AICP, LEED GA
Planner III| *Urban Design Section* | *Development Review Division*
301-952-3994 | Meng.Sun@ppd.mncppc.org

From: Babar, Salman U. <SUBabar@co.pg.md.us>
Sent: Wednesday, December 24, 2025 1:52 PM
To: Sun, Meng <Meng.Sun@ppd.mncppc.org>; Rea, Mary <Mary.Rea@ppd.mncppc.org>
Cc: Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>
Subject: RE: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Meng,
I dd my research. Below is the breakdown.

- Existing study: Feb 2002. This was the original study. According to MNCPPC, FP area was approved with 73 acres.
- Revised existing FP study: Dec 2003. Letter attach.
- Proposed Fp study: Dec 2003, Jan 2007 and May 2007. According to MNCPPC, FP area was approved with 92 acres.
- 2025: FP area again changed to 73 acres in recent submission according to MNCPPC.

Per my understanding, 73 acres should be used if it is measured correctly by the engineer.
Looks like someone got confused in 2007 due to proposed FP study and added more acreage which was already included in 2002 study.
Proposed study should not change the floodplain area unless the change is significant.
Hope this helps.

SALMAN BABAR, CFM | Engineer IV, Floodplain Program Manager

US-17-10103

Site/Road Plan Review Division
Prince George's County Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place | Suite 230 | Largo, MD 20774
Office: 301-636-2063 | Cell: 301-456-9232 | subabar@co.pg.md.us

---

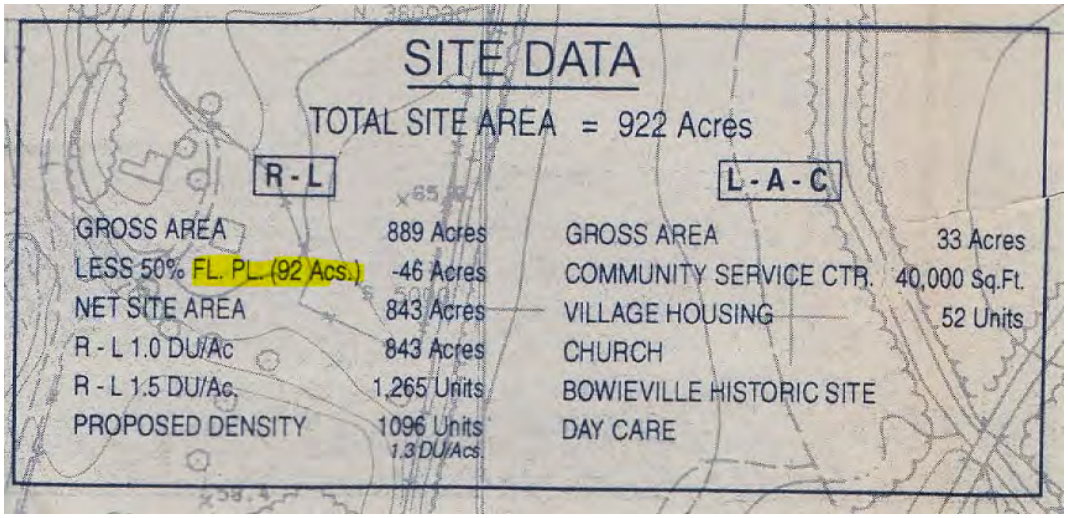
From: Sun, Meng <Meng.Sun@ppd.mncppc.org>
Sent: Wednesday, December 24, 2025 12:07 PM
To: Babar, Salman U. <SUBabar@co.pg.md.us>; Rea, Mary <Mary.Rea@ppd.mncppc.org>
Cc: Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>
Subject: RE: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hi Salman,
I have attached the relevant sheet of original approval of CDP-9902 and CDP-9903 (flood plain 73 ac) and TCP1-91-92 (flood plain 73 ac), approved Basic Plans A-8427, A-8578, and A-8579 (flood plain 92 ac), hopefully it helps the research. It appears to me that the 73 ac is in charts format to the left, and 92 is in charts format to the right below.

GENERAL NOTES

		R-L ZONE	L-A-C ZONE
1	NO. OF LOTS PROPOSED	1096	52
2	Single Family Detached	877	52
3	Townhouses	219	0
4	COMMUNITY RETAIL CENTER		26,000 sf(gross floor area)
5	CHURCH SITE		2.14 ac.
6	OTHER PROPOSED USES		
	Clubhouse/pool/tennis	X	
	Renovated mansion*		X
	Renovated tobacco barn*		X
7	GROSS SITE AREA	890 ac.	33 ac.
8	100-YEAR FLOOD PLAIN	73 ac.	0 ac.
9	NET AREA	817 ac.	33 ac.
10	GOLF COURSE	219.20 ac.	0 ac.
11	H.O.A. PROPERTY	141.20 ac.	11.2 ac.
12	DEDICATED TO MNCP&PC	113.10 ac.	0 ac.
13	SCHOOL SITE DEDICATION	26.16 ac.	0 ac.
14	DEDICATION TO ST. BARNABAS	7.34 ac.	0 ac.



The subject property has a lengthy approval history as follows:

- Basic Plans A-8427, A-8578, and A-8579, first amendment to Basic Plans A-8427, A-8578, and A-8579, Second amendment to Basic Plans A-8579, A-8427-C-02, A-8578-C-02, and A-8579-C-02

- CDP-9902, CDP-9902-01, CDP-9902-02, CDP-9902-03, CDP-9902-05, subject application is CDP-9902-06

- CDP-9903, CDP-9903-01, CDP-9903-02, CDP-9903-04, and subject application is CDP-9903-05

Let me know if you need anything else from me.
Best,

Meng Sun, Ph.D, AICP, LEED GA
Planner III| *Urban Design Section* | *Development Review Division*
301-952-3994 | Meng.Sun@ppd.mncppc.org

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org

From: Sun, Meng
Sent: Wednesday, December 24, 2025 11:57 AM
To: 'Babar, Salman U.' <SUBabar@co.pg.md.us>; Rea, Mary <Mary.Rea@ppd.mncppc.org>
Cc: Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>
Subject: RE: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

Hi Salman,
I have attached the original approval of CDP-9902 and CDP-9903 (flood plain 73 ac) and CSP-9902-02 (flood plain 92 ac), hopefully it helps the research.

The subject property has a lengthy approval history as follows:

- Basic Plans A-8427, A-8578, and A-8579, first amendment to Basic Plans A-8427, A-8578, and A-8579, Second amendment to Basic Plans A-8579, A-8427-C-02, A-8578-C-02, and A-8579-C-02
- CDP-9902, CDP-9902-01, CDP-9902-02, CDP-9902-03, CDP-9902-05, subject application is CDP-9902-06
- CDP-9903, CDP-9903-01, CDP-9903-02, CDP-9903-04, and subject application is CDP-9903-05

Let me know if you need anything else from me.
Best,

Meng Sun, Ph.D, AICP, LEED GA
Planner III| *Urban Design Section* | *Development Review Division*
301-952-3994 | Meng.Sun@ppd.mncppc.org

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org

From: Babar, Salman U. <SUBabar@co.pg.md.us>
Sent: Wednesday, December 24, 2025 11:46 AM
To: Rea, Mary <Mary.Rea@ppd.mncppc.org>; Sun, Meng <Meng.Sun@ppd.mncppc.org>
Cc: Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>
Subject: RE: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

This letter is for different area. It says there is no floodplain. This do not help.
Can you give me the address in question.

SALMAN BABAR, CFM | Engineer IV, Floodplain Program Manager

US-17-10103

Site/Road Plan Review Division
Prince George's County Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place | Suite 230 | Largo, MD 20774
Office: 301-636-2063 | Cell: 301-456-9232 | subabar@co.pg.md.us

PRINCE GEORGES COUNTY, MARYLAND
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

From: Rea, Mary <Mary.Rea@ppd.mncppc.org>
Sent: Wednesday, December 24, 2025 11:41 AM
To: Babar, Salman U. <SUBabar@co.pg.md.us>; Sun, Meng <Meng.Sun@ppd.mncppc.org>
Cc: Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>
Subject: Re: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hi Salman,

I have attached the FP response sheet for a portion of the development. Hopefully, this will help you to determine what the FP amount is for the whole development.

Mary

Mary Rea
Planner II

Environmental Planning Section | Countywide Planning Division

(301) 952-3661 | mary.rea@ppd.mncppc.org

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org
1616 McCormick Drive, Largo, MD 20774

From: Babar, Salman U. <SUBabar@co.pg.md.us>
Sent: Wednesday, December 24, 2025 11:32 AM
To: Sun, Meng <Meng.Sun@ppd.mncppc.org>
Cc: Rea, Mary <Mary.Rea@ppd.mncppc.org>; Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>
Subject: RE: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Meng,

What is the FPS number?

Thanks

SALMAN BABAR, CFM | Engineer IV, Floodplain Program Manager

US-17-10103

Site/Road Plan Review Division

Prince George's County Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place | Suite 230 | Largo, MD 20774

Office: 301-636-2063 | Cell: 301-456-9232 | subabar@co.pg.md.us

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From: Sun, Meng <Meng.Sun@ppd.mncppc.org>
Sent: Wednesday, December 24, 2025 11:23 AM

To: Babar, Salman U. <SUBabar@co.pg.md.us>
Cc: Rea, Mary <Mary.Rea@ppd.mncppc.org>; Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>
Subject: FLOOD PLAIN AREA_ CDP-9902-06, CDP-9903-05 Oak Creek Club Land Bay T

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good morning Salman,

I am reviewing this case for a CDP-amendment. During my review, I find there is a discrepancy on the flood plain area in approved basic plan and CDPs. Two numbers of floodplain have been used - 92 ac and 73 ac. Please see detailed findings below. Can you provide me the correct flood plain area for the Oak Creek Club development, and if possible can you inform me why two numbers of flood plain areas were used over time.

Thank you for your support and Merry Christmas!

Best,

Meng

In approved Basic Plan A-8427-C- 02, A-8578-C-02, A-8579-C-02 (approved in 2025), 92 ac flood plain is used.

In approved original CDP-9902/CDP-9903 (approved in 2002), 73 ac flood plain is used.

GENERAL NOTES

	R-L ZONE	L-A-C ZONE
1 NO. OF LOTS PROPOSED	1096	52
2 Single Family Detached	877	52
3 Townhouses	219	0
4 COMMUNITY RETAIL CENTER		26,000 sf(gross floor area)
5 CHURCH SITE		2.14 ac.
6 OTHER PROPOSED USES		
Clubhouse/pool/tennis	X	
Renovated mansion*		X
Renovated tobacco barn*		X
7 GROSS SITE AREA	890 ac.	33 ac.
8 100-YEAR FLOOD PLAIN	73 ac.	0 ac.
9 NET AREA	817 ac.	33 ac.
10 GOLF COURSE	219.20 ac.	0 ac.
11 H.O.A. PROPERTY	141.20 ac.	11.2 ac.
12 DEDICATED TO MNCP&PC	113.10 ac.	0 ac.
13 SCHOOL SITE DEDICATION	26.16 ac.	0 ac.
14 DEDICATION TO ST. BARNABAS	7.34 ac.	0 ac.

In approved CDP-9902-02/CDP-9903-01 (approved in 2007),92 ac flood plain is used.

In latest CDP-9902-06/CDP-9903-05 application (the subject application), 73 ac flood plain is used.

GENERAL NOTES

1. SUBDIVISION NAME: OAK CREEK
2. TOTAL SITE AREA: 923 AC.
   FLOODPLAIN AREA: 73 AC.
   NET TRACK AREA: 850 AC.
   ——— seperate R-L and L-A-C
3. EXISTING ZONING: LCD (LEGACY COMPREHENSIVE DESIGN)
4. PRIOR ZONING: R-L (RESIDENTIAL LOW DEVELOPMENT): 890 AC.
   L.A.C. (LOCAL ACTIVITY CENTER): 33 AC.
5. PROPOSED USE OF PROPERTY: RESIDENTIAL

Meng Sun, Ph.D, AICP, LEED GA

Planner III| *Urban Design Section* | *Development Review Division*

301-952-3994 | Meng.Sun@ppd.mncppc.org

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session 1991

Resolution No. CR-120-1991

Proposed by The District Council

Introduced by Council Member Castaldi

Co-Sponsors

Date of Introduction November 19, 1991

RESOLUTION

A RESOLUTION concerning

The Bowie-Collington-Mitchellville and Vicinity

Sectional Map Amendment

FOR the purpose of adopting a Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B, which is a comprehensive rezoning proposal for the Bowie-Collington-Mitchellville areas of Prince George's County.

WHEREAS, the County Council, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, adopted CR-22-1991 on April 2, 1991, pursuant to the provisions of Part 3, Division 4, of the Zoning Ordinance of Prince George's County. This Council resolution approved the Bowie-Collington-Mitchellville and Vicinity Master Plan and directed the Maryland-National Capital Park and Planning Commission to prepare

and transmit to the District Council a proposed Sectional Map Amendment (SMA) for Planning Areas 71A, 71B, 74A, and 74B, the boundaries of which are described in Sections 27-659, 27-660, 27-664, and 27-665 of the Zoning Ordinance; and

WHEREAS, the Prince George's County Planning Board adopted a resolution (PGCPB No. 91-226) on July 11, 1991, transmitting the SMA to the District Council for consideration and adoption; and

WHEREAS, the SMA was transmitted to the District Council on July 15, 1991, and the District Council, adhering to procedures set forth in Section 27-226 of the Zoning Ordinance, held a duly advertised public hearing on the SMA on September 3, 1991, and conducted a worksession on September 25, 1991; and

WHEREAS, the District Council decided to obtain public comment on eleven possible amendments, which were described in Council Resolution 92-1991; referred these amendments to the Planning Board for comment on October 24, 1991; held a duly advertised public hearing on the proposed amendments on October 29, 1991; and conducted a worksession on November 5, 1991; and

WHEREAS, the District Council, having reviewed all supporting material submitted as part of the Sectional Map Amendment proposal and examined the testimony presented, finds that the accumulated record along with County plans and policies justifies the zoning changes, including the downzoning recommendations within this Sectional Map Amendment; and

WHEREAS, the District Council recognizes the importance of the comprehensive rezoning process as a legislative device for managing

land development in accordance with the recommendations contained in the adopted and approved Master Plan; and

WHEREAS, The approved Master Plan defines long range land use and development policies that should be utilized as a guide for subsequent zoning actions prior to the next comprehensive rezoning; and

WHEREAS, it is the intent of the SMA to ensure that future development will be in accordance with the principles of orderly land use planning and staged development and, toward that end, the District Council found it necessary to change the zoning on properties which in its judgment were in conflict with the Master Plan's land use recommendations and policies; and

WHEREAS, three new comprehensive design zoning categories were developed and enacted during the processing of this SMA in order to assist in implementing the Master Plan, namely: the R-L (Residential-Low Development) Zone; the V-L (Village-Low) Zone; and the V-M (Village-Medium) Zone; and

WHEREAS, the District Council has reviewed several Comprehensive Design Zone applications in Master Plan Communities VIII and IX and has found the Basic Plans to be in general conformance with the low density recommendations of the Master Plan and its policies to encourage use of alternative low density development techniques for this area; and

WHEREAS, the District Council recognizes that its actions on the Comprehensive Design Zone applications considered within this SMA become the basis on which the second phase, Comprehensive Design

Plan, and the third phase, Specific Design Plan(s), will be processed as a continuing development sequence; and

WHEREAS, a principal objective of the SMA is protection of the health, safety and general welfare of the citizens of Prince George's County; and

WHEREAS, the Master Plan for the Bowie-Collington-Mitchellville vicinity provides a framework for future development to enhance the character, quality and livability of the area; and

WHEREAS, the SMA process provides for a periodic comprehensive review of the zoning in an area, taking into account applicable County plans and policies, existing land use and zoning in the affected communities and surrounding planning areas, and pending zoning petitions; and

WHEREAS, while the District Council generally supports the zoning changes in the July 1991 SMA document as transmitted by the Planning Board, it nevertheless wishes to incorporate certain amendments described herein; and

WHEREAS, in regard to certain properties in the southeast quadrant of the intersection of US50 and US301/MD3, the transmitted Sectional Map Amendment proposed several zoning alternatives, including:

a) A mixture of R-R, R-E, R-A, and O-S zoning to implement a possible planned recreational community, or

b) Any other alternative low density development technique (including the village zone options) as described in the approved Bowie-Collington- Mitchellville Master Plan,

and

indicated that a definitive zoning pattern would be determined for the southeast quadrant upon SMA adoption.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, that the Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B, as transmitted by the Prince George's County Planning Board on July 15, 1991, containing a zoning map at a scale of one inch equals 1,000 feet and an accompanying text identifying the zoning changes, is hereby adopted with amendments described as follows (numbers shown in parenthesis in the amendment titles correspond with Zoning Change Numbers in the SMA text):

Amendment 1 (I-7):

Place 7+ acres of the Collington Plaza Shopping Center property located on the west side of US 301 south of the MD 197 intersection and north of Excalibur Road (partially graded) in the C-S-C Zone. (Prior zoning was R-R and C-H; the transmitted SMA proposed C-M zoning. NOTE: This is a portion of the entire 13.7+ acre Collington Plaza Tract.)

Amendment 2:

Place the 20+ acre Mill Branch property located on the west side of US 301, north and south of partially graded Excalibur Road, and south of the Collington Plaza Shopping Center property in the C-S-C Zone. (Prior zoning was L-A-C; the transmitted SMA proposed retention of the L-A-C Zone.)

Amendment 3 (part of IV-3):

Place the 68+ acre Merkel family properties located on both sides of Merkel Farms Road northeast of Race Track Road, and southeast of Bowie State University, in the R-A Zone. (Prior zoning was R-R; the transmitted SMA proposed the O-S Zone.)

Amendment 4 (IX-7):

Place the .5+ acre Batson property (Parcel 32; Tax Map 69) surrounded by the proposed Greens of Dumbarton development, in the R-R (Rural Residential) Zone. (Prior zoning was R-A; the transmitted SMA proposed either the R-R or R-E Zone depending upon the ultimate zoning approved for the surrounding property.)

Amendment 5 (part of X-6A):

Place the 33+ acre Grasso Property (Maryland Health Fitness and Sports Science Center) located on the east side of US 301 south of Governor Bridge Road in the M-X-T Zone. (Prior zoning was O-S; the transmitted SMA proposed R-R.)

Amendment 6 (part of X-5):

Place the 203+ acre Donatelli and Klein property (Parcels 72 and 1 on Tax Map 55 and 56) and the 324+ acre Washington Suburban Sanitary Commission property (Parcel 6, Tax Map 56), together forming the proposed 527 acre "Longleaf" development concept, located within the southeast quadrant of the intersection of US 50 and US 301, in a mixture of zones, as identified on Exhibit 87(b) of the October 29, 1991, public hearing, comprising the O-S (36.4+ acres); R-A (33.5+ acres); R-E (32.7+ acres); and R-R (424.4+ acres). The maximum

number of dwelling units permitted under this zoning pattern is 800. (Prior zoning was O-S and R-A.)

Amendment 7 (part of X-5):

Place the 117+ acre Zehner property (part of Parcel 4, Tax Map 48) located east of US 301 and south of US 50 in the V-L (Village-Low) Zone. (Prior zoning was O-S and R-A.)

Amendment 8 (V-5)

Retain the existing R-R Zone for the 110.4+ acre Brown, Lancaster, Beck & adjacent properties (parcels 294, 138, 139, 52, 282, 170, 257, 246, 171, and part of parcel 1 Tax Maps 29 and 37), located in a triangle formed by Laurel-Bowie Road on the north and east, the old WB&A railroad right-of-way on the south, and the PEPCO and B G & E powerline rights-of-way on the west. (The transmitted SMA proposed the R-E Zone.)

Amendment 9 (VIII-15)

Retain the existing R-R Zone for the 14.6+ acre Wickline property, (Parcel 27, Tax Map 70) located between Central Avenue and Hall Road, west of the Popes Creek railroad tracks. (The transmitted SMA recommended retaining the R-R Zone, but included the L-A-C Zone as an alternative.)

Amendment 10 (E-1)

Retain the existing C-M Zone for the 4.7+ acre Wayne Limited Partnership (King Antique Village) property (parcel 70, Tax Map 70) located at the southern end of the U.S. Route 301 median, approximately 2,100 feet south of Old Central Avenue. (The

transmitted SMA proposed the I-3 Zone.)

SECTION 2. BE IT FURTHER RESOLVED that pursuant to Section 27-226(f)(4) of the Zoning Ordinance, the District Council has examined the requirements of Sections 27-195(b) and is satisfied that the requirements set forth have been met for the following Comprehensive Design Zones, in accordance with the findings of the Planning Board and pertinent conditions and considerations stated herein:[^1]

CDZ Amendment 1 (Belt Property VIII-3, 4, 5 and 6; Zoning Application A-9778)

a) Place the undeveloped 515+ acre tract, known as the Seton Belt property, located in the northwest quadrant of Central Avenue (MD 214) and Church Road, north and west of the Belt Woods, in the R-L (Residential-Low Development, 1.0 to 1.5) Zone;

b) The amended Basic Plan, identified as Exhibit 7 and dated October 1991, is approved with the following land use types, quantities, conditions and considerations. (NOTE: land use relationships are shown on the amended Basic Plan and are described in the Basic Plan text.)

Land Use Types:

- Single family detached
- Single family semi-detached dwellings
- Recreation center, day care center, and open spaces
- Historic preservation site for Seton Belt Barn; and

---

[^1] Wherever the word "applicant" is referred to in the conditions and considerations of the approved Comprehensive Design Zones contained within this resolution, the applicant's heirs, successors

and/or assigns are included.

- Public and private park sites.

Land Use Quantities:

Gross Acreage	515+ acres
Less one-half floodplain acreage	-16 acres
Adjusted Gross Acreage	499+ acres
Base Density (1.0 x 499)	499 units
Approved Basic Plan Density (1.3 x 499)	649 units

c) The land use types and quantities, and the following conditions and considerations shall be listed on the amended Basic Plan.

Conditions:

1. In no event shall the maximum density achieved be more than the Basic Plan density of 649 dwelling units, which equates to 1.3 dwelling units per adjusted gross acre.

2. Based on the County Woodland Conservation and Tree Preservation Program, a Type I Tree Conservation Plan (TCP) at the time of Comprehensive Design Plan (CDP) submittal and a Type II TCP at the time of Specific Design Plan (SDP) submittal are required, subject to the review of the Natural Resources Division. A final Type II TCP is required prior to the issuance of any grading permit.

3. A stormwater management concept plan should be approved by the Department of Environmental Resources (DER) prior to approval of a preliminary plan of subdivision.

4. A 50 foot buffer between lot lines and the 100-year floodplain and the 100-year water surface elevation of any proposed

stormwater management ponds is required.

5. All perennial streams shall be shown on the SDP and shall be protected by an undisturbed buffer. The precise delineation of the buffer stream shall be determined at the time of SDP in conjunction with a stormwater concept plan approved by DER. The following shall be considered in establishing the buffer:

- 50 feet of undisturbed vegetation measured from each stream bank
- 100-year floodplain
- Non-tidal wetlands
- Highly erodible soils
- Slopes in excess of 25 percent

6. Approval of a 100-year floodplain study by the DER Watershed Protection Branch, prior to final plat approval. This study should include proposed/ultimate channel conditions. Encroachment or disturbance in floodprone areas is unacceptable except for road crossings and utilities.

7. Adequate screening and buffering is required alongside noncompatible land uses.

8. The Patuxent River Policy Plan criteria is in effect since the property drains directly into tributaries of the Patuxent River.

9. Development pods that have existing quality tree cover will be developed to minimize the loss of existing trees.

10. Prior to the approval of a preliminary plan of subdivision, the State Highway Administration shall redesign the Central Avenue (MD 214)/Church Road intersection to provide for

Level-of-Service "D" 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 warrants are met and signalization is deemed necessary by the State Highway Administration (SHA) and/or Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements will be provided. This funding shall be from public and/or private sources.

11. Prior to approval of a preliminary plan of subdivision, , the applicant shall agree to contribute to the realignment and signalization, if warranted, of the Church Road intersections with Mount Oak Road and Woodmore Road. The new alignment shall be in general conformance with the Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan. The amount of the contribution shall be based on a fair share formula jointly agreed upon by the applicant and the Maryland-National Capital Park and Planning Commission, Transportation and Public Facilities Planning Division, prior to the approval of the Comprehensive Design Plan. If the parties are unable to agree on a fair share formula, the Prince George's County Planning Board shall determine the fair share formula.

12. Prior to approval of a preliminary plan of subdivision, full funding for restriping or other geometric improvement, such as paving, necessary to maintain an adequate Level of Service at the

Enterprise Road (MD 193)/Central Avenue (MD 214) intersection shall be identified. This funding shall be from public and/or private sources.

13. At the time of approval of a preliminary plan of subdivision, the applicant shall dedicate 45 feet from the centerline along Church Road (C-48) along the portion of the property which is contiguous with the roadway.

14. Where the area adjacent to Church Road is generally not wooded, lot line setbacks shall be provided in accordance with the following sliding scale:

Lot Size	Setback
30,000 square feet or less	300 ft.
greater than 30,000 square feet	200 ft.

Any existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained. In addition, groves, clusters, or rows of native trees and shrubs typical of those indigenous to the vicinity of the development shall be planted in the setback in order to enhance the rural character.

A variety of lot sizes shall be employed along Church Road. No less than 50 percent of the total unwooded linear frontage of Church Road where lots are to be located shall be occupied by lots of less than 43,560 square feet. Substantial variety shall be required in building setback, building mass, and in architectural style and detail on the lots along Church Road.

15. In those areas adjacent to Church Road which are

substantially wooded, the setbacks in Condition 14 may be reduced by one-half, except that no wooded buffer shall be less than 100 feet wide. All wooded buffers which are preserved in accordance with this provision shall be placed in a conservation easement and be preserved in perpetuity.

16. Restoration of the Seton Belt Barn shall comply with the Secretary of Interior Standards for Rehabilitation. The applicant will follow all procedures of the Historic Preservation Ordinance.

17. Use of traditional family and property names should be considered when naming the development and its streets. Oatland is an obvious choice. (Other names are available from Historic Preservation staff.)

18. The Seton Belt Barn should be noted as a County Historic Site on subsequent plan submittals and on the final plat of subdivision.

19. The applicant shall protect the Seton Belt Barn from demolition by neglect or vandalism. In order to prevent the building's deterioration during the development process, the applicant shall:

a) Install a chain link fence with a locking gate around the Historic Site at the time the tenant house located south of the barn is vacated.

b) Install "no trespassing" signs on the Historic Site and the surrounding property;

c) Weatherproof the exterior fabric of the Historic Site so that it will remain in stable condition until it is restored and

a future use is found for it. Weatherproof condition shall include:

- Repair to the roof,
- Closing and securing of ground level windows and doors,
- Repair of siding at ground level to prevent entry into the building; and
- Clearing of any trees or undergrowth that may be causing damage to the foundation or siding.

d) The property will be subject to inspection by the Department of Environmental Resources six months after zoning approval, and at quarterly intervals until the building is restored and in use, to ensure the maintenance of the security fence (after the tenant house south of the barn is vacated), window and door coverings, roof and "no trespassing" signs.

20. If any land is to be conveyed to the M-NCPPC, it shall be subject to the conditions in Exhibit A attached to the June 20, 1991 referral from the Department of Parks and Recreation.

21. A 100 foot buffer shall be provided along the subject property's boundary with the Wild World Amusement Park.

22. Buffers to limit disturbance to the Belt Woods Natural Environment Area should be generally, but no less than, 100 feet wide, but not limited to 100 feet wide along the subject property's boundary with the Belt Woods Natural Environment Area and should extend to include the existing hedgerow/tree line near the western boundary of the Belt Woods Natural Environment Area. The buffer may consist of open space or may be contained within lots with appropriate conservation easements.

23. A fence at least eight feet high, the type and location to be determined by the Planning Board, shall be installed prior to grading permit application along the subject property's boundary with the Belt Woods Natural Environment Area.

24. The mature forest located along Church Road, including the North Woods, shall be preserved as shown on the amended Basic Plan that identifies the extent of the forest canopy.

25. Homeowners Association parks currently proposed near the northern end of the Belt Woods Natural Environment Area should not generally be located within 100 feet of the Belt Woods Natural Environment Area. A location in the existing cleared areas is recommended.

26. Forty-six percent (46%) of the net tract area, including the North Woods and Central Woods as delineated on the amended Basic Plan, shall be shown for preservation on the Tree Conservation Plans. Commercial timber harvest is prohibited outside development parcels shown on the amended Basic Plan until a Tree Conservation Plan is approved.

27. The 53± acres of trees which make up the North Woods shall be included in the tree preservation area.

28. Wildlife Corridors having a minimum width of 300 feet, and an undisturbed area of 100 feet, shall be provided for the purpose of permitting wildlife to move from the North Woods to the Central Woods to the Belt Woods Natural Environment Area as shown on the amended Basic Plan. Details as to design shall be addressed at the CDP and/or the SDP Phases.

29. The Belt Woods Task Force shall continue to function as an advisory group to the Planning Board and the District Council and shall recommend additional means of protecting trees preserved and preserving additional trees on lots, open space planning, and species recommendations for landscape plantings at the time of submission of the Comprehensive Design Plan and/or Specific Design Plans. Plantings in areas adjacent to existing woodlands shall reflect native species compatible with the species found in the adjacent woodlands to the extent feasible.

30. The North Woods and Central Woods as shown on the amended Basic Plan shall be substantially preserved. Nothing herein shall prevent or insure the use of these areas for purposes of stormwater management, extension of water and sewer lines, and/or storm drainage outfalls in accordance with all applicable ordinances and regulations. All efforts shall be made to preserve the integrity of the Central Woods and North Woods with design and location of utility lines if necessary.

Comprehensive Design Plan Considerations

1. Street layout shall, to the extent possible, create interconnections with the objective of creating interesting, distinctive and recognizable community space (with or without the use of a traditional grid layout).

2. Every effort shall be made to preserve existing wooded edges along cultivated fields except where necessary to cross with roads or utilities.

3. The location of the proposed secondary access road from

Central Avenue shall be determined at time of CDP approval.

4. To the extent possible, existing vegetation around the perimeter of the Belt Wood Park shall remain undisturbed. Buffer areas required under Condition 22 may, if necessary, be measured from such existing vegetation.

5. At the time of CDP, the applicant, in conjunction with the Belt Woods Task Force, shall develop suggestions for possible ultimate conveyance of the North Woods and Central Woods to the M-NCPPC, Maryland Department of Natural Resources, and/or a land conservancy for the purpose of preserving and protecting these woods. Any such conveyance shall protect any and all rights of the applicant to develop the remainder of the property pursuant to the approved CDPs, SDPs, and preliminary plans of subdivision.

6. At the time of Comprehensive Design Plan review, consideration shall be given to minimizing any disturbance to the North Woods by the secondary access road connection to Church Road, and a review of the determination as to potential elimination of the road. In the event the secondary road connection is necessary, any associated utility requirements, or similar criteria, shall be controlled to reduce the clearing requirements.

7. For roadways through the two Wildlife Corridors shown on the amended Basic Plan, public utilities should be confined to public rights-of-way wherever possible, to minimize disturbance to the woodlands in the Corridor.

8. If the Department of Natural Resources establishes a fund to erect a fence along the Belt Woods Natural Environment Area (NEA)

abutting Church Road and Central Avenue (MD 214), the State Highway Administration, the subject property owner, and, to the extent feasible, other property owners in the immediate vicinity, may be required to contribute a pro rata share of the expense of that fence by a formula to be determined by the M-NCPPC and DNR. In any such formula, consideration shall be given to the fact that the developer of the property which is the subject of application A-9778 is required to erect a fence on the property abutting the Belt Woods NEA. Plans, procedures, and the funding formula shall be determined by the M-NCPPC, in consultation with DNR, at the time of Comprehensive Design Plan approval.

CDZ Amendment 2 (Cameron Grove; IX-6; Zoning Application A-9839)

a) Place the undeveloped 380.8+ acre tract known as Cameron Grove, located southwest of the intersection of Central Avenue and Church Road, described in the SMA text as change IX-6, in the R-L (Residential Low Development, 1.0 to 1.5) Zone.

b) The Basic Plan in Zoning Application A-9839 shall be amended in accordance with this resolution within 60 days of its effective date. (Note: Land use relationships are shown on the Basic Plan and are described in the Basic Plan text).

Land Use Types:

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

Land Use Quantities:

Gross acreage 380.8 acres

Less one-half floodplain acreage	-24.8 acres
Adjusted Gross Acreage	356.0 acres
Base Density (1.0 d.u. x 356.0 ac)	356 dwelling units
Approved Basic Plan Density (1.5 d.u. x 356.0 ac)	534 dwelling units

c) The land use types and quantities, and the following conditions and considerations shall be listed on the amended Basic Plan:

Conditions:

1) In no event shall the maximum density exceed 534 dwelling units, which equates to 1.5 dwelling units per adjusted gross acre.

2) A minimum 50-feet-wide nondisturbed tree buffer shall be maintained along the boundary shared with the Kettering Subdivision except where road or utility crossings exist.

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.

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 "D" 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 by the State Highway Administration (SHA) and/or the Prince George's County Department of

Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

5. Prior to the issuance of any building permits, the applicant shall bond to construct improvements to the Central Avenue/"P" Road intersection (Central Avenue Access), 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; and

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 intersections.

6. 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.

7. Prior to the issuance of any building permits, 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.

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).

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

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

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 be submitted with the CDP.

13. All nondisturbed nontidal wetlands shall have at least 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.

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 these facilities. The applicant, technical staff and the WSSC shall work together using their best practical effort to minimize the impact of construction of water and sewer lines on the subject property.

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.

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.

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

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

20. The applicant's amended Basic Plan shall show the Class I trail along Church Road.

21. An internal loop Master Plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging, and biking.

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

23. All trails within the proposed development shall 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.

25. If a Moderately Priced Dwelling Unit (MPDU) component is

provided, it shall be approved by the Department of Housing and Community Development, and shall not exceed the maximum density stated herein.

26. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such a deficit as determined by WSSC.

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

28. Approximtely 8 acres shall be dedicated to the M-NCPPC for a community park adjoining the undeveloped school board site located immediately north of the Kettering Neighborhood Park (as shown on Exhibit "C" referenced in the April 10, 1991 memorandum from the Department of Parks and Recreation, Planning and Development Division). Said park shall be developed by applicant as a community park with facilities specified prior to the CDP submission. 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.

29. 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.

30. The dedication of 35.6± additional acres for use as a public park (as shown on Exhibit "C" referenced in the April 10, 1991 memorandum from the Planning and Development Division).

31. Land to be conveyed to the M-NCPPC shall be subject to Conditions 1 through 8 of Exhibit "B" (as referenced in the April 10, 1991 memorandum from the Planning and Development Division).

32. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

Comprehensive Design Plan Considerations:

1. Because of the extremely sensitive character and exceptional aesthetic quality of the Black Branch from the southern boundary of the Cameron Grove property north to the southernmost point of the Evangel Temple property, lot lines along the length of the stream shall be set back a minimum of 100 feet from the edge of the stream. This setback shall be expanded to include the floodplain, wetlands, or steep slopes associated with the stream. If this setback occurs in previously cultivated areas, disturbance may occur there, but existing wooded edges must be maintained. The Planning Board may modify this requirement at the time of CDP approval upon the applicant's demonstration that this is unreasonable under the circumstances.

2. Where the area adjacent to Church Road is generally not wooded, lot line setbacks shall be provided in accordance with the following sliding scale:

Lot Size	Setback
15,000 square feet or less	300 feet
15,000-30,000 square feet	200 feet
30,000-43,560 square feet	100 feet

43,560-87,120 square feet	50 feet
More than 87,120 square feet	0 feet

a) Existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board during the CDP review. In addition, groves, clusters, or rows of native trees and shrubs typical of those indigenous to the vicinity of the development shall be encouraged to be planted in the setback in order to enhance the rural character; precise locations to be determined during CDP review.

b) A variety of lot sizes shall be employed along the road corridors. At least 50 percent of the total unwooded linear frontage of Church and Oak Grove Roads where lots are to be located shall be occupied by lots of greater than 43,560 square feet. Lots of this size and larger shall, whenever possible, front on the two roads. Uniform building setbacks for lots that front on Church and Oak Grove Roads shall not be allowed. Substantial variety shall be required in building setback, building mass, and in architectural style and detail.

3. In those areas adjacent to Church Road which are substantially wooded, the setbacks described in Consideration No. 2 above may be reduced by one-half, except that no wooded buffer shall be less than 100 feet wide. The wooded buffer, however, may be reduced to 50 feet in depth wherever it adjoins 50 feet of wooded

land to be preserved in the right-of-way where the applicant has proposed a 400 foot right-of-way (200 foot dedication) for a rural parkway. All wooded buffers which are preserved in accordance with this provision shall be placed in a conservation easement and be preserved in perpetuity. This buffer may be interrupted by road crossings and utilities.

4. If the Department of Natural Resources establishes a fund to erect a fence along the Belt Woods Natural Environment Area (NEA) abutting Church Road and Central Avenue (MD 214), the State Highway Administration, the subject property owner, and, to the extent feasible, other property owners in the immediate vicinity, may be required to contribute a pro rata share of the expense of that fence by a formula to be determined by the M-NCPPC and DNR. In any such formula, consideration shall be given to the fact that the developer of the property which is the subject of application A-9778 is required to erect a fence on the property abutting the Belt Woods NEA. Plans, procedures, and the funding formula shall be determined by the M-NCPPC, in consultation with DNR, at the time of Comprehensive Design Plan approval.

CDZ Amendment 3 (Greens of Dumbarton; IX-2, 8 and 9; Zoning Applications A-8427, A-8578 and A-8579)

a) Change the undeveloped 889+ acre tract known as the Greens of Dumbarton, located on the east and west sides of Church Road, north of Oak Grove Road, and approximately 4,000 feet south of Central Avenue, and described in the SMA text as Changes IX-2 and 9, from the R-A and R-R Zones to the R-L (Residential-Low Development;

1.0 to 1.5) Zone, and place the 33+ acre site of the historic Bowieville mansion, located south of Central Avenue and east of Church Road (described in the transmitted SMA text as Change IX-8), in the L-A-C (Local Activity Center) Zone. (Prior zoning was R-A.)

b) The Basic Plans in applications A-8427, A-8578, and A-8579 shall be amended in accordance with this resolution within 60 days of its effective date. (Note: Land use relationships are shown on the Basic Plan and are described in the Basic Plan Text.)

Land Use Types (R-L Zone): A-8427 and A-8578

Single-family detached and attached dwellings

Recreation center or other recreational facilities

Elementary school

Church/day care or similar quasi-public use

Accessory uses

Land Use Types (L-A-C Zone): A-8579

Retail uses

Professional offices

Church/day care or similar quasi public use

Recreation center

Residential dwellings

Historic site and the potential uses listed in Condition 33

Accessory uses

Land Use Quantities (R-L Zone): A-8427 and A-8578

Gross Acreage	889 acres
Less one-half floodplain acreage	-46 acres
Adjusted Gross Acreage	843 acres

Base Density (1.0 d.u. x 843 ac)	843 dwelling units
Approved Basic Plan density (1.3 d.u. x 843)	1,096 dwelling units
Land Use Quantities (L-A-C Zone):	A-8579
Gross Acreage	33 acres
Community Service Center	40,000 square feet retail
Approved Basic Plan density	52 dwelling units

c) The land use types and quantities, and the following conditions and considerations shall be listed on the amended Basic Plan:

Conditions:

1) In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.

2) Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3) At each access point off of Church Road and Oak Grove Road, 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.

4) Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall contribute a cash contribution to the Prince George's County Department of Public Works and Transportation and notification shall be provided by the applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5) Prior to approval of a preliminary plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6) Prior to the approval of 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7) Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8) Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at aminimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and

Transportation requirements.

9) Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10) The applicant shall dedicate the "P-2" primary residential roadway for transportation purposes with a 60-foot right-of-way in general conformance along the approved Master Plan alignment.

11) The applicant shall dedicate a 200 foot wide right-of-way for A-44, an access-controlled arterial roadway, along the approved Master Plan alignment.

12) 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.

13) A woodland conservation requirement of 25 percent should be established for the site. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

14) 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 any Specific Design

Plans.

15) 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.

16) All nontidal wetland mitigation areas shall be shown on the SDP.

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

18) Prior to submittal of the Comprehensive Design Plan, the applicant and technical staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

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

21) 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 these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

22) 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.

23) The proposed environmental setting around Bowieville is approximately 14.7± acres. Its boundaries are defined on the staff "Recommended Environmental Setting" sketch found in the Technical Staff Report.

24) There should be limited disturbance within the environmental setting, with the location of parking determined when an adaptive reuse for Bowieville is found.

25) Prior to CDP approval, the applicant should complete a survey and map of historic landscape features around Bowieville to include a metes and bounds survey of the 14.7± acres.

26) Prior to any ground disturbance within the environmental setting, the applicant shall produce a preservation plan for the environmental setting, to include the historic gardens south and northeast of the house, and the original gravel drive and path.

27) A Phase I archeological survey should be undertaken prior to any ground disturbance in the garden areas south and northeast of the house to determine the location and extent of these features, so that they can be restored.

28) The barn located northeast of the house shall be stabilized from further deterioration, specifically the roof and the foundation. The applicants shall use their best efforts to maintain a tenant in the house adjoining the barn. The barn shall be weatherized and secured if a tenant cannot be found.

29) The applicant shall sign the Historic Property Security

Agreement in accordance with the following provisions:

In consideration of approval of the Developer's application for Basic Plan A-8427, 8578, 8579, surrounding and including Bowieville, Prince George's County Historic Site #74A-18, and its environmental setting of approximately 14.7 acres; additionally, in consideration of the need for guarantees that Bowieville will be maintained until it is eventually restored, the parties hereto have agreed to the following provisions:

1. The Developer shall retain and maintain in secure condition the existing chain-link fence with locked gate around the Historic Site.

2. The Developer shall retain and maintain the plywood coverings over the ground floor and first story windows of the Historic Site.

3. The Developer shall repair roof leakage if it occurs.

4. The Developer shall use his best efforts to retain a tenant in the small dwellings/garage immediately adjoining the historic house.

5. The Developer shall confer with the Historic Preservation Commission to ensure that a responsible tenant is found.

6. The Developer shall install a security system within the Historic Site, with an on-site fire alarm connected to the adjoining tenant house and a connection to central station monitoring.

7. The Developer shall post "No Trespassing" signs on the Historic Site and the surrounding property.

8. The property will be subject to inspection by the Department of Parks and Recreation 60 days after zoning approval, and at quarterly intervals until the house is restored, to ensure the maintenance of the security fence, window coverings, tenant, alarm system and "no trespassing" signs.

9. If the Historic Property Security Agreement is not fulfilled within 60 days, the work will be undertaken by the Maryland-National Capital Park and Planning Commission and the applicant agrees to pay for same.

10. The provisions of this agreement shall be binding on the successors and/or assigns of the Developer.

30) The applicant should produce a timetable for implementation of the roof repairs judged immediately necessary, listed on page 73 of architect James Wollon's structure report, including "roofing, roof drainage systems, flashings and caulking..." These repairs will be completed within 180 days after settlement on the property by the applicant, or prior to final plat approval, whichever is sooner. The property will be subject to inspection by the Department of Environmental Resources (DER) to ensure that the work has been completed.

31) The rest of the weatherization and exterior repairs judged necessary by the Wollon report should be completed prior to release of any building permits. This work includes: "Stucco and paint

should be renewed. All sashes require reglazing, retaining original glass and woodwork...shutters require strengthening and refinishing." (See page 73, Bowieville, Leeland, Prince George's County.)

32) Uses proposed for the Historic Site should be limited to the following:

a) Reception hall/rental facility

b) Art gallery

c) Restaurant

d) Country inn

e) Antique shop or other such low intensity retail use

f) Eleemosynary of philanthropic use

g) Low intensity office use

h) Library or similar cultural use

i) Private residence

j) Private school

k) A combination of the above uses

33) The applicant shall donate a protective easement on the exterior of Bowieville and its approximately 14.7 acre environmental setting to an appropriate body capable of holding easements, within 180 days after settlement on any part of the Turner or MCD properties or prior to final plat approval, whichever is sooner.

34) Site plan review by the Historic Preservation Commission shall be required on structures built on the park/school site to the south of Bowieville. Under review will be building placement, materials, roof features, fencing, landscaping and parking, in

relationship to views from the Historic Site.

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

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

37) Approximately 50 acres shall be dedicated to the M-NCPPC for a community park east of Church Road and identified generally as a Park/School site on the amended Basic Plan (further referenced as Exhibit "D" in the May 22, 1991 Park Planning and Development Division memorandum, subject to the conditions of Attachment "B" referenced in a January 10, 1991 memorandum). If the School Board determines the need for a school site at this location prior to the development of the parkland, the Planning Board shall determine the precise location of the school site in consultation with the School Board and the Parks Department.

38) Approximately 35 acres shall be dedicated to the M-NCPPC for a community park on the west side of Church Road, adjoining the Kettering Neighborhood Park (as shown on Exhibit "D" and referenced in the May 22, 1991 memorandum from the Park Planning and Development Division). Said parcel shall be developed by applicant as a community park with facilities specified prior to CDP submission. Facilities and design for the above described facilities and alteration of the existing pond shall be approved by the Department of Parks and Recreation prior to CDP approval. The

park will contain, at a minimum, picnic areas, open play areas, pre-teen play areas, soccer and softball fields. Every effort shall be made to coordinate the plans for the development of the 35± acre park with the plans for the development of the 8± acre park to be provided as part of Cameron Grove.

39) Alternative access shall be provided to the structure currently served by the existing easement through the Riley property. Should the proposed transfer of the Riley property not occur, such access shall not be necessary.

40) The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch, as shown on Exhibita "C", shall be dedicated to the M-NCPPC.

41) The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

42) An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging, and biking. Within the Black Branch stream valley, the trail shall not be required to extend south of the recreation center located south of the park/school site.

43) All development pods and parks, recreational, and historical features shall be connected into the main trail network by feeder trails and sidewalks.

44) The handicapped accessibility of all trails shall be determined during CDP review.

45) At the time of Comprehensive Design Plan review, the locations of the trails, paths, and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

46) In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall site is provided, the balance of the drive shall be incorporated into the open space network.

47) The applicant shall make a reasonable effort to obtain the outparcel within the 35-acre park on the northwest corner of the property prior to CDP submission so that it can also be dedicated to the M-NCPPC.

48) If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

49) All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

50) The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the plan.

Comprehensive Design Plan Considerations:

1) Where the area adjacent to Church Road and Oak Grove Road is generally not wooded, lot line setbacks shall be provided in accordance with the following sliding scale:

Lot Size	Setback
15,000 sq. ft. or less	300 ft.

15,000 - 30,000 sq. ft.	200 ft.
30,000 - 43,560 sq. ft.	100 ft.
43,560 - 87,120 sq. ft.	50 ft.
More than 87,120 sq. ft.	0 ft.

2) In those areas adjacent to Church Road which are substantially wooded, the setbacks described in Consideration No. 1 above may be reduced by one-half, except that no wooded buffer shall be less than 100 feet wide. The wooded buffer, however, may be reduced to 50 feet in depth wherever it adjoins 50 feet of wooded land to be preserved in the right-of-way where the applicant has proposed a 400 foot right-of-way (200 foot dedication) for a rural parkway. All wooded buffers which are preserved in accordance with this provision shall be placed in a conservation easement and be preserved in perpetuity. This buffer may be interrupted by road crossings and utilities.

3) Existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

4) A variety of lot sizes shall be employed along the road corridors. At least 50 percent of the total unwooded linear

frontage of Church and Oak Grove Roads where lots are to be located shall be occupied by lots of greater than 43,500 square feet. Lots of this size and larger shall whenever possible front on the two roads. Uniform building setbacks for lots that front on Church and Oak Grove Roads shall not be allowed. Substantial variety shall be required in building setback, building mass, and in architectural style and detail.

CDZ Amendment 4 (Seton Belt Trust - Willowbrook Business Campus; E-7; Zoning Application A-9829)

a) Place the undeveloped 453+ acre tract known as the Willowbrook Business Campus, located on the north side of Leeland Road, 720 feet east of Oak Grove Road, and described in the SMA text as Change E-7, in the E-I-A (Employment and Institutional Area) Comprehensive Design Zone.

b) The Basic Plan in Zoning Application A-9829 shall be amended in accordance with this resolution within 60 days of its effective date. Land use relationships are shown on the Basic Plan.

Land Use Types and Quantities:

Land Use Quantities	Acreage*	Intensity (sq. ft.) .3 FAR - .38 FAR
Light Manufacturing and Warehouse/Distribution (including ancillary office and retail commercial)		3,900,000-5,000,000 sq. ft.
Open Space/Roads		N/A

Total 453 acres

*These acreage figures will be computed with the amended Basic Plan pursuant to Condition 1.

Land Use Types:

The following uses shall be permitted:

1) Commercial:

Eating and drinking establishment^2

General Offices, such as administrative or executive offices; or banks and lending institutions which principally serve other uses and employees in the zone/development.

Dry cleaning or laundry establishments, limited to pick-up stations^2

Trade (generally retail, consistent with the purpose of the E-I-A Zone) such as a commercial outlet for the sale or display of items produced on the premises^2

2) Industrial:

Laboratories: experimental, testing or film

Manufacturing activity, such as:

A) Manufacturing, assembly or packaging of products from previously prepared materials such as cloth, plastic, paper and the like

B) Manufacturing of electric and electronic equipment and component parts for radios, television, telephone, computer and similar equipment

C) Manufacturing of food products

Printing and lithograph shop

Research facility

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[2]Intended to serve the principal employer only.

Warehouse and distribution facility

3) Institutional/Educational:

Day care center for children

Institutional uses of a medical, religious or research nature which may include a private spa

School, private

A) School or studio for artistic or technical instruction

B) All others

4) Miscellaneous:

Accessory structures and uses:

A) Conveyor system

B) Laboratory

C) Office

D) Warehouses

E) All others

Collection of recyclable materials on Parcels A through H only

Contractor's office (must include sanitary facilities), construction yard, shed or building not to include outside storage of heavy equipment

Interim uses involving minor improvements, as approved by the District Council either at the time of rezoning or upon later petition

Signs identifying the principal use, in accordance with Part 12 of the Zoning Ordinance

Uses which can be justified as similar to a listed allowed use

5) Public/Quasi Public:

Ambulance service, private

Library

Post Office

Public buildings and uses

Volunteer fire, ambulance or rescue station

6) Recreation/Entertainment/Social/Cultural:

Carnival, circus, fair or similar use not exceeding 17 days in duration and only on a parking lot, as a temporary use in accordance with Sections 27-260 and 27-261

Museum, art gallery, aquarium, cultural center or similar facility (noncommercial)

Parks, playgrounds, and other outdoor recreation areas

Public or quasi-public recreational uses

7) Residential/Lodging:

Hotel or motel, may include convention facilities and swimming pools

8) Transportation/Parking/Communications:

Heliport or helistop

Parking lot or garage, or loading area in accordance with Part II

Satellite dish antenna, in accordance with Section 27-488.1

Public utility use or structure

A) Railroad yard, round-house car barn or freight station

B) All others

Towers, poles, whip or antenna

c) The land use types and quantities, and the following conditions and considerations shall be listed on the amended Basic Plan:

Conditions:

1) The Basic Plan map shall be amended as follows:

a) The development and open space acreage shall be recomputed, based on the requirements of the Basic Plan approval.

b) The amended Basic Plan shall express the intent and conceptually illustrate buffering of the subject property along Leeland Road, adjacent residential properties, and proposed arterial road A-44, as follows: a minimum 100-foot wide buffer on both sides of A-44; a minimum 75-foot wide buffer along the north side of Leeland Road, to be expanded to 100 feet along adjoining residential properties if adjacent woodlands are not retained; and 50-foot wide buffers along interior roadways.

c) The proposed acreage for open space and roads shall be

stated and conceptually illustrated.

d) No driveways shall have direct access to A-44, Collington South roadways or Leeland Road. All access shall be from the internal roadway system onto Pope's Creek Drive, Prince George's Boulevard and Leeland Road. Access shall be from one internal roadway onto Leeland Road from Development Area N.

e) A note shall state: "At such time as A-44 is funded for construction, every consideration shall be given to preserving old Leeland Road North to the extent possible."

f) If an alternative fire station site has not already been conveyed fee simple to Prince George's County within the general vicinity as indicated by the approved Master Plan and Public Safety Master Plan, then the three-acre buildable northwest quadrant of Development Area K or other buildable three-acre location as determined by the Fire Department, shall be shown as a possible site for a future fire and rescue station, to be confirmed prior to Comprehensive Design Plan approval. Prior to the approval of the first Specific Design Plan on the south side of the A-44 alignment, the applicant shall convey to Prince George's County by fee simple deed for the development of a fire and rescue station. A restriction shall be placed on the development area in which the fire station is located prohibiting high hazard use, as defined in the Building Code, Subtitle 4 within a specified surrounding area. If the fire and rescue station has previously been dedicated to the County off the subject property, then this condition shall not apply.

2) Less intensive development shall take place in those portions of Development Areas L and M that are adjacent to Leeland Road.

3) Based on 1.9 million square feet of first stage development, the applicant shall be permitted one temporary point of access to Willowbrook Parkway, provided that the following conditions are met to the satisfaction of the Prince George's County Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission. Any development beyond the 1.9 million square feet first stage shall be subject to review of transportation studies in conjunction with CDP approval by the Planning Board:

a) The applicant shall dedicate a 300-foot right-of-way for Willowbrook Parkway (A-44) along a suitable alignment in general conformance with the approved Master Plan.

b) The applicant shall be responsible for the construction of, or the availability of 100 percent of construction funds for Willowbrook Parkway from the temporary access point to its intersection with US 301 in accordance with Prince George's County Department of Public Works and Transportation requirements.

c) A note shall state that the applicant shall attest that the temporary access to Willowbrook Parkway shall be revoked, at no expense to Prince George's County or any subsequent public agency with jurisdiction, when Willowbrook Parkway is upgraded to an access-controlled facility in accordance with the approved Bowie-Collington-Mitchellville and Vicinity Master Plan.

d) If the applicant chooses not to construct a temporary access point, the right-of-way for Willowbrook Parkway through the subject parcel shall be placed in reservation.

4) All structures shall be provided with automatic fire suppression systems in accordance with National Fire Protection Association Standard 13 and all applicable County laws.

5) Prior to the approval of a preliminary plan of subdivision for Stage I, Willowbrook Parkway and its intersections at US 301 and at Prince George's Boulevard shall be identified for full construction funding in the Maryland Department of Transportation's Consolidated Transportation Program, the Prince George's County Capital Improvement Program or shall be ensured by the applicant from private sources, signalized, when warranted, and designed to provide a future Level-of-Service D traffic operation in accordance with State Highway Administration and/or Department of Public Works and Transportation requirements.

6) Prior to approval of a preliminary plan of subdivision for Stage I, adequate access shall be identified for full construction funding in the Maryland Department of Transportation Consolidated Transportation Program, the Prince George's County Capital Improvement Program or shall be ensured by the applicant from private sources, from the parcels developed during Stage I to Willowbrook Parkway.

7) Prior to approval of a preliminary plan of subdivision for Stage I, US 301/Leeland Road intersections shall be identified for full construction funding in the Maryland Department of

Transportation's Consolidated Transportation Program, the Prince George's County Capital Improvement Program or shall be ensured by the applicant from private sources, and, if warranted and deemed appropriate by the Maryland State Highway Administration (SHA), signalized to provide for an adequate level of service.

8) Prior to approval of the preliminary plan for Stage I, the applicant shall ensure that a line, grade and staging concept plan for the Leeland-Oak Grove Road (C-58) alignment, as a major collector facility in accordance with the Bowie-Collington-Mitchellville and Vicinity Master Plan shall be provided. This staging plan shall be finalized and approved by the Prince George's County Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

9) Prior to approval of the Comprehensive Design Plan, the applicant shall submit a Type I Tree Conservation Plan, for approval by the Planning Board. It shall show a minimum of 15 percent preservation of existing woodland.

10) The applicant shall ensure that funding from public and/or private sources is available to finance the construction of railroad crossing improvements at the Leeland Road/Consolidated Railroad Corporation crossing prior to construction of direct access to Leeland Road. The type of improvements shall be in accordance with State Highway Administration requirements.

Comprehensive Design Plan Considerations:

1) Prior to CDP approval, Development Area C shall be reconfigured to allow old Leeland Road North to function as its

northern boundary or, as an alternative, to remain as part of the trail system. Old Leeland Road North shall be designed to connect at the nearest point with the Collington Center pedestrian system. Variable width buffers, as recommended by the M-NCPPC Natural Resources Division and approved by the Planning Board, shall be provided on both sides of the road/trail, the width dependent on the topography and character of the adjacent trees.

2) At the time the fire station is constructed, the applicant shall ensure that the internal roadway access from the fire and rescue station site is provided to US 301 and to Leeland Road.

3) As part of CDP approval, the applicant shall submit a Conceptual Stormwater Management Plan for approval by the Prince George's County Department of Environmental Resources. Additional on-site stormwater management shall be provided as required to address water quality, as necessary to offset additional runoff generated by the subject development.

4) As part of CDP approval, all stormwater management facilities that are visible from roadways, open space areas or from proposed buildings shall be designed as site amenities.

5) All perennial streams and nontidal wetlands shall be shown on the Comprehensive Design Plan and approved by the Planning Board or its designee. All streams shall follow the buffer guidelines established in Section 24-130 of the County Code for the Patuxent River Primary Management Area. This buffer shall be a minimum of 50 feet on each side and may be expanded to include the 100-year floodplain, nontidal wetlands, steep slopes of 25 percent and

greater, and slopes of 15 to 24 percent having soil erodibility factors of 0.35 and greater.

6) Proposed limits of disturbance shall be shown on the Comprehensive Design Plan, subject to modification by the Planning Board or its designee, and shall be finalized at Specific Design Plan approval.

7) The character and visual image of the Collington Center, Collington South and the adjoining residential properties shall be protected and maintained through design techniques such as trees, berms and vegetative buffers. The layout of building lots and internal streets shall be planned so that the rear view of buildings will not be clearly visible from adjoining residential properties and Leeland Road.

8) To ensure the character and visual image of a campus-type setting is maintained, development shall occur with minimal disturbance to tree stands, existing steep slopes and other natural features.

Specific Design Plan (SDP) Considerations:

1) As part of SDP approval, a 100-year floodplain study shall be approved by the Department of Environmental Resources.

2) Prior to approval of a preliminary plan of subdivision, the applicant shall submit a soils study for review and approval by the State Soil Conservation District and the Planning Board. The study shall identify areas of perched water table and Marlboro clay formation and specify construction techniques required for development.

3) Prior to SDP approval, the applicant shall submit a Type II Tree Conservation Plan for approval by the Planning Board.

4) Prior to SDP approval, the following security measures shall be planned and incorporated into the design of buildings, parking lots and landscaping:

a) Audible building alarms. Alarms connected to private security companies are suggested;

b) State of the art deadbolt locks and secure door and window construction shall be provided;

c) Building numbers and front entranceways shall be provided with bright lighting;

d) Parking lots shall be visible to the buildings that they serve, with unisolated outer limits and with bright lighting provided throughout;

e) Border plantings inside the parking areas shall be low growing types of shrubbery; and

f) Trees in the parking area shall be trimmed approximately six to seven feet from the ground.

SECTION 3. BE IT FURTHER RESOLVED that when the approved Master Plan is finally printed, the discussion of the Turf Farm, Westwood, and Turner properties shall delete wording as follows: "...with the R-E Zone serving as a base density."

SECTION 4. BE IT FURTHER RESOLVED that the owner of the Collington Park/Milpond Inc. property (Parcel 13 and Outlot "A", Tax Map 46) located south of Annapolis Road and the "J-Mart" carryout, is encouraged to consider development via the Special Exception

process whereby community concerns regarding neighborhood compatibility issues can be fully addressed.

SECTION 5. BE IT FURTHER RESOLVED that conditions which have been attached to previously approved zoning are considered to be a part of this Sectional Map Amendment where the previous zoning category has been maintained.

SECTION 6. BE IT FURTHER RESOLVED that the Official Zoning Map shall be annotated with appropriate references to this resolution calling attention to development standards or guidelines which are applicable to specific properties.

SECTION 7. BE IT FURTHER RESOLVED that appropriate notification, in accordance with the Zoning Ordinance, be given concerning the adoption of this Sectional Map Amendment.

SECTION 8. BE IT FURTHER RESOLVED that the staff is authorized to incorporate this SMA into the Master Plan document and to make appropriate Plan text and map revisions to correct identified errors, reflect updated information, incorporate the use/density/intensity changes described herein, and eliminate (to the extent possible) inconsistent text language. Further, the revised text shall be referred to the Council for review and approval prior to being printed.

SECTION 9. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance, and the Official Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County described as Planning Areas 71A, 71B, 74A and 74B. The zoning changes adopted by this Ordinance

shall be depicted on zoning maps at a scale of 1 inch equals 200 feet and shall constitute the official Zoning Map for these Planning Areas.

SECTION 10. BE IT FURTHER RESOLVED that the provisions of this Ordinance are severable and if any zone, provision, sentence, clause, section or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the Act or their application to other zones, persons or circumstances. It is hereby declared to be the legislative intent that the Act would have been adopted as if such illegal, invalid, or unconstitutional zone, provision, sentence, clause, section or part had not been included therein.

SECTION 11. BE IT FURTHER RESOLVED that this Ordinance shall take effect on January 1, 1992.

Adopted this 26th day of November, 1991.

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

BY: _____
Richard J. Castaldi
Chairman

ATTEST:

_____
Maurene W. Epps
Acting Clerk of the Council

NOTE: The attached maps are available in hard copy only.

Case No.: A-8427, A-8578
and A-8579

Applicant: Oak Creek Club

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

ZONING ORDINANCE NO. 11 - 2000

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by amending an approved basic plan, with conditions.

WHEREAS, on November 26, 1991, the District Council approved Application Nos. A-8427, A-8578 & A-8579, for R-L and L-A-C zoning, with basic plan, on approximately 922 acres of land, located on both sides of Church Road and the north side of Oak Grove Road, Upper Marlboro, Maryland; and

WHEREAS, the applicant has filed a request with the District Council to amend the basic plan and conditions of zoning for Application Nos. A-8427, A-8578 & A-8579; and

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

WHEREAS, the applicant's request was given public notice, in accordance with all requirements of law, and a public hearing on the request was held by the District Council; and

WHEREAS, having reviewed the record in this case and the testimony and exhibits presented at the public hearings, the District Council has determined that the request to amend the basic plan meets the requirements of Section 27-195(b) and should be approved, with conditions, as recommended by the Zoning Hearing Examiner, Technical Staff and Planning Board; and

WHEREAS, as the basis for this action, the District Council adopts the Technical Staff Report and the Planning Board Resolution as its findings and conclusions in this case; and

WHEREAS, to protect adjacent properties and the general neighborhood, approval of the amended basic plan is granted subject to conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The basic plan for Application Nos. A-8427, A-8578 & A-8579 is hereby amended, subject to the following conditions:

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone or 52 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such

centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3. At each access point off of Church Road and Oak Grove Road, 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.

4. Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation and notification shall be provided by the applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5. Prior to approval of a preliminary plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6. Prior to the approval of 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by

the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7. Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9. Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10. On all preliminary plats, final plats, site plans and other plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved *Bowie-Collington Master Plan*.

11. The applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for

Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

12. A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A-C. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

13. 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 any Specific Design Plan.

14. 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 submittal of the SDP.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

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

17. Prior to the submittal of the Comprehensive Design Plan, the applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

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

20. 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 these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

21. As part of the submittal of the Preliminary Plat, the applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 " acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the applicant shall complete a survey and map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14.7" acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn and appropriately detailed reuse and restoration plans.

b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be

included within the L-A-C as a means of access to the Historic Site.

23. Prior to approval of the Comprehensive Design Plan, the applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing and lighting and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include but are not limited to:

a. Retaining and maintaining the existing chain-link fence in secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarms connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

24. The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer 60 days after the approval of the Amended Basic Plan with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as

determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

a. "immediate" repairs deemed necessary to preclude further deterioration;

b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include but not be limited to the stabilization and securing of the historic tobacco barn northeast of the mansion.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor or structural engineer.

27. The applicant, his heirs, successors or assigns shall submit and Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall

be completed prior to the issuance of the 400th building permit for the development.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

29. A Phase I archeological survey in the garden areas south and northeast of the house and summary report shall be undertaken by the applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

a. Reception hall/rental facility

b. Art gallery

c. Restaurant

d. Country Inn

e. Antique shop or other such low intensity retail use

f. Eleemosynary or philanthropic use

g. Low intensity office use

h. Library or similar cultural use

i. Private residence

j. Private school

k. A combination of the above uses

Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

32. Comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

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

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

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

37. The CDP shall investigate and evaluate an extension of the planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

38. The applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

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

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the plan.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to

the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

49. The applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate."

Comprehensive Design Plan Considerations

1. In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised

or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

6. Primary residential streets will be constructed to provide access to the planned community park and the park/school. In the event private roadways are permitted in the planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging and biking.

8. All development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

9. The handicapped accessibility of all trails shall be determined during CDP review.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for a collector buffer in Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

SECTION 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 24th day of July, 2000, by the following vote:

In Favor: Council Members Bailey, Estepp, Gourdine, Maloney, Scott, Shapiro and Wilson

Opposed:

Abstained:

Absent: Council Members Hendershot and Russell

Vote: 7-0

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

BY: Dorothy F. Bailey
Dorothy F Bailey, Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

August 26, 2025

RE: A-8427-02 (Oak Creek Club-Landbay T)
Carrollton Oak Creek, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 2 - 2025 setting forth the action taken by the District Council in this case on July 8, 2025.

CERTIFICATE OF SERVICE

This is to certify that on August 26, 2025 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Wayne K. Curry Administration Building
1301 McCormick Drive Largo, MD 20774

Case No.: A-8427-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate Applicant's acceptance of conditions of the original rezoning to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

WHEREAS, the District Council in enacting Zoning Ordinance 2-2025, approved the Applicant's request to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 2-2025, deems it appropriate to accept Applicant's consent to the conditions, in Zoning Ordinance 2-2025, to approve its request to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units, in Zoning Ordinance 2-2025, is hereby granted. Applicant's written acceptance of the conditions of approval in Zoning Ordinance 2-2025, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions in Zoning Ordinance 2-2025. Failure to comply with conditions of approval in Zoning Ordinance 2-2025, shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to revoke the amendment to the original Basic Plan to allow for the additional development of 28 single-family detached dwelling units; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective August 20, 2025, the date of receipt of the Applicant's acceptance of the conditions of approval in Zoning Ordinance 2-2025.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 15, 2025

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 2 - 2025 granting preliminary conditional zoning approval of A-8427-C-02 (Amendment of Conditions) Oak Creek Club- Landbay T, is attached.

In compliance with the provisions of Section 27-195(c) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on October 6, 2025.

CERTIFICATE OF SERVICE

This is to certify that on July 15, 2025, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Donna J. Brown

Donna J. Brown
Clerk of the Council

Case No.: A-8427-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC[1]

ZONING ORDINANCE NO. 2−2025

AN ORDINANCE to amend Basic Plan A-8427-02, specifically Condition 1, approved by the District Council on November 26, 1991, to allow for the additional development of 28 single-family detached dwelling units,[2] on its property located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).

WHEREAS, this Application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L); and

WHERAS, the site is currently vacant and unimproved; and

WHEREAS, no other amendments of the conditions of the approved Basic Plan were requested; and

WHEREAS, currently Condition 1 states as follows:

[1] Decision of the Zoning Hearing Examiner (ZHE) incorrectly identifies the Applicant as "Oak Creek Club, LLC," because the Technical Staff Report identifies the Applicant as "Carrolton Oak Creek, LLC," and the Statement of Justification and Public Ethics Affidavits identify the Applicant as "Carrollton Oak Creek, LLC." The difference is "Carrollton" with 2-l's as opposed to 1-l. The difference matters because under the State Department of Assessment and Taxation (SDAT), Carrollton with 2-l's as opposed to 1-l, is an entity registered to do business in Maryland, but "Carrolton" with 1-l is not. This approval is only for Applicant "Carrollton Oak Creek, LLC."

[2] After oral argument, and pursuant to an email from the Applicant on June 30, 2025, at 1:20 pm, which has been placed in the record, while the initial application requested the amendment of the Basic Plan to increase the maximum residential density by a total of 36 single-family detached dwelling units, the Applicant has since proffered that it will develop ***no*** more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3, which means, as a condition of this approval, that the Applicant may not develop more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3. *See* email from Jonathan Martin jonathan@clhatcher.com to Principal Counsel, Rajesh Kumar, on June 30, 2025, at 1:20 pm. Same was provided to the Clerk of the Council to be made part of the record in this matter.

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone; and

WHEREAS, the revised Condition 1 recommended for approval states as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone; and

WHEREAS, the Planning Board and the Technical Staff recommended approval of the request with conditions; and

WHEREAS, on March 5, 2025 and March 26, 2025, the Zoning Hearing Examiner (ZHE) held unopposed evidentiary hearings on the request; and

WHEREAS, at the conclusion of the March 26, 2025 evidentiary hearing, the record was kept open until April 11, 2025, for the receipt of documents supporting the position of the homeowners association. These documents were not submitted, and the record was closed on April 11, 2025; and

WHEREAS, on May 28, 2025, the ZHE issued a written decision recommending that the District Council approve the request subject to conditions and considerations; and

WHEREAS, as a basis for this final decision, the District Council adopts the findings, conclusions, and recommendation to approve the request as contained in the ZHE's written decision, subject to modifications herein by the District Council; and

WHEREAS, Applicant's request is approved subject to the following Conditions and Considerations:

Conditions

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at the Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging Plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3. At each access point off of Church Road and Oak Grove Road, 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.

4. Prior to approval of a preliminary Plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 2 02) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The Applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation, and notification shall be provided by the Applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road, including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5. Prior to approval of a preliminary Plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6. Prior to the approval of the 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the Applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7. Prior to approval of a Preliminary Plan of Subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the Applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9. Prior to the issuance of any building permits, the Applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10. On all Preliminary Plats, Final Plats, Site Plans and other Plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the Applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie-Collington Master Plan.

11. The Applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

12. A Woodland Conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L- A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.

13. 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 any Specific Design Plan.

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

15. All nontidal wetland mitigation areas shall be shown on the SDP.

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

17. Prior to the submittal of the Comprehensive Design Plan, the Applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the Subject Property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

19. All streams and drainage courses shall comply with the buffer guideline for the Patuxent River Primary Management Area.

20. 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 these facilities. Applicant, Technical Staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the Subject Property.

21. As part of the submittal of the Preliminary Plat, the Applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the Applicant shall complete a survey and Map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14. 7 11 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

    a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn, and appropriately detailed reuse and restoration Plans.

b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, the proposed clubhouse parking area, and the parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be included within the L-A-C as a means of access to the Historic Site.

23. Prior to approval of the Comprehensive Design Plan, the Applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing, and lighting, and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include, but are not limited to:

a. Retaining and maintaining the existing chain- link fence in a secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing, and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarm connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

24. The property shall be inspected on behalf of the Applicant by a qualified preservation architect, preservation contractor, or structural engineer 60 days after the approval of the Amended Basic Plan, with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the Applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the Applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor, or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

    a. "immediate" repairs deemed necessary to preclude further deterioration;

    b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

    c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include, but not be limited to, the stabilization and securing of the historic tobacco barn northeast of the mansion.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the Applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor, or structural engineer.

27. The Applicant, his heirs, successors, or assigns shall submit a Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the Applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

29. A Phase I archeological survey in the garden areas south and northeast of the house and a summary report shall be undertaken by the Applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the Applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the Applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

    a. Reception hall/rental facility

    b. Art gallery

    c. Restaurant

    d. Country Inn

    e. Antique shop or other such low intensity retail use

    f. Eleemosynary or philanthropic use

    g. Low intensity office use

    h. Library or similar cultural use

    i. Private residence

    j. Private school

    k. A combination of the above uses

    Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The Applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

32. A comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include, but not be limited to, architectural design, building placement, materials, roof features, fencing, landscaping, and parking, in relation to views from the Historic Site.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following Conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions

Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The Applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

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

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

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The Applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

37. The CDP shall investigate and evaluate an extension of the Planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

38. The Applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

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

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the Subject Property, and also a Class I trail along the entire Oak Grove Road frontage.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, Applicants shall pay such deficit as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the Plan.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the Applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

49. The Applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate.

50. Remove the designation of Development Parcel/Landbay T from the Amended Basic Plan.

Comprehensive Design Plan Considerations

1. In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of· the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised, or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be Planted in the setback in order to enhance the rural character.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

6. Primary residential streets will be constructed to provide access to the Planned community park and the park/school. In the event private roadways are permitted in the Planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master Plan trail shall be provided within the proposed development for the Purpose of providing a neighborhood circuit for running, jogging, and biking.

8. All the development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

9. The handicapped accessibility of all trails shall be determined during CDP review.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be Planted with the amount of Plant materials required for a collector buffer in Section 4. 6 of the Landscape Manual. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Basic Plan A-8427-02, specifically Condition 1, shall be amended to allow for the additional development of 28 single-family detached dwelling units.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions referenced above. Failure to comply with any stated condition herein shall constitute a zoning violation and shall constitute sufficient grounds for the District Council to revoke the approval of the request herein; to revoke use and occupancy permits; to institute appropriate civil and/or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance shall become effective on the date of its enactment.

ENACTED on July 8, 2025, by the following vote:

In Favor: Council Members Adams-Stafford, Blegay, Burroughs, Dernoga, Fisher, Hawkins, Ivey, Olson, Oriadha and Watson.

Opposed:

Abstained:

Absent: Council Member Harrison.

Vote: 10-0.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

August 26, 2025

RE: A-8578-02 (Oak Creek Club-Landbay T)
Carrollton Oak Creek, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 3 - 2025 setting forth the action taken by the District Council in this case on July 8, 2025.

CERTIFICATE OF SERVICE

This is to certify that on August 26, 2025 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: A-8578-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate Applicant's acceptance of conditions of the original rezoning to amend Basic Plan A-8578-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

WHEREAS, the District Council in enacting Zoning Ordinance 3-2025, approved the Applicant's request to amend Basic Plan A-8578-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 3-2025, deems it appropriate to accept Applicant's consent to the conditions, in Zoning Ordinance 3-2025, to approve its request to amend Basic Plan A-8578-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval to amend Basic Plan A-8578-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units, in Zoning Ordinance 3-2025, is hereby granted. Applicant's written acceptance of the conditions of approval in Zoning Ordinance 3-2025, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions in Zoning Ordinance 3-2025. Failure to comply with conditions of approval in Zoning Ordinance 3-2025, shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to revoke the amendment to the original Basic Plan to allow for the additional development of 28 single-family detached dwelling units; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective August 20, 2025, the date of receipt of the Applicant's acceptance of the conditions of approval in Zoning Ordinance 3-2025.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 15, 2025

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

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In compliance with the provisions of Section 27-195(c) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on October 6, 2025.

CERTIFICATE OF SERVICE

This is to certify that on July 15, 2025, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Donna J. Brown

Donna J. Brown
Clerk of the Council

Case No.: A-8578-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC[1]

ZONING ORDINANCE NO. 3−2025

AN ORDINANCE to amend Basic Plan A-8578-02, specifically Condition 1, approved by the District Council on November 26, 1991, to allow for the additional development of 28 single-family detached dwelling units,[2] on its property located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).

WHEREAS, this Application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L); and

WHERAS, the site is currently vacant and unimproved; and

WHEREAS, no other amendments of the conditions of the approved Basic Plan were requested; and

WHEREAS, currently Condition 1 states as follows:

[1] Decision of the Zoning Hearing Examiner (ZHE) incorrectly identifies the Applicant as "Oak Creek Club, LLC," because the Technical Staff Report identifies the Applicant as "Carrolton Oak Creek, LLC," and the Statement of Justification and Public Ethics Affidavits identify the Applicant as "Carrollton Oak Creek, LLC." The difference is "Carrollton" with 2-l's as opposed to 1-l. The difference matters because under the State Department of Assessment and Taxation (SDAT), Carrollton with 2-l's as opposed to 1-l, is an entity registered to do business in Maryland, but "Carrolton" with 1-l is not. This approval is only for Applicant "Carrollton Oak Creek, LLC."

[2] After oral argument, and pursuant to an email from the Applicant on June 30, 2025, at 1:20 pm, which has been placed in the record, while the initial application requested the amendment of the Basic Plan to increase the maximum residential density by a total of 36 single-family detached dwelling units, the Applicant has since proffered that it will develop ***no*** more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3, which means, as a condition of this approval, that the Applicant may not develop more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3. *See* email from Jonathan Martin jonathan@clhatcher.com to Principal Counsel, Rajesh Kumar, on June 30, 2025, at 1:20 pm. Same was provided to the Clerk of the Council to be made part of the record in this matter.

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone; and

WHEREAS, the revised Condition 1 recommended for approval states as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone; and

WHEREAS, the Planning Board and the Technical Staff recommended approval of the request with conditions; and

WHEREAS, on March 5, 2025 and March 26, 2025, the Zoning Hearing Examiner (ZHE) held unopposed evidentiary hearings on the request; and

WHEREAS, at the conclusion of the March 26, 2025 evidentiary hearing, the record was kept open until April 11, 2025, for the receipt of documents supporting the position of the homeowners association. These documents were not submitted, and the record was closed on April 11, 2025; and

WHEREAS, on May 28, 2025, the ZHE issued a written decision recommending that the District Council approve the request subject to conditions and considerations; and

WHEREAS, as a basis for this final decision, the District Council adopts the findings, conclusions, and recommendation to approve the request as contained in the ZHE's written decision, subject to modifications herein by the District Council; and

WHEREAS, Applicant's request is approved subject to the following Conditions and Considerations:

Conditions

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at the Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging Plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3. At each access point off of Church Road and Oak Grove Road, 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.

4. Prior to approval of a preliminary Plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 2 02) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The Applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation, and notification shall be provided by the Applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road, including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5. Prior to approval of a preliminary Plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6. Prior to the approval of the 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the Applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7. Prior to approval of a Preliminary Plan of Subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the Applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9. Prior to the issuance of any building permits, the Applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10. On all Preliminary Plats, Final Plats, Site Plans and other Plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the Applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie-Collington Master Plan.

11. The Applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

12. A Woodland Conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L- A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.

13. 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 any Specific Design Plan.

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

15. All nontidal wetland mitigation areas shall be shown on the SDP.

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

17. Prior to the submittal of the Comprehensive Design Plan, the Applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the Subject Property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

19. All streams and drainage courses shall comply with the buffer guideline for the Patuxent River Primary Management Area.

20. 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 these facilities. Applicant, Technical Staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the Subject Property.

21. As part of the submittal of the Preliminary Plat, the Applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the Applicant shall complete a survey and Map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14. 7 11 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

    a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn, and appropriately detailed reuse and restoration Plans.

b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, the proposed clubhouse parking area, and the parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be included within the L-A-C as a means of access to the Historic Site.

23. Prior to approval of the Comprehensive Design Plan, the Applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing, and lighting, and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include, but are not limited to:

a. Retaining and maintaining the existing chain- link fence in a secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing, and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarm connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

24. The property shall be inspected on behalf of the Applicant by a qualified preservation architect, preservation contractor, or structural engineer 60 days after the approval of the Amended Basic Plan, with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the Applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the Applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor, or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

    a. "immediate" repairs deemed necessary to preclude further deterioration;

    b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

    c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include, but not be limited to, the stabilization and securing of the historic tobacco barn northeast of the mansion.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the Applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor, or structural engineer.

27. The Applicant, his heirs, successors, or assigns shall submit a Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the Applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

29. A Phase I archeological survey in the garden areas south and northeast of the house and a summary report shall be undertaken by the Applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the Applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the Applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

    a. Reception hall/rental facility

    b. Art gallery

    c. Restaurant

    d. Country Inn

    e. Antique shop or other such low intensity retail use

    f. Eleemosynary or philanthropic use

    g. Low intensity office use

    h. Library or similar cultural use

    i. Private residence

    j. Private school

    k. A combination of the above uses

    Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The Applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

32. A comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include, but not be limited to, architectural design, building placement, materials, roof features, fencing, landscaping, and parking, in relation to views from the Historic Site.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following Conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions

Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The Applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

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

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

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The Applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

37. The CDP shall investigate and evaluate an extension of the Planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

38. The Applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

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

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the Subject Property, and also a Class I trail along the entire Oak Grove Road frontage.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, Applicants shall pay such deficit as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the Plan.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the Applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

49. The Applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate.

50. Remove the designation of Development Parcel/Landbay T from the Amended Basic Plan.

Comprehensive Design Plan Considerations

1. In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of· the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised, or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be Planted in the setback in order to enhance the rural character.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

6. Primary residential streets will be constructed to provide access to the Planned community park and the park/school. In the event private roadways are permitted in the Planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master Plan trail shall be provided within the proposed development for the Purpose of providing a neighborhood circuit for running, jogging, and biking.

8. All the development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

9. The handicapped accessibility of all trails shall be determined during CDP review.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be Planted with the amount of Plant materials required for a collector buffer in Section 4. 6 of the Landscape Manual. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Basic Plan A-8578-02, specifically Condition 1, shall be amended to allow for the additional development of 28 single-family detached dwelling units.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions referenced above. Failure to comply with any stated condition herein shall constitute a zoning violation and shall constitute sufficient grounds for the District Council to revoke the approval of the request herein; to revoke use and occupancy permits; to institute appropriate civil and/or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance shall become effective on the date of its enactment.

ENACTED on July 8, 2025, by the following vote:

In Favor: Council Members Adams-Stafford, Blegay, Burroughs, Dernoga, Fisher, Hawkins, Ivey, Olson, Oriadha and Watson.

Opposed:

Abstained:

Absent: Council Member Harrison.

Vote: 10-0.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

August 26, 2025

RE: A-8579-02 (Oak Creek Club-Landbay T)
Carrollton Oak Creek, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 4 - 2025 setting forth the action taken by the District Council in this case on July 8, 2025.

CERTIFICATE OF SERVICE

This is to certify that on August 26, 2025 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: A-8579-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate Applicant's acceptance of conditions of the original rezoning to amend Basic Plan A-8579-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

WHEREAS, the District Council in enacting Zoning Ordinance 4-2025, approved the Applicant's request to amend Basic Plan A-8579-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 4-2025, deems it appropriate to accept Applicant's consent to the conditions, in Zoning Ordinance 4-2025, to approve its request to amend Basic Plan A-8579-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval to amend Basic Plan A-8579-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units, in Zoning Ordinance 4-2025, is hereby granted. Applicant's written acceptance of the conditions of approval in Zoning Ordinance 4-2025, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions in Zoning Ordinance 4-2025. Failure to comply with conditions of approval in Zoning Ordinance 4-2025, shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to revoke the amendment to the original Basic Plan to allow for the additional development of 28 single-family detached dwelling units; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective August 20, 2025, the date of receipt of the Applicant's acceptance of the conditions of approval in Zoning Ordinance 4-2025.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 15, 2025

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 4 - 2025 granting preliminary conditional zoning approval of A-8579-C-02 (Amendment of Conditions) Oak Creek Club- Landbay T, is attached.

In compliance with the provisions of Section 27-195(c) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on October 6, 2025.

CERTIFICATE OF SERVICE

This is to certify that on July 15, 2025, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Donna J. Brown

Donna J. Brown
Clerk of the Council

Case No.: A-8579-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC[1]

ZONING ORDINANCE NO. 4−2025

AN ORDINANCE to amend Basic Plan A-8579-02, specifically Condition 1, approved by the District Council on November 26, 1991, to allow for the additional development of 28 single-family detached dwelling units,[2] on its property located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).

WHEREAS, this Application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L); and

WHERAS, the site is currently vacant and unimproved; and

WHEREAS, no other amendments of the conditions of the approved Basic Plan were requested; and

WHEREAS, currently Condition 1 states as follows:

[1] Decision of the Zoning Hearing Examiner (ZHE) incorrectly identifies the Applicant as "Oak Creek Club, LLC," because the Technical Staff Report identifies the Applicant as "Carrolton Oak Creek, LLC," and the Statement of Justification and Public Ethics Affidavits identify the Applicant as "Carrollton Oak Creek, LLC." The difference is "Carrollton" with 2-l's as opposed to 1-l. The difference matters because under the State Department of Assessment and Taxation (SDAT), Carrollton with 2-l's as opposed to 1-l, is an entity registered to do business in Maryland, but "Carrolton" with 1-l is not. This approval is only for Applicant "Carrollton Oak Creek, LLC."

[2] After oral argument, and pursuant to an email from the Applicant on June 30, 2025, at 1:20 pm, which has been placed in the record, while the initial application requested the amendment of the Basic Plan to increase the maximum residential density by a total of 36 single-family detached dwelling units, the Applicant has since proffered that it will develop ***no*** more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3, which means, as a condition of this approval, that the Applicant may not develop more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3. *See* email from Jonathan Martin jonathan@clhatcher.com to Principal Counsel, Rajesh Kumar, on June 30, 2025, at 1:20 pm. Same was provided to the Clerk of the Council to be made part of the record in this matter.

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone; and

WHEREAS, the revised Condition 1 recommended for approval states as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone; and

WHEREAS, the Planning Board and the Technical Staff recommended approval of the request with conditions; and

WHEREAS, on March 5, 2025 and March 26, 2025, the Zoning Hearing Examiner (ZHE) held unopposed evidentiary hearings on the request; and

WHEREAS, at the conclusion of the March 26, 2025 evidentiary hearing, the record was kept open until April 11, 2025, for the receipt of documents supporting the position of the homeowners association. These documents were not submitted, and the record was closed on April 11, 2025; and

WHEREAS, on May 28, 2025, the ZHE issued a written decision recommending that the District Council approve the request subject to conditions and considerations; and

WHEREAS, as a basis for this final decision, the District Council adopts the findings, conclusions, and recommendation to approve the request as contained in the ZHE's written decision, subject to modifications herein by the District Council; and

WHEREAS, Applicant's request is approved subject to the following Conditions and Considerations:

Conditions

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at the Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging Plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3. At each access point off of Church Road and Oak Grove Road, 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.

4. Prior to approval of a preliminary Plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 2 02) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The Applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation, and notification shall be provided by the Applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road, including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5. Prior to approval of a preliminary Plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6. Prior to the approval of the 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the Applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7. Prior to approval of a Preliminary Plan of Subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the Applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9. Prior to the issuance of any building permits, the Applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10. On all Preliminary Plats, Final Plats, Site Plans and other Plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the Applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie-Collington Master Plan.

11. The Applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

12. A Woodland Conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L- A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.

13. 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 any Specific Design Plan.

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

15. All nontidal wetland mitigation areas shall be shown on the SDP.

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

17. Prior to the submittal of the Comprehensive Design Plan, the Applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the Subject Property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

19. All streams and drainage courses shall comply with the buffer guideline for the Patuxent River Primary Management Area.

20. 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 these facilities. Applicant, Technical Staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the Subject Property.

21. As part of the submittal of the Preliminary Plat, the Applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the Applicant shall complete a survey and Map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14. 7 11 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

    a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn, and appropriately detailed reuse and restoration Plans.

b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, the proposed clubhouse parking area, and the parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be included within the L-A-C as a means of access to the Historic Site.

23. Prior to approval of the Comprehensive Design Plan, the Applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing, and lighting, and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include, but are not limited to:

a. Retaining and maintaining the existing chain- link fence in a secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing, and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarm connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

24. The property shall be inspected on behalf of the Applicant by a qualified preservation architect, preservation contractor, or structural engineer 60 days after the approval of the Amended Basic Plan, with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the Applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the Applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor, or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

    a. "immediate" repairs deemed necessary to preclude further deterioration;

    b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

    c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include, but not be limited to, the stabilization and securing of the historic tobacco barn northeast of the mansion.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the Applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor, or structural engineer.

27. The Applicant, his heirs, successors, or assigns shall submit a Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the Applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

29. A Phase I archeological survey in the garden areas south and northeast of the house and a summary report shall be undertaken by the Applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the Applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the Applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

    a. Reception hall/rental facility

    b. Art gallery

    c. Restaurant

    d. Country Inn

    e. Antique shop or other such low intensity retail use

    f. Eleemosynary or philanthropic use

    g. Low intensity office use

    h. Library or similar cultural use

    i. Private residence

    j. Private school

    k. A combination of the above uses

    Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The Applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

32. A comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include, but not be limited to, architectural design, building placement, materials, roof features, fencing, landscaping, and parking, in relation to views from the Historic Site.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following Conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions

Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The Applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

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

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

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The Applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

37. The CDP shall investigate and evaluate an extension of the Planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

38. The Applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

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

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the Subject Property, and also a Class I trail along the entire Oak Grove Road frontage.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, Applicants shall pay such deficit as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the Plan.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the Applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

49. The Applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate.

50. Remove the designation of Development Parcel/Landbay T from the Amended Basic Plan.

Comprehensive Design Plan Considerations

1. In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of· the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised, or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be Planted in the setback in order to enhance the rural character.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

6. Primary residential streets will be constructed to provide access to the Planned community park and the park/school. In the event private roadways are permitted in the Planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master Plan trail shall be provided within the proposed development for the Purpose of providing a neighborhood circuit for running, jogging, and biking.

8. All the development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

9. The handicapped accessibility of all trails shall be determined during CDP review.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be Planted with the amount of Plant materials required for a collector buffer in Section 4. 6 of the Landscape Manual. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Basic Plan A-8579-02, specifically Condition 1, shall be amended to allow for the additional development of 28 single-family detached dwelling units.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions referenced above. Failure to comply with any stated condition herein shall constitute a zoning violation and shall constitute sufficient grounds for the District Council to revoke the approval of the request herein; to revoke use and occupancy permits; to institute appropriate civil and/or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance shall become effective on the date of its enactment.

ENACTED on July 8, 2025, by the following vote:

In Favor: Council Members Adams-Stafford, Blegay, Burroughs, Dernoga, Fisher, Hawkins, Ivey, Olson, Oriadha and Watson.

Opposed:

Abstained:

Absent: Council Member Harrison.

Vote: 10-0.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

CAMERON GROVE
Zoned R-E

NOTE:

The following is a list of recreational facilities to be included in the parkland;
- **2 Combo soccer/football fields**
- **2 youth soccer fields**
- **1 softball field**
- **1 gazebo with picnic tables**
- **1 playground for 2-12 years of age**
- **215 parking spaces**
- **8' wide trails in the park and stream valley**

RECREATION FACILITIES

EVANGEL TEMPLE, INC.
L. 6314 - F. 686,692
439.76 Acres
P. 21
Zoned R-L

BLACK BRANCH

SCENIC POND

DEVELOPMENT PARCEL A
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL B
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL C
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL D
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL E
SINGLE FAMILY DETACHED

GOLF

BURLEIGH STREET

MACKERNUT CT.

WHITEBARK CT.

KETTERING
PLAT # 28
R# WWW 74 - P. 100
(R-E)

TAMARACK CT.

CLAIRBORNE STREET

LANE

HILLROD

BEALL HOUSE 3.0ac.

BEHNKE NURSERIES
L. 5031 - F. 191
80.0 Acres
Zoned R-E

SOUTH

ROAD

CHURCH

OAK GROVE ROAD

PERRYWOOD
L. 5552 - F. 463,466
94.3188 Acres
Zoned R-S

ANDEAN COURT
GOOSE WAY
WHISTLING SWAN
GOOSE DUCK
NENE DRIVE
HOTOMTOT
POCHARD CT.
DRIVE

W.F. CHESLEY
L. 5437 - F. 836
Zoned R-R

PERRYWOOD
OUTPARCEL "A"
3.90 Acres
Zoned R-E

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARRISH
L. 4601 - F. 461
Zoned R-E

THE VESTRY OF QUEEN ANNE PARRISH
L. 3666 F. 57
Zoned R-E

QUEEN ANNE SCHOOL

ST. BARNABAS CHURCH

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

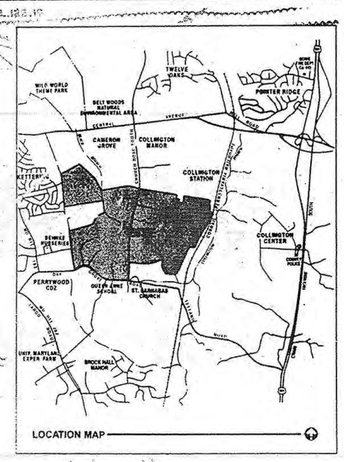
THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARRISH
L. 1671 - F. 378
7.91 Acres
Zoned R-E

GOLF

OPEN SPACE

0 50 100 150 200 400Ft.

LOCATION MAP



The following is a list of private recreational facilities to be provided on the property.
- * Golf Course
- * Swim/Tennis Center
- * Swimming Pool
- * 2 Tennis courts
- * 8 ft. wide asphalt trail system (not on public property)
- * Golf Clubhouse

UPDATES/REVISIONS:

11/26/1991:	D.C. APPROVAL OF A-8427, A-8578, & A-8579 (CR-120-1991)
7/24/2000:	D.C. APPROVAL TO ADD 18-HOLE GOLF COURSE (ORD. NO. 11-2000)
3/24/2024:	SUBMIT APPLICATION TO INCREASE DENSITY IN R-L & L-A-C ZONES
8/2/2024:	REVISE TO ADDRESS SDRC COMMENTS
2/6/2026	CERTIFICATION OF A-8427, A-8578-02, AND A-8579-02

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED.
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

OAK CREEK CLUB
Title: Basic Plan
Sheet: 1 of 2
File: #31-100-03 D

AMENDED BASIC PLAN
A-8427-02, A-8578-02, AND A-8579-02
OAK CREEK CLUB
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

SCALE: 1"=200'

GRAPHIC SCALE
200 0 100 200 400
SCALE: 1" = 200'

EVALINA S. MITCHELL
L. 4515 - F. 172
135.50 Acres
P. 12
Zoned R-A

JERRINGTON CT.
JANSMORE CT.
NORTON
JARVIS CREST CT.
JOHNSTONE
LANE
JANDLEWAY CT.
POND
LANE
COLLINGTON STATION
Zoned R-R
DRIVE
JORRICK CT.
MILL
JACKSON VALLEY CT.
JENNINGS
CULTIVATED FIELD
VANEVENEW
JOHNSON
GROVE
RIDGE
LANE
JENKINS
RD.

N/F C. HALL
L. HB12 - F. 340

N/F W.B. BINGER
L. 423 - F. 211

N/F
M.N.C.P.& P.C.
L. 3711 - F. 243
Zoned R-A

N/F E. CZARCINSKI et ux
L. 3695 - F. 473

SCHOOL / PARK SITE

LIMITS OF CURRENT APPLICATION

SOUTH

BUFFER

100'-0"

200' WIDE MASTER PLAN R.O.W.

SINGLE FAMILY DETACHED

L.A.C.
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
F
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
H
SINGLE FAMILY DETACHED

GOLF

MASTER PLAN • A-44 R.O.W.

OPEN SPACE

N/F ERNEST D MAIER Jr. et al
L. 3299 - F. 533
Zoned R-A

BUFFER

COMMUNITY SERVICE CENTER

BOWIEVILLE MANSION
(HISTORIC SITE)

CLUBHOUSE

DEVELOPMENT PARCEL
G
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
I
SINGLE FAMILY DETACHED

GOLF

ROAD

RAILROAD

BRANCH

DEVELOPMENT PARCEL
J
SINGLE FAMILY DETACHED

GOLF

OPEN SPACE

PENNSYLVANIA RAILROAD
(FORMERLY B.C. & A.R.R.)
L. 1818 F. 507

BRANCH

DEVELOPMENT PARCEL
L
SINGLE FAMILY DETACHED

N/F EARL LOVELESS et al
L. 2711 F. 513
Zoned R-R

GOLF

PENNSYLVANIA

COLLINGTON

BLACK

DEVELOPMENT PARCEL
K
SINGLE FAMILY DETACHED

HERMAN and FLORENCE T. D'AULERIO
L.4193 - F. 546
P. 6
Zoned R-A

OPEN SPACE

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

BRANCH

ST. BARNABAS CEMETERY
THE TRUSTEES OF ST. BARNABAS CHURCH
L. 1671 - F. 378
7.91 Acres
Zoned R-E

CHURCH

OAK GROVE ROAD

KEY
- PROPOSED LOCAL ROAD
- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
- COMMUNITY FACILITY
- UNIQUE FEATURE

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED.
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

SITE DATA

TOTAL SITE AREA = 917.75 ACRES

R-L		L-A-C	
GROSS AREA	884.75 AC	GROSS AREA	33 AC
LESS 50% FL. PL. (78.50) AC)	39.25 AC	COMMUNITY SERVICE CTR.	40,000 SQ. FT.
NET SITE AREA	845.50 AC	VILLAGE HOUSING	76 UNITS
R-L 1.0 DU/AC	845 UNITS	BOWIEVILLE HISTORIC SITE	
R-I 1.5 DU/AC	1,268 UNITS		
PROPOSED DENSITY	1,108 UNITS		
	1.4 DU/AC		

UPDATES/REVISIONS:

11/26/1991:	D.C. APPROVAL OF A-8427, A-8578, & A-8579 (CR-120-1991)
7/24/2000:	D.C. APPROVAL TO ADD 18-HOLE GOLF COURSE (ORD. NO. 11-2000)
3/24/2024:	SUBMIT APPLICATION TO INCREASE DENSITY IN R-L & L-A-C ZONES
8/2/2024:	REVISE TO ADDRESS SDRC COMMENTS
12/19/2024:	REMOVE REFERENCE TO "LANDBAY T" PER PB RECOMMENDATION
2/27/2025:	REMOVE CHURCH & DAYCARE USES. UPDATE SITE & TITLE BLOCK PER ZHE COMMENTS
2/6/2026	CERTIFICATION OF A-8427, A-8578-02, AND A-8579-02

AMENDED BASIC PLAN
A-8427-02, A-8578-02, AND A-8579-02
OAK CREEK CLUB
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

March 13, 2018

Oak Creek Club Corporation
PO. Box 6750
Largo, MD 20792

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-01032
Oak Creek Club

Dear Applicant:

This is to advise you that, on **March 8, 2018,** the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Article 28, Section 7-116(g), of the Maryland Annotated Code, an appeal of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of the final notice **March 13, 2018.**

Sincerely,
James Hunt, Chief
Development Review Division

By: _____
Reviewer

Attachment: PGCPB Resolution No. **01-178(C)(A)**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

PGCPB No. 01-178(C)(A) File No. 4-01032

AMENDED CORRECTED RESOLUTION

WHEREAS, Oak Creek Club Corporation is the owner of a 923-acre parcel of land known as Oak Creek Club, said property being in the 7th Election District of Prince George's County, Maryland, and being zoned R-L and L-A-C; and

WHEREAS, on April 11, 2001, Oak Creek Club Corporation filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 1,148 lots and 36 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-01032 for Oak Creek Club was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on September 6, 2001, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on September 6, 2001, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application; and

WHEREAS, on December 13, 2001, the Planning Board, on request of the Chairman, voted to waive the Rules of Procedure and approve the request to reconsider its original action due to inadvertence for the purpose of opening the record to include referral comments from the State Highway Administration, Department of Public Works and Transportation, and the City of Bowie regarding the transportation facilities mitigation plan; and

WHEREAS, on December 20, 2001, the Planning Board, on request of the Chairman, reconsidered its original action for the purpose of opening the record to include referral comments from the State Highway Administration, Department of Public Works and Transportation, and the City of Bowie regarding the transportation facilities mitigation plan; and

†WHEREAS, by letter dated October 5, 2017, the applicant requested a waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection; and

†Denotes Amendment
*Denotes Correction
Underlining indicates new language
[Brackets] and ~~strikethrough~~ indicate deleted language

†WHEREAS, on November 9, 2017, the Planning Board approved the waiver and request for reconsideration due to mistake or inadvertence in furtherance of substantial public interest (Rules of Procedure, Section 10(e)); and

†WHEREAS, on February 15, 2018, the Planning Board heard testimony regarding the reconsideration.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plan of Subdivision 4-01032, Oak Creek Club for 1,148 lots and 36 parcels including a variation request from Section 24-130, in part (and DENIAL of other variation requests) with the following conditions:

1. Prior to the issuance of residential building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.

2. No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.

3. Prior to signature approval of the preliminary plan, the applicant shall provide evidence that the following have occurred:

   a. All septic systems deemed to be an imminent health and safety problem by the Health Department shall be pumped and backfilled by a licensed scavenger.

   b. A schedule for the abandonment of the existing residences on the property shall be submitted to the Health Department.

   c. The well and septic system for the Young Hope Cottage shall be shown on the preliminary plan.

   d. All discarded material, hazardous material, and drums not used for watering horses shall be removed from the property and properly discarded by a licensed waste hauler.

†Denotes Amendment
*Denotes Correction
Underlining indicates new language
[Brackets] and ~~strikethrough~~ indicate deleted language

e. The proposed disposition of all existing structures shall be included on the preliminary plan.

f. All lots along A-44 shall have a minimum lot depth of 150 feet.

g. All lots shall be removed from the PMA.

h. Lots 11-12, Block "J"; Lots 35-55, Block "G"; Lots 11-29, Block "N"; and the portion of Parcel 7 showing the proposed swimming pool and tennis courts shall be shown as outparcels, unless a slope stability analysis is submitted and approved prior to signature approval.

4. Prior to signature approval of the preliminary plan, the plan shall be revised to include the cart path detail referenced in the variation request. All cart paths that are proposed to cross PMAs shall be constructed as bridges or boardwalks for the entire length of the crossing. All cart paths shall be field located in consultation with the Environmental Planning Section staff prior to grading plan approval.

5. All septic systems that are not deemed to be an imminent health and safety problem by the Health Department shall be pumped and backfilled by a licensed scavenger as part of the grading operation.

6. The following note shall be placed on the final plat:

> "An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws."

7. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #6397-2001-00, or any revisions thereto.

8. Prior to signature approval the preliminary plan shall be revised:

a. To re-label all parcels alphabetically, not numerically.

b. To provide a parcel designation for the park/school site property.

9. Prior to approval of the Final Plat of Subdivision the applicant, his heirs, successors and/or assignees shall demonstrate alternative access for Parcel 19, located to the north. The land for this access shall be a minimum 25 feet wide, connect to Street H, and be conveyed to the property owner of Parcel 19 upon request. Construction of the driveway shall be the responsibility of the applicant, his heirs, successors and/or assignees.

10. Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

    a. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

    b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

    c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

    d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

    e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

11. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.

12. Prior to the approval of the first Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

13. At the time of final plat approval, the applicant shall dedicate right-of-way along Oak Grove Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at the proposed access point at a minimum.

14. All final plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."

15. The applicant, his heirs, successors and/or assignees shall construct, at a time to be determined in a Recreational Facilities Agreement at the time of the first Specific Design Plan:

    a. A Class I hiker-biker trail along the subject property's entire frontage of Church Road as reflected on the submitted CDP.

    b. A Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road as reflected on the submitted CDP.

    c. The multiuse, hiker-biker trail the entire length of the Black Branch Stream Valley Park. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

    d. A comprehensive sidewalk and/or walkway network with sidewalks and/or walkways being constructed along at least one side of all primary, secondary, and village roads.

16. All trails network shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed.

17. As part of the Specific Design Plan submittal that shows A-44, a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.

18. Prior to the approval of the Specific Design Plan (SDP) for any portion of the golf course, a detailed management plan shall be prepared to address integrated pest management, management and maintenance of the shrub/scrub areas, an analysis of the proposed tree cutting practices in the shrub/scrub areas, and a maintenance plan for the cart paths and bridges.

19. Prior to the approval of any Specific Design Plan proposing PMA impacts listed as A-3 & 4; B-1,2,3, & 5; C-5, 6 & 8-11; and D-2 on Attachment "A" of the Environmental Planning Section's referral memo dated August 28, 2001, the SDP shall provide additional justification for the proposed impacts and show how the site has been redesigned to avoid or further minimize the PMA impacts including, but not limited to, relocation of proposed site features, use of bridges, and any other technique.

20. Prior to the approval of each Final Plat of Subdivision containing preserved areas within the PMA, a Conservation Easement shall be established. The easement shall be described by bearings and distances and shall contain all portions of the PMA not approved for disturbance. The following note shall be placed on the plat.

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without the prior written consent of the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."

21. Prior to the approval of the Specific Design Plan and the associated Type II Tree Conservation Plan which would initiate the requirement for off-site woodland conservation, the location of the off-site mitigation shall be identified and a Type II Tree Conservation Plan shall be approved for said location.

22. Prior to the issuance of any grading permits which would initiate the requirement for off-site woodland conservation, a Woodland Conservation easement for the off-site properties being used to meet the requirements shall be recorded in the Land Records of Prince George's County, Maryland.

23. Prior to the issuance of any grading permits which include reforestation or afforestation areas the appropriate reforestation bonds shall be posted with the Department of Environmental Resources.

24. Prior to the approval of the applicable grading permits, transfer of lands to the M-NCPPC, the HOA, Saint Barnabas Church, or any other entity, the appropriate reforestation bonds for any reforestation or afforestation on the subject property shall be posted with the Department of Environmental Resources. Documentation shall also be provided to the Environmental Planning Section indicating when reforestation and afforestation will be completed on the subject properties along with a signed agreement from the property owner permitting access to the property to accomplish the required reforestation and afforestation. This work shall be completed prior to issuance of the first occupancy permit for any lots shown on an SDP that contains reforestation or afforestation areas,

25. Prior to the approval of the Final Plat of Subdivision, the applicant, his heirs, successors and/or assignees shall demonstrate conformance to CB-72-2000, allowing the use of private roads to serve an integrated development which contains lands in the R-A, L-A-C, and R-L Zones. Specifically, if the applicant is unable to identify R-A-zoned land within the limits of the proposed preliminary plan all roads shall be dedicated to public use.

26. As part of the Specific Design Plan submittal, a Type II Tree Conservation Plan shall be provided that includes a Woodland Conservation Worksheet which reflects the overall requirements for Oak Creek Club, the requirements for each of the prior phases which may have been approved, the requirements for the current phase of the project, and the cumulative requirements for all approved phases and phases under review.

27. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit evidence that all federal and state approvals have been obtained.

28. The proposed golf course shall be designed in accordance with *Environmental Guidelines for the Design and Maintenance of Golf Courses,* (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990). The Specific Design Plans shall be reviewed by the Environmental Planning Section for compliance with these design guidelines.

29. Prior to the issuance of grading permits for the golf course, a maintenance program in accordance with *Environmental Guidelines for the Design and Maintenance of Golf Courses,* (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990) employing Integrated Pest Management (IPM) and methods to minimize fertilizer, insecticide, and herbicide run-off, shall be approved by the M-NCPPC Environmental Planning Section.

30. Each Specific Design Plan submittal that contains golf holes shall provide bioretention details for the treatment of piped run-off from fairway, green, and tee underdrain systems, where utilized. Piping of run-off from any golf course surfaces directly into preservation areas, streams or ponds shall not be permitted.

31. Surface and ground water quality testing and monitoring of the golf course, in general accordance with the *Environmental Guidelines for the Design and Maintenance of Golf Courses,* (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990) shall be required for the golf course. A monitoring program shall be submitted as part of the first SDP submittal for approval by the M-NCPPC Environmental Planning Section.

    The water quality program will require preconstruction monitoring for one year prior to the issuance of grading permits for the golf course. A shorter time frame may be approved for preconstruction monitoring if it is determined by the Environmental Planning Section

that a sufficient baseline of data for essential parameters has been established. The monitoring program shall include monitoring prior to development, during development, and after development. If, at any time, the monitoring results reflect conditions that warrant action on the part of the applicant, said actions will be implemented by the applicant in consultation with the Department of Environmental Resources.

32. Prior to the issuance of grading permits for the golf course, the applicant, his heirs, successors, and/or assignees shall provide a bond or other financial guarantee equivalent to the estimated cost of water quality monitoring over the timeframe which includes preconstruction, construction, and post-construction monitoring to M-NCPPC Planning Department.

34. Prior to building permits in each phase, the applicant, his heirs, successors and/or assignees shall demonstrate that a homeowners association has been established and that the common areas have been conveyed to the homeowners association.

35. The applicant, his heirs, successors and/or assignees shall submit three (3) original Recreational Facilities Agreements (RFA) to DRD for approval prior to the submission of final plats, for construction of recreational facilities on homeowners land. Upon approval by the DRD, the RFA shall be recorded among the County Land Records.

36. The applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee prior to building permits for the construction of recreational facilities on homeowners association land.

37. The applicant, his heirs, successors and/or assignees shall submit three (3) original Recreational Facilities Agreements (RFA) to the Park Planning and Development Division (PP&D) for approval prior to the submission of final plats, for construction of recreational trail facilities on park property. Upon approval by the PP&D, the RFA shall be recorded among the County Land Records.

38. The applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee in accordance with the approved Comprehensive Design Plan for the construction of recreational facilities on park property.

39. All land to be dedicated to a homeowners association shall be subject to the following conditions:

    a. Conveyance shall take place prior to the issuance of building permits.

    b. All manmade debris shall be removed from the land to be conveyed.

    c. The conveyed open space shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.

d. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved Specific Design Plan or shall require the written consent of the Development Review Division. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management, utility placement and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements required by the approval process.

40. At the time of final plat, the applicant, his heirs, successors and/or assignees shall dedicate to the M-NCPPC the appropriate portion of 133 acres (107 acres in the stream valley and 26 acres for a park/school site) as shown on Parks Exhibit "B" in the file, subject to the following:

a. An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the first Final Plat.

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, sidewalls, 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 the DPR within two weeks prior to applying for grading permits.

e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. If the outfalls require drainage improvements on adjacent 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 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.

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.

41. Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.

†[~~42. To facilitate traffic calming along Oak Grove Road, the applicant, his heirs, successors and/or assignees, shall construct a roundabout at the intersection of Church Road and relocated Oak Grove Road. The design of this roundabout shall be subject to the approval of the Department of Public Works and Transportation.~~]

†42. The applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Prince George's County Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and Oak Grove Road. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical or traffic control improvements at that location within a schedule to be determined by DPW&T. The total cost of the intersection improvements shall be determined according to applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee, and the cost may be shared by multiple applicants. Bonding shall occur prior to release of building permits within Phase 5 of Oak Creek Club.

†Denotes Amendment
*Denotes Correction
Underlining indicates new language
[Brackets] and ~~strikethrough~~ indicate deleted language

43. The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:

    a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

    b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

    c. Buses having a capacity of 20 persons.

    Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek Homeowner's Association shall be approved by the Planning Board concurrent with the approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity, and shall be recorded in the Land Records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

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

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

2. The property is located on both sides of Church Road, north of Oak Grove Road.

3. Environmental Issues and Variation Requests - The Environmental Planning Section has reviewed the revised preliminary plan dated July 26, 2001 and offers the following comments:

    Background

    The property is an active farm which has an agricultural assessment. Generally, the parts of the farm which are not directly involved in agricultural production have been allowed to regenerate into forest land. Numerous streams, wetland areas, 100-year floodplains, and the buffers to these features are found throughout the property. Noise impacts associated with the proposed A-44 (Intercounty Connector) were previously identified for this property. In addition, the Pennsylvania Railroad abuts the eastern property line for a length of nearly 2,500 linear feet and is adjacent to several linear parcels that abut the subject

property. The soils found on this property include Adelphia fine sandy loam, Collington fine sandy loam, mixed alluvial land, Monmouth fine sandy loam, Shrewsbury fine sandy loam, and Westphalia fine sandy loam. Although some of the soils have limitations with respect to impeded drainage, slow permeability, and seasonally high water tables, most of the soils have no significant limitations with respect to the development of the property. The sewer and water service categories are S-4 and W-3. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur on this property, however, the Belt Woods, which is located approximately 0.8 miles north of this property, has an evaluation area which extends to the northern boundary of this property. Church Road is a designated scenic and historic road. The property is further located in the Black Branch subwatershed of the Collington Branch watershed.

Conformance with Zoning

On August 10, 2000, the District Council approved A-8427, A-8578 and A-8579 (Oak Creek Club) pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland. Zoning Ordinance No. 11-2000 included 49 conditions of approval and 10 considerations. The pertinent environmental conditions with the appropriate condition numbers are addressed below:

11. **The applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.**

Comment: An Inventory of Significant Visual Features for Church Road was submitted and reviewed with the CDP in accordance with the "Design Guidelines for Scenic and Historic Roads." That inventory was evaluated and found to meet the minimum standard for a visual assessment for historic roads.

12. **A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A-C. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.**

Comment: The zoning for the property is actually R-L not R-A. It is assumed that an error occurred during the typing of this condition. TCPI/91/92-01 as revised and submitted to the Urban Design Section and Environmental Planning Section on July 24, 2001 was reviewed and found to address the requirements of the Prince George's County Woodland Conservation Ordinance.

The 923-acre property in the R-L and L-A-C zones has a net tract area of 850 acres and a Woodland Conservation Threshold of 209.2 acres or 24.6 percent. The TCPI proposes the clearing of 231.29 acres of woodland on the net tract and 1.43 acres of forested floodplain. This application is subject to the 3:1, 1:1 and 2:1 replacement requirements of 82.29 acres, for a total requirement of 291.49 acres. In addition, an off-site mitigation easement of 25.00 acres was previously established on the northeastern corner of the property. The integrity of that recorded easement is being preserved by TCPI/91/92-01. It should be further noted that 7.24 acres of the 7.34 parcel to be dedicated to St. Barnabas Church is proposed as an afforestation area.

TCPI/91/92-01 was found to address the requirements of the Prince George's County Woodland Conservation Ordinance and was recommended for approval in conjunction with CDP-9902 and CDP-9903 subject to several conditions.

13. 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 any Specific Design Plan.

Comment: This is a condition that applies prior to approval of the SDP. The CDP and Type I Tree Conservation Plans as submitted reflect the 100-year floodplain but no information has been provided that a floodplain study has been approved. This condition will be addressed during the review of the SDPs for this site.

14. 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 submittal of the SDP.

Comment: As with the 100-year floodplain this is not required until SDP. However, the applicant did submit with this application a Jurisdictional Determination from the U.S. Army Corps of Engineers as approved on November 5, 1997. Although the letter and other background information was included there were no plans included to verify that the wetlands shown on the TCP and CDP plans are consistent with the approved wetland limits. This is a condition that applies prior to approval of the SDP. The CDP and Type I Tree Conservation Plans as submitted reflect the wetlands but no information has been provided that a delineation has been approved by the Maryland Department of Environment or the United States Corps of Engineers. This condition will be addressed during the review of the SDPs for this site.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

Comment: This condition shall be addressed during the review of the SDP and TCPII, at which time the applications shall identify all proposed wetland mitigation areas.

17. Prior to the submittal of the Comprehensive Design Plan, the applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

Comment: A Noise Study was previously conducted that showed the provision of 12-foot berms along the A-44 right-of-way. The berms are not shown on the CDP or the TCP submitted. A Phase I Noise Study, dated July 24, 2001, was prepared to address the potential noise impacts associated with the Pennsylvania Railroad, Church Road, and Oak Grove Road. That study concluded that there will be no adverse noise impacts from the Pennsylvania Railroad, Church Road, or Oak Grove Road. Staff has evaluated the studies and found them to adequately address the projected noise levels for the each of the potential noise generators identified. Section 24-121(a)(4) of the Subdivision Ordinance requires minimum lot depths of 150 feet for residential lots adjacent to roadways with an arterial classification. Some of the lots adjacent to proposed A-44 have lot depths of less than 150 feet and should either be revised or eliminated. Required conditions are included in this report.

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

Comment: The plans as submitted provide for a 25-foot-wide nondisturbance buffer around the nondisturbed portions of all wetlands.

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

Comment: Streams, wetlands,100-year floodplains, and the associated buffers which comprise the Patuxent River Primary Management Area Preservation Area (PMA) have been found to occur on this property and appear to be accurately reflected on the plans. The condition of approval requires that the PMA be preserved in conformance with the Patuxent River Primary Management Area Preservation Area guidelines.

The plans propose numerous impacts to the PMA for road construction, stormwater management facilities, sewer outfalls and golf course construction. Although the number and extent of the proposed impacts have been significantly reduced since the initial plan submittal, there are additional impacts that could be further reduced or eliminated as more detailed plans are prepared. Section 24-130 of the Subdivision Ordinance requires that the

PMA be preserved unless a variation to Section 24-130 of the Subdivision Ordinance is approved by the Prince George's County Planning Board. The variation request must make the required findings as outlined by Section 24-113 of the Subdivision Ordinance. A detailed analysis of the PMA impacts is discussed below.

Woodland Conservation Issues

A Detailed Forest Stand Delineation (FSD) was submitted and reviewed in conjunction with CDP-9902 and CDP-9903. The FSD was found to address the requirements for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual. No further information is required.

Although the Type II Tree Conservation Plan will be reviewed in conjunction with SDPs, it is appropriate to establish criteria with respect to the timing of the review, approval, and implementation of the TCPII associated with this preliminary plan. It is also an appropriate time to implement the necessary protection measures that will ultimately ensure that the woodlands and other sensitive areas identified for protection are preserved.

A significant proportion of the woodland conservation requirements will be satisfied by: on-site afforestation on lands to be dedicated or ownership transferred, on-site afforestation on HOA lands, on-site afforestation on the golf course, and off-site mitigation at a yet to be determined location. The use of afforestation is a viable alternative for properties with a large predevelopment acreage in agricultural production.

Unfortunately, the necessary work associated with afforestation/reforestation projects has not been implemented in a timely manner and the tree planting has been delayed until the end of projects where the closure of the grading permits has been delayed to accomplish the afforestation/reforestation, sometimes on lots which have been sold and occupied for several years.

To alleviate potential delays, misunderstanding, and problems in general it is essential to establish clarity with respect to the sequence for protecting, bonding, and fulfilling the woodland conservation requirements for a large, diverse property such as Oak Creek Club.

Soils and Marlboro Clay

Marlboro clays have been found to occur on this property. A preliminary geotechnical report was prepared for this property by Professional Service Industries on March 31, 1999, which has been reviewed and was found to require additional information. Although the report identifies the location of the Marlboro clays on the property, it failed to provide the required slope stability analysis for three (3) areas which exhibit a potential for failure. The slope stability analysis is extremely important in determining if land development may proceed on the subject portions of the property.

Section 24-131 of the Subdivision Ordinance mandates that development of land found to be unsafe be restricted or prohibited.

During the review of this application, several memorandums from the Environmental Planning Section requested a revised geotechnical report be prepared to address the required slope stability analysis as specified by the "Criteria for Soil Investigations and Reports on the Presence and Affect of Marlboro Clay upon Proposed Developments." This request for a revised geotechnical report was also stated during several meetings with the applicant and their representatives. As of this date a revised report has not been submitted.

Lots 11-12, Block "J"; Lots 35-55, Block "G"; Lots 11-29, Block "N"; and a portion of Parcel 7 have been identified by staff as potentially "unsafe lands" due to the presence of Marlboro clays in conjunction with the existing steep and severe slopes. The specific area of concern on Parcel 7 is in the vicinity of the proposed swimming pool and tennis courts. Because Section 24-131 mandates that unsafe lands cannot be developed, and the applicant has failed to provide the requested information with respect to the 1.5 safety factor for the existing and proposed conditions, the Environmental Planning Section has identified the above referenced lots and parcels as areas of potentially unsafe land. Prior to signature approval of the Preliminary Plan of Subdivision, Lots 11-12, Block "J"; Lots 35-55, Block "G"; Lots 11-29, Block "N"; and the portion of Parcel 7 showing the proposed swimming pool and tennis courts should be shown as outparcels.

Primary Management Area Impacts

The Preliminary Plan of Subdivision and the variation request as revised on August 6, 2001, propose 32 impacts to the Patuxent River Primary Management Area (PMA) as compared to more than 40 impacts shown on the original plan submittal. At a number of different times, including but not limited to memorandums dated April 16, May 3, May 23, and August 1, a red-lined copy of the May 3 memorandum, and numerous meetings with the applicant between April 27 and August 15, 2001, revised variations with sufficient justification statements were requested. Each time the subsequent information submitted either did not address each request for a variation individually as required, or the justifications provided were inadequate.

The final submittal dated August 6, 2001, does not contain adequate justification statements for over half of the variations requested. When reasonably possible, staff has expanded upon the justification provided in order to make a recommendation. Some of the variations requested are not supported by staff because the PMAs in question have not been preserved in a natural state to the fullest extent possible.

It should also be noted that throughout the preliminary plan there are lots proposed within the boundaries of the PMA. Variation requests and/or justifications that the disturbance has been minimized to the fullest extent possible have not been provided. No indication has been made that the PMA will be preserved or disturbed. Most of the lots are too small

to reasonably expect that the PMA can be preserved during the construction of the house. In addition, staff has concerns regarding the permanent preservation of the PMA on single-family detached lots. A condition has been proposed to remove all lots from the PMA to address this issue.

Variation Request Analysis

The variations and associated staff recommendations are summarized below. Refer to Attachment "A" for the illustrations that show the proposed impacts. Because these are Primary Management Area impacts, the strict application of the variation findings is not applicable. Rather, the Planning Board must find that the PMA has been preserved to "the fullest extent possible" [Section 24-130(b)(5)]. Where impacts are unavoidable, they are supported; where adjustments can be made to avoid the impacts, the requested impacts are not supportable.

Summary

Variations not required: P-1 & 2; A-6; B-4 (Part 1) & 6; C-1, 4, 7, 12 to 14; D-1, D-3 & 4. The analysis of the proposed PMA impacts listed above has been completed. Based on that analysis, a determination has been made that the proposed impacts have been minimized to the greatest extent possible as required by the Subdivision Ordinance. Therefore, a variation to Section 24-130 of the Subdivision Ordinance is not required for the specific impacts listed above.

Variations supported with conditions: A-3 & 4; B-1, 2, 3 & 5; C-5, 6, & 8-11; D-2. The analysis of the above impacts has resulted in a determination that the proposed impacts to the PMA have not been minimized to the greatest extent possible. However, these PMA impacts are supported subject to the conditions as indicated by each analysis.

Variations not supported: A-5; B-4 (Parts 2 and 3) & 7; C-2 & 3; D-5. These PMA impacts have been analyzed and determined to be avoidable with some minor redesigning of the layout. The designs currently proposed do not result in the minimization of PMA impacts to the greatest extent possible as required by the Subdivision Ordinance for the specific areas of impact listed above.

Individual Variation Request Analysis

P-1 and P-2: These impacts are associated with the two access points to the proposed park. Keverton Drive currently stubs into the western property line for the proposed park and if extended in any fashion would impact the PMA as reflected by P-1. The other access point from proposed Street A-A is located along an existing access road to the Baston property. Because the proposed PMA impacts have been minimized to the greatest extent possible a variation is not required.

A-1 & A-2: Deleted. These impacts were initially proposed for the construction of the sewer outfall from the northeast corner of the property to the existing sewer located several hundred feet east of the property. These impacts were later eliminated through a design change and are no longer necessary.

A-3 and A-4: These impacts are associated with the construction of the fairway for holes 15 and 16. The variation request failed to provide any reasonable justification as to how the impact could have been avoided or how the impact has been minimized. The variation simply indicates that trees will be removed to provide a clear fairway and that the topography and shrub/scrub layer of the woodland will not be disturbed. There is no indication as to the minimum acceptable fairway width or other alternatives which may have been considered to reduce the impacts.

The removal of the overstory in these types of areas would promote the proliferation of invasive species such as *Lonicera Japonica* (Japanese honeysuckle). Furthermore, a portion of the impact is associated with the construction of the golf cart path, which will require grading and permanent removal of vegetation unless it is constructed as a bridge. It appears that due to the overall layout of the course, the design options in this area are limited. The variation request references a detail for the construction of the proposed cart path, but no detail was found on the Preliminary Plan. These variations are supported subject to recommended conditions 4, 5, and 6.

A-5: This is a variation for two impacts; the first is associated with tree removal along the fairway for hole 4 and the second is for clearing associated with the development of Lots 35-37, Block F.

The impacts associated with the fairway for hole 14 could be minimized or eliminated by redesigning the hole. Therefore, the variation for the impacts associated with hole 14 are not supported.

The proposed impacts associated with Lots 35-37, Block F, have not been justified other than a statement that the impacts will be minimized. It is unlikely that houses could be placed on these lots without disturbing all the PMA on the lots and portions adjacent. Furthermore, the variation has provided no justification as to how the layout could be redesigned to entirely avoid or further minimize the impacts. Design alternatives exist that could result in the preservation of this area with minimal redesign. This variation is not supported.

A-6: This is an isolated wetland that is located along the western portions of Lots 38-40, Block F and Street A. Due to the small size and isolated location of this wetland area, the proposed impacts would have little impact on the larger ecosystem and the redesign that would be required to avoid or further minimize the impacts would require a major redesign for minimal benefits. Because the proposed PMA impacts have been minimized to the greatest extent possible a variation is not required.

B-1, B-2, and B-3: These impacts are associated with the construction of Street N from Church Road. Although the road location could potentially be moved upstream to further minimize the impacts from the road, that move would ultimately result in additional impacts from the sewer alignment and additional impacts for hole 1. These variations are supported subject to recommended condition 5.

B4: The three proposed impacts to the PMA associated with the sewer outfall construction could be further minimized and/or avoided with a few small shifts in the alignment of the sewer. Alignment changes could potentially eliminate two of the three proposed impacts. Although the variation request for crossing Collington Branch (Part 1) is supported, the other two impacts (Parts 2 and 3) are not supported because a redesign could easily avoid the proposed impacts.

B-5: This impact is associated with the construction of the sewer outfall connecting the entire southern portion of the property to the sewer outfall referenced in B-4. There is a possibility that the extent of the proposed impacts could be reduced nearly 50 percent by moving the outfall approximately 100 feet east of the currently proposed location. The variation request is supported subject to recommended condition 5.

B-6: The proposed impact would result in the disturbance of a portion of an isolated wetland for the widening of Church Road. This impact has generally been minimized since there is a second larger wetland located on the opposite side of Church Road which would also be impacted if the road alignment were adjusted. Because the proposed PMA impacts have been minimized to the greatest extent possible, a variation is not required.

B-7: The impact associated with this proposed Stormwater Management Pond 25 could be significantly reduced or even avoided by redesigning Ponds 7 and 25. The plans as submitted show two ponds less than 300 feet apart. Pond 7 is located on the east side of the parking lot for the Community Center and Pond 25 is located on the south side of the same parking lot. In addition, by elongating Pond 25 the impacts could be greatly reduced. This variation is not supported because the impacts have not been minimized to the greatest extent possible.

C-1 & C-14: These impacts are associated with the realignment of Oak Grove Road and are unavoidable. Because the proposed PMA impacts have been minimized to the greatest extent possible a variation is not required.

C-2: The impacts associated with this variation request are for the removal of the overstory trees, a cart path crossing, and maintenance of the shrub/scrub woodlands remaining. It is questionable if the proposal for maintaining this area as shrub/scrub is realistic due to its proximity to the green and the fact that shrub/scrub growth would have to be maintained at less than four feet in height to allow visibility of the green. Sufficient justification for this

impact has not been provided. This impact cannot be supported as there are design alternatives that could eliminate this impact completely.

C-3: This impact is associated with a cart path and is not supported because the path could easily be redesigned to cross within the limits of impact C-2 and follow the eastern edge of the PMA behind redesigned Lots 26 and 27 Block AA.

C-4: This unavoidable impact is for the construction of Street N-N. Sufficient justification has been provided in the variation request. Because the proposed PMA impacts have been minimized to the greatest extent possible a variation is not required.

C-5: These impacts are for the construction of a cart path and the cutting of the overstory trees and leaving the shrub/scrub layer intact except for the placement of the path. The variation request for the fairway for hole 4 and the cart path along that fairway are supported subject to recommended conditions 4, 5, and 6. The variation request for the cart path located along the western property line of Lot 42 is supported subject to recommended conditions 5 and 6 and the redesign of adjacent lots to relocate the cart path out of the PMA to minimize and/or avoid the PMA impacts.

C-6: These impacts are for road construction of Street H-H, Street N-N, and some clearing on Lot 16, Block Z. It is likely that the disturbances associated with these variations could be eliminated by relocating Street H-H 30 feet further east and redesigning Street N-N to be located approximately 50 feet further south. Therefore, the variations are supported subject to recommended condition 5 to redesign at SDP to further avoid the PMA impacts.

C-7: This unavoidable impact is for the construction of Street N-N. Sufficient justification has been provided in the variation request. Because the proposed PMA impacts have been minimized to the greatest extent possible, a variation is not required.

C-8: This impact for the construction of a cart path has been located to minimize adverse impacts. This variation is supported subject to recommended conditions 4, 5, and 6.

C-9: These impacts are for the construction of Street J-J. It is likely that the disturbances associated with this variation could be eliminated by relocating Street J-J approximately 50 feet north of its proposed location. Therefore, the variations are supported subject to recommended condition 5.

C-10: Impact C-10 is for the construction of a cart path through a large PMA area. This impact has been located to minimize the impacts to the greatest extent possible and the variation request indicates that bridges and above-grade walks will be provided as necessary to further minimize the impacts. This variation is supported subject to recommended conditions 4, 5 and 6.

C-11: This impact is for the construction of Street G-G across one of the larger tributaries of Black Branch. The extent of the impact has generally been minimized. Although all lots to the west of this impact would still have access without the crossing, the Transportation Section expressed serious concerns about circulation and overall access if this crossing were not allowed. Therefore, the variation for impact C-11 is supported subject to recommended condition 5.

C-12: This impact is associated with the widening of Church Road as required by the zoning case approval. These disturbances are unavoidable. Because the proposed PMA impacts have been minimized to the greatest extent possible, a variation is not required.

C-13: This impact has combined the sewer outfall for the northwestern portion of the property and the cart path crossing for Church Road. Because the proposed PMA impacts have been minimized to the greatest extent possible, a variation is not required.

D-1: This impact is associated with a sewer outfall which could not be relocated further upstream due to the existing topographic conditions. Because the proposed PMA impacts have been minimized to the greatest extent possible, a variation is not required.

D-2: This impact is for the construction of golf hole 6 and proposes the cutting of the overstory trees, leaving the shrub/scrub layer intact. The variation request for the fairway for hole 6 is supported subject to recommended conditions 4 and 5.

D-3 and D-4: These impacts are for the construction of Street A-A across Black Branch to access approximately 85 lots and the park located at the northwestern corner of the property. Because the proposed PMA impacts have been minimized to the greatest extent possible, a variation is not required.

D-5: This impact is for the construction of hole 8. This hole could easily be redesigned to avoid the proposed impacts associated with this variation. Simply moving the tee 50 feet west of the proposed location would eliminate proposed impacts. This variation is not supported.

Other Environmental Issues

There will be many federal and state permits needed to permit the proposed impacts to the streams and wetlands found on-site. The Environmental Planning Section has been tasked with ensuring that these permits are obtained prior to issuance of permits. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant should submit evidence that all federal and state approvals have been obtained.

The proposed golf course is located within stream valleys and sensitive wetland areas. Environmental design guidelines have been used in the review of other similarly situated golf courses to ensure that the design and maintenance proposals are environmentally sensitive. These guidelines should be followed for the design of the proposed course. In addition, golf courses are often designed with under-drain systems that channel run-off from the fairways, tees, and greens into preservation areas, ponds, or nearby streams. This run-off can contain fertilizers, herbicides, and pesticides. Design measures are needed to improve the water quality of this run-off prior to it reaching preservation areas or streams. The proposed golf course should be designed in accordance with Environmental Guidelines for the Design and Maintenance of Golf Courses, (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990). The Specific Design Plans shall be reviewed by the Environmental Planning Section for compliance with these design guidelines. Prior to the issuance of grading permits for the golf course, a maintenance program in accordance with Environmental Guidelines for the Design and Maintenance of Golf Courses, (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990) employing Integrated Pest Management (IPM) and methods to minimize fertilizer, insecticide, and herbicide run-off, should be approved by the M-NCPPC Environmental Planning Section.

Each SDP plan submittal that contains golf holes should provide bioretention details for the treatment of piped run-off from fairway, green, and tee under-drain systems. Piping of run-off from any golf course surfaces directly into preservation areas, streams, or ponds should not be permitted.

Due to the location of the golf course within and around sensitive environmental features and streams with large watersheds, water monitoring is needed to ensure that the work of construction and maintenance of the course does not result in detrimental impacts to the existing streams. Water quality monitoring prior to development is needed to establish baseline information for comparative purposes. Surface and ground water quality testing and monitoring of the golf course, in general accordance with the Environmental Guidelines for the Design and Maintenance of Golf Courses, (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990) should be required for the golf course. A monitoring program should be submitted as part of the first SDP submittal, for approval by the M-NCPPC Environmental Planning Section.

The water quality program will require preconstruction monitoring for one year prior to the issuance of grading permits for the golf course. A shorter time frame may be approved for preconstruction monitoring if it is determined by the Environmental Planning Section that a sufficient baseline of data for essential parameters has been established. The monitoring program shall include monitoring prior to development, during development, and after development for one year after the opening of the course. If, at any time, the monitoring results reflect conditions that warrant action on the part of the applicant, said

actions will be implemented by the applicant in consultation with the Department of Environmental Resources.

Prior to the issuance of grading permits, the applicant, his heirs, successors, and/or assignees shall provide a bond or other financial guarantee equivalent to the estimated cost of water quality monitoring over the timeframe which includes preconstruction, construction, and post-construction monitoring to M-NCPPC Planning Department.

4. Community Planning - The 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan* recommends residential development at low-suburban density. The 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan and Sectional Map Amendment* rezoned the property from the R-A and R-R Zones to the R-L Zone via CR-120-91. The Comprehensive Design Plan implements the plan's vision for a permanent large lot and suburban estate development.

5. Parks and Recreation - The proposal is subject to the mandatory park dedication requirements of Section 24-134 of the Subdivision Regulations. To fulfill that requirement, the applicant should dedicate approximately 107 acres of land in the stream valley and 26 acres of land for a park/school site. The approximate locations of these lands is shown on Department of Parks and Recreation Exhibit "B" in the file.

Condition 38 of A-8427, A-8578, A-8579 states:

> **The applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Club.**

The preliminary plan has been revised to show a connection from the Riley Tract to Street "H" The Park Planning and Development Division is working with the property owner of the Riley Tract to transfer access. A condition which would require the alternative access to be conveyed to the Riley Tract owner upon request is imposed.

6. Trails - In accordance with the *Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan*, the applicant should provide the following:

   a. A Class I hiker-biker trail along the subject property's entire frontage of Church Road as reflected on the submitted CDP.

   b. A Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road as reflected on the submitted CDP.

   c. Dedicate the land along the Black Branch stream valley to the M-NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plan, and construct the multiuse, hiker-biker trail the entire length of

the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail should be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections should be included to this trail from the development parcels.

d. A comprehensive sidewalk network with sidewalks being constructed along at least one side of all primary, secondary, and village roads.

The trails network should be shown on the preliminary plan of subdivision and should assure dry passage. If wet areas must be traversed, suitable structures should be constructed.

7. Transportation - The applicant prepared a traffic impact study dated April 2001, in accordance with the methodologies in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals (Guidelines)*. 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*.

Summary of Traffic Impact Study

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

- MD 202 and MD 193 (signalized)
- MD 214 and MD 193 (signalized)
- MD 214 and Church Road (signalized)
- MD 193 and Oak Grove Road (unsignalized with a roundabout)
- Church Road and Oak Grove Road (unsignalized)
- Oak Grove Road and site entrance (planned)
- Road and north site entrance (planned)
- Church Road and south site entrance (planned)

With traffic counts taken by the applicant's consultant, the study indicates that all intersections in the study area would operate acceptably during both peak hours. However, with background traffic and total traffic, there arise operational issues at several locations, most notably MD 214/MD 193 and MD 214/Church Road. Consequently, the study recommends a number of improvements at intersections within or adjacent to the site. Also, the study recommends improvements at the MD 214/MD 193 and the MD 214/Church Road intersections in accordance with the requirements for mitigation as specified in Section 24-124.

Staff Analysis of Traffic Impacts

Existing traffic conditions were based on traffic counts done in late March 2000. These counts occurred before the modifications at MD 193/Oak Grove Road were fully open to traffic; as a result, the traffic study analyzes this intersection as a conventional unsignalized intersection. The staff's analysis considers the intersection in its current roundabout configuration. 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 202/MD 193	9	832	A	A
MD 214/MD 193	1410	1047	D	B
MD 214 and Church Road	1284	1077	C	B
MD 193 and Oak Grove Road (roundabout)	0.34*	0.39*	--	--
Church Road and Oak Grove Road	16.5*	12.6*	--	--

*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. At roundabouts, 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 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, MD 214, and MD 202, which is consistent with past studies in the area. It is also consistent with historical data (and actually may be a little high along MD 202). The growth factor is applied over eight years.

- 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. Background conditions are summarized as follows:

BACKGROUND CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 202/MD 193	1223	1001	C	B
MD 214/MD 193	1762	1353	F	D
MD 214 and Church Road	1587	1352	E	D
MD 193 and Oak Grove Road (roundabout)	0.55*	0.59*	--	--
Church Road and Oak Grove Road	24.5*	15.6*	--	--

*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. 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.

Using the trip generation rates listed in the *Guidelines*, the subject property would generate the following peak hour trips:

SITE TRIP GENERATION - OAK CREEK CLUB						
Use	AM Trips (In, Out, Total)			PM Trips (In, Out, Total)		
Residential						
929 detached residences	139	558	697	543	293	836
219 attached residences	31	122	153	114	61	175
26,000 square feet retail less 75% for pass-by and internal trips	11	7	18	39	39	78
18-hole golf course	32	8	40	22	28	50
TOTAL SITE	213	695	908	718	421	1139

For total traffic, the trip distribution and assignment used in the traffic study appear to be reasonable and consistent with the submitted plan. Total traffic conditions are summarized as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 202/MD 193	1325	1094	D	B
MD 214/MD 193	1846	1447	F	D
MD 214 and Church Road	1831	1673	F	F
MD 193 and Oak Grove Road (roundabout)	0.82*	0.80*	--	--
Church Road and Oak Grove Road	96.6*	36.7*	--	--
Oak Grove Road and site access	17.4*	22.8*	--	--
Church Road and north site access (roundabout)	0.59*	0.2*	--	--
Church Road and middle site access	17.4*	18.1*	B	--
Church Road and south site access	20.9*	28.1*	--	--

*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, two of the three signalized intersections within the study area operate unacceptably. Also, the analysis indicates a potential operational problem at Church Road and Oak Grove Road as an unsignalized intersection. At the Church Road/Oak Grove Road intersection, the intersection is analyzed with one-lane approaches on all legs. The traffic study indicates that adding additional lanes on the northbound, southbound, and eastbound approaches will resolve the problem; however, staff's analysis still indicated excessive delay in the southbound left-turn movement. However, changing the intersection to a four-way stop controlled intersection brought the maximum delay to 20.7 seconds, which is within the acceptable range.

†On November 9, 2017, the Planning Board approved a reconsideration of findings and conditions relating to the applicant's responsibility to construct a roundabout at the intersection of Oak Grove Road and Church Road. The reconsideration allowed for the conversion of the roundabout to a four-way signal-controlled intersection, with the concurrence of the Prince George's County Department of Public Works and

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Transportation (DPW&T), while maintaining adequate transportation facilities. The Planning Board found that the functionality and purpose of the roundabout will be fulfilled by the four-way signal-controlled intersection. Therefore, an amended Condition 42 is included with this approval to reflect this amended requirement.

The Transportation Planning Section has referred the transportation facilities mitigation plan which was proffered by the applicant in accordance with the Guidelines for Mitigation Action, which are contained in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*. All comments are attached. This memorandum has been prepared to transmit those comments and to ensure that findings which accurately reflect the Planning Board's decision regarding mitigation are provided.

At the MD 214/MD 193 and the MD 214/Church Road intersections, the applicant has proposed the use of mitigation in accordance with Section 24-124(a)(6). The Subdivision Ordinance indicates that "consideration of certain mitigating actions is appropriate..." in accordance with the Guidelines for Mitigation Action and the requirements of that portion of Section 24-124. The applicant proposes to employ mitigation by means of criterion (e) in the Guidelines for Mitigation Action, which were approved by the District Council as CR-29-1994. Criterion (e) is very complex, and is restated below:

The development is located in an area in which public water and sewer is currently available, which meets all adequate public facilities findings (except those for transportation) with existing facilities or facilities having 100 percent construction funding in the County or State Programs, and which is within 2 mile of a bus stop having 15 minute headways or better and load factors of 100 percent or less.

Conformity with criterion (e) was discussed when the traffic study was submitted, and the study was accepted for review under the general information available at that time that mitigation could be reviewed given the information at hand. In accordance with findings made by the Planning Board, staff has the following comments concerning the elements of criterion (e):

13. The development is in an area where public water and sewer is currently available. The applicant need only tap into the system since all approvals prior to subdivision approval are in place. Most surrounding properties have public water and sewer available to them, and so the site is clearly "in an area" where these services are available.

14. The Growth Policy and Public Facilities Section has determined that the subject property does not have adequate school facilities at this time. The Planning Board has determined that schools, and all other public facilities, are adequate for the development of the site.

15. The entire site must be within 2 mile of bus services having quality and capacity. The quality of service is defined by a 15 minute headway - in other words, a bus must operate every 15 minutes during peak hours. Also, the bus service must operate with a load factor of 100 percent or less, wherein a load factor of exactly 100 percent means that every seat on the bus, on average, is full (which leaves all standing room available for additional patrons). In this case, the applicant is attempting to meet the criteria by proffering the operation of a private bus service throughout the planned development. With further clarification of the nature of the proffer, the Planning Board has determined that offering a private bus service is an acceptable means for the applicant to meet this criterion.

Therefore, criterion (e) for the use of mitigation is met, and the subject development is able to utilize the provisions of 24-124(a)(6).

The attached transportation facilities mitigation plan has identified geometric improvements which would attempt to address transportation problems within the study area. The improvements at the MD 214/MD 193 and the MD 214/Church Road intersections are suggested to mitigate the impact of the applicant's development in accordance with the provisions of Sec. 24-124(a)(6). The impact of the mitigation actions at the intersections of MD 214/MD 193 and MD 214/Church Road is summarized as follows:

IMPACT OF MITIGATION				
Intersection	LOS and CLV (AM & PM)		CLV Difference (AM & PM)	
MD 214/MD 193:				
Background Conditions	F/1762	D/1353		
Total Traffic Conditions	E/1846	D/1447	+84	---
Total Traffic Conditions w/Mitigation	F/1679	D/1447	167	---
MD 214/Church Road:				
Background Conditions	E/1587	D/1352		
Total Traffic Conditions	F/1831	F/1673	+244	+321
Total Traffic Conditions w/Mitigation	F/1582	C/1285	-249	-388

As the CLV at MD 214 and MD 193 is greater than 1,813 in the AM peak hour, the proposed mitigation action must mitigate at least 100 percent of the trips generated by the subject property and return the intersection to a CLV of no greater than 1,813, according to the *Guidelines*. As the CLV at this intersection is less than 1,450 during the PM peak hour, it meets LOS D according to the *Guidelines*. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips, bringing the intersection to a CLV below 1,813 during the AM peak hour. **Therefore, the proposed mitigation at MD 214 and MD 193 meets the requirements of Section 24-124(a)(6)(B)(i) in considering traffic impacts.**

As the CLV at MD 214/Church Road is between 1,450 and 1,813 during the PM peak hour, the proposed mitigation action must mitigate at least 150 percent of the trips generated by the subject property during this peak hour, according to the *Guidelines*. As the CLV at this intersection is greater than 1,813 during the AM peak hour, at least 100 percent of the trips must be mitigated to a level no greater than 1,813, according to the *Guidelines*. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips during the AM peak hour, and would bring intersection operations to an acceptable level during the PM peak hour. **Therefore, the proposed mitigation at MD 214 and Church Road meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Ordinance in considering traffic impacts.**

The transportation staff has identified the following improvements at the MD 214/MD 193 and MD 214/Church Road intersections that would be required in order to achieve LOS D operations during both peak hours at both intersections:

At MD 214/MD 193:

- Provision of a second left-turn lane on the eastbound MD 214 approach **(recommended as a mitigation improvement)**.

- Provision of a second through lane and conversion of the shared through/left-turn lane to a second left-turn lane on the northbound MD 193 approach.

- Provision of a fourth through lane on the westbound MD 214 approach.

- Provision of a second through lane and conversion of the shared through/left-turn lane to a second left-turn lane on the southbound MD 193 approach.

At MD 214/Church Road:

- Conversion of the existing eastbound and westbound right-turn lanes along MD 214 into shared through/right-turn lanes through the intersection. With this change, the existing free-flow, right-turn lanes along northbound and southbound Church Road would effectively become nonfree-flowing.

- Provision of a second left-turn along the northbound Church Road approach **(recommended as a mitigation improvement)**.

- Optionally, provision of a second left-turn along the westbound MD 214 approach **(recommended as a mitigation improvement)**.

With the provision of these improvements, the MD 214/MD 193 intersection would operate at LOS D with a CLV of 1,404 during the AM peak hour, and at LOS D with a CLV of 1,389 during the PM peak hour. The MD 214/Church Road intersection would operate at LOS D with a CLV of 1,319 during the AM peak hour, and at LOS D with a CLV of 1,396 during the PM peak hour. While the MD 214/Church Road improvements may be practical to implement, improvements which would provide LOS D operations at MD 214/MD 193 appear to be cumbersome, possibly involving additional right-of-way at an intersection having retail shopping centers on two corners. Staff notes that the master plan recommends a future interchange at this location in recognition that constructing additional turning may soon become impractical if not impossible.

The DPW&T and the SHA have both reviewed this traffic analysis, and the comments of both agencies are attached. The comments are summarized below:

DPW&T offered 11 separate comments:

a. Traffic counts more than one year old were accepted because it was desirable that both the CDP and the preliminary plan were reviewed using the same study. This study had been discussed in some form with staff for several months. Furthermore, the counts were barely 13 months old when the subdivision application was made. As staff had already agreed to accept the study for the purpose of making the CDP finding, it was accepted as well for the preliminary plan. This addresses the first comment; the second comment does not require a response.

b. The third, fourth, fifth, and seventh comments address lane configurations and traffic controls along Church Road and Oak Grove Road. While staff will prepare conditions regarding these comments, they partly involve Subtitle 23 issues.

c. The sixth comment concerns the roundabout at MD 193/Oak Grove; this has been addressed by staff in its analysis.

d. The eighth comment concerns specifics about the proposed bus service, which is discussed in greater detail elsewhere in this memorandum.

e. The ninth, tenth, and eleventh comments address the proposed mitigation at MD 214/MD 193 and at MD 214/Church Road by noting that the mitigation is not numerically adequate in either case. In any case, DPW&T notes that SHA must approve any modifications.

SHA offered three major comments:

a. SHA noted that the MD 214/MD 193 improvements recommended in the traffic study only mitigate the AM peak hour, while the PM remains unacceptable and unmitigated. Staff's calculations of shared lane capacities indicate that the intersection would operate acceptably in the PM, and so this comment does not apply.

b. SHA noted that the MD 214/Church Road improvements recommended in the traffic study do not mitigate the intersection in either peak hour.

c. SHA seemed to desire more clarification on the proposed bus service. **It is important to note here that the bus service was originally proffered only as a means of being able to utilize mitigation.** There is no representation in the traffic study that this bus service will have any impact on traffic in the area; that contention arose only after the SHA completed its review of the traffic study.

The attached referrals from DPW&T and SHA certainly are not ringing endorsements for the use of mitigation at the critical intersections. To be fair, neither agency indicated operational concerns with the actions recommended, but the study reviewed was incomplete.

Plan Comments

The Transportation Planning Section has provided comments on the concurrent Comprehensive Design Plans (CDP). Provided the comments are incorporated into the approved CDP's, there is no need to repeat them herein.

There are four master plan facilities which cross the subject property:

- Church Road, C-48 on the *Bowie-Collington Master Plan*, is a planned rural collector within a 100-foot right-of-way. Its alignment on the CDP and the preliminary plan is substantially in conformance to the alignment shown on the plan.

- The A-44 facility, as shown on the *Bowie-Collington Master Plan*, is a planned controlled-access arterial facility within a 200- to 300-foot right-of-way. Its alignment on the submitted plan is acceptable.

- Oak Grove Road, C-56 on the *Bowie-Collington Master Plan*, is a planned major collector within a 90-foot right-of-way. Its alignment on the plan is not consistent with the Master Plan map, as the Master Plan shows the alignment curving north of the St. Barnabas Church cemetery and continuing directly westward through the subject property and a portion of the Perrywood property before joining with the existing alignment of Oak Grove Road. However, the Perrywood, Section 8 subdivision (preliminary plan of subdivision 4-96105) was approved with realigned Oak Grove Road substantially following the existing roadway. Therefore, the transportation staff supports the alignment of Oak Grove Road as shown on the submitted plan; there is no need for revision of this right-of-way.

  There is a conflict between the *Subregion VI Master Plan* and the *Bowie-Collington Master Plan* concerning the width of this right-of-way. Considering that the majority of the roadway is within the area of the *Bowie-Collington Master Plan* and that 90 feet is generally considered sufficient for a major collector, staff will hold to the 90-foot right-of-way recommendation.

- There is a P-2 facility 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. The following has occurred:

  - This facility was reflected on the original Basic Plans for Cameron Grove and The Greens (The Greens is the previous name for the subject property).

  - The Sierra Meadows subdivision (preliminary plan 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 "No building permits beyond Phase One (all 42 units north of the "P" 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 Plan approval which provides alternate access to Watkins Park Drive or Central Avenue for the subject property, whichever occurs first."

  - A Basic Plan Amendment was approved for the portion of Cameron Grove north of the subject property and west of the Evangel Temple church building. 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. Cameron Grove is currently being developed. Therefore, there is not a need for the subject plan to recognize P-2 stubbing north into the Cameron Grove property.

The P-2 facility remains on the Master Plan, and the adjacent Sierra Meadows property has a street stubbing into the subject property. Given that the street is on the Master Plan as a primary facility, staff recommends that the portion of proposed Street A-A between Hillrod Lane and Church Road, as the natural completion of P-2, be revised to become a public street within a 60-foot right-of-way.

Based on the preceding findings, mitigation is appropriate in this case in accordance with Section 24-124 of the Prince George's County Code.

8. Schools - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Regulations to Analyze the Development Impact on Public School Facilities* (revised January 2001) (CR-4-1998).

Projected Impact on Affected Public Schools

Affected School Name	D.U. by Type	Pupil Yield Factor	Development Pupil Yield	5-Year Projection	Adjusted Enrollment	Total Projected Enrollment	State Rated Capacity	Projected % Capacity
Perrywood Elementary School	1148 SFD	0.24	275.52	841	0	1116.52	750	148.87%
Kettering Middle School	1148 SFD	0.06	68.88	854	858.02	926.90	977	94.87%
Largo High School	1148 SFD	0.12	137.76	1930	1938.04	2075.80	1958	106.01%

Source: Prince George's County Planning Department, M-NCPPC, January 2001

The applicant applied for a Basic Plan Amendment in 1997, at which time the Prince George's County Public Schools(PGCPS) designated the Perrywood Elementary Schools as the school which would serve the proposed development. On March 22, 2001 the Planning Department asked the PGCPS to identify the schools that would serve the proposed Oak Creek Club development. On April 2, 2001, the Planning Department received an email from the PGCPS (Pupil Accounting & School Boundaries) that stated the designated elementary school for the Oak Creek Club development was the Woodmore Elementary School. The applicant presented a letter from the PGCPS dated. January 21, 1998.that further clarified the issue by designating the Perrywood Elementary School as the school which would serve the Oak Creek Club development proposal. The Planning Board concluded that the students from the Oak Creek Club development would likely attend the Perrywood Elementary School.

The Perrywood Elementary School has excess capacity to accommodate the first 558 dwelling units of the Oak Creek Club development, the remaining 590 units would be placed in a four year waiting period and be subject to an adequate public facilities fee in accordance with *The Regulations to Analyze the Development Impact on Public School Facilities* (revised January 2001)(CR-4-1998).

Section 24-122.02(a)(4) states that if any affected school's projected percentage of capacity exceeds 130 percent, no permits may be issued until (a) capacity exists at or below 130 percent in all affected schools; or (b) four (4) years have elapsed since the time of the approval of the preliminary plan of subdivision.

9. Fire and Rescue - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of fire and rescue facilities.

Residential Lots

a. The existing fire engine service at Bowie Station, Company 43 located at 16400 Pointer Ridge Drive has a service response time of 5.34 minutes, which is beyond the 5.25-minute response time guideline.

b. The existing ambulance service at Bowie Station, Company 43 located at 16400 Pointer Ridge Drive has a service response time of 6.25 minutes, which is within the 6.25-minute response time guideline for Block A, Lots 1- 19; Block B, Lots 1 - 11; Block C, Lots 1 - 11; Block D, Lots 1 - 11; Block E, Lots 1 – [~~14~~]*114; Block N, Lots 1 - 37, 45 - 100; Block K, Lots 17 - 24; Block L, Lots 1-6; Block M, Lots 2 and 3, 38 - 40; Block R, Lots 1 - 34; Block V, Lots 1-64; Block W, Lots 1 - 14; Block X, Lots 1 - 10; Block Z, Lot 4. All other lots are beyond.

c. The existing paramedic service at Bowie Station, Company 43 located at 16400 Pointer Ridge Drive has a service response time of 7.25 minutes, which is within the 7.25-minute response time guideline for Block A ; Block B; Block C; Block D; Block E; Block F; Block G; Block H; Block J; Block L; Block M; Block N; Block P; Block R; Block S; Block T, Lots 1-5, 26 - 35; Block U; Block W; Block V; Block X; Block Y, Lots 1-32, 63-112; Block Z, Lots 1-45, 63-91; Block AA, Lots 1-45; Block BB, Lots 8 and 9. All other lots are beyond.

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Parcel 2 and 4; School/Park Site

a. The existing fire engine service at Bowie Station, Company 43 located at 16400 Pointer Ridge Drive has a service response time of 5.34 minutes, which is beyond the 3.25-minute response time guideline.

b. The existing ambulance service at Bowie Station, Company 43 located at 16400 Pointer Ridge Drive has a service response time of 5.34 minutes which is beyond the 4.25-minute response time guideline.

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

d. The existing paramedic service at Kentland Fire Station, Company 33 located at 7701 Landover Road has a service response time of 13.11 minutes, which is beyond the 4.25-minute response time guideline.

These 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*. To alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department recommends that all residential and commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13D/13 and all applicable Prince George's County laws.

10. Police Facilities - The proposed development is within the service area for Police District II-Bowie. In accordance with Section 24-122.01(c) of the Subdivision Regulations the existing county police facilities will be adequate to serve the proposed Oak Creek Club development. This police facility will adequately serve the population generated by the proposed subdivision.

11. Health Department - The Health Department has reviewed the application and offers the following comments.

a. There are numerous wells and septic systems located on the property. Many of the wells and septic systems are no longer in service and should be backfilled and the wells sealed. Please provide a revised preliminary plan locating all structures and the well and septic system associated with that structure. Prior to signature of the preliminary plan, all abandoned wells must be backfilled and sealed in accordance with Code of Maryland Regulations (COMAR) 26.04.04. Wells that become abandoned during the development of the subdivision must be backfilled and sealed within 30 days of their abandonment. Septic tanks that are not deemed an imminent safety or health issue must be backfilled after being pumped out by a licensed scavenger as part of the grading operation. Septic systems considered to

be a health or safety problem must be scavenged and backfilled prior to preliminary plan approval.

b. The applicant must provide to this office before record plat approval a schedule for the abandonment of the other residences on-site in relation to the grading of the property. This is imperative if a well is shared by more than one residence. If that should be the case, a site plan must be provided to this office delineating each well, the residences supported by those wells and the water line that they share.

c. The well and septic system for the Young Hope Cottage must be plotted on the preliminary plan. Public sewer and water should be made accessible to the residents of this property as well as other neighboring properties utilizing on-site individual systems. Every effort should be made to ensure that the residents of Young Hope Cottage are not impacted for their current quality of life.

d. There are a significant number of 55-gallon drums on site. The majority of the drums appear to be used for watering horses. However, there are several drums that appear to contain petroleum substances. Although the containers do not appear to be leaking, it is requested that they be removed from the property and properly discarded by a licensed waste hauler prior to preliminary plan approval. Products that are to be used must be stored in an appropriate manner and properly labeled. In addition to the drums, there are other discarded materials on-site that may contain hazardous materials. These materials must be removed from the property prior to preliminary plan approval.

e. Even though the proposed residences are 300 feet or more from the Pennsylvania Railroad, noise could still be an issue. A noise study is requested prior to preliminary plan approval to delineate the 65db contour line.

f. Please indicate on the preliminary plan all structures and the expectation as to whether they are to be razed. All structures to be razed must obtain a Raze Permit through the Department of Environmental Resources. All hazardous materials must be removed from the structures prior to the razing of the structures. Once removed, the materials must be properly discarded or labeled and stored in an appropriate manner.

Although the memorandum is dated May 11, 2001, none of the requested information has been supplied as of August 28. Paul Meyer of the Health Department, in a phone conversation on August 28, 2001, informed staff that the issues which require attention prior to preliminary plan approval could be resolved prior to signature approval of the preliminary plan. However, he suggested, and staff agrees, that the application should be denied if the applicant does not present a schedule to the Planning Board as to when the items will be addressed. Some of the issues raised present serious health and safety concerns. The applicant should prepare a timetable identifying when each item will be

completed prior to the Planning Board hearing of September 6, 2001. The timetable should be presented to the Health Department for concurrence prior to the hearing.

12. Stormwater Management - The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is not required. A Stormwater Management Concept Plan, #6397-2001-00, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development should be in accordance with this approved plan.

13. Flag Lots - The application includes several flag lots. Staff asked the applicant to provide a Flag Lot Justification Statement in support of the proposal. This justification was *finally* submitted on August 28, one day before the required release date of the staff report. Flag lots are permitted pursuant to Section 24-138.01 of the Subdivision Regulations. In the justification statement, the applicant addresses Lots 48 and 47, Block "A-A", Lots 72 and 73, Block "Y", and Lots 4, 6 and 7, Block "A." Lots 4, 6 and 7, Block "A" have been redesigned and are no longer flag lots. Staff supports the use of a flag lot design for Lots 48 and 47, Block "A-A" and Lots 72 and 73, Block "Y" given the following findings.

    a. A maximum of two tiers is permitted. The proposed flag lots represent the second tier.

    b. Each flag stem is a minimum width of 25 feet for the entire length of the stem.

    c. Flag lots must exceed the minimum lot size in the zone, exclusive of the flag stem. These lots are larger than typical in the development, ranging in size from 17,000+ to more than 23,000 square feet.

    d A building envelope must be established at the time of preliminary plan. The applicant has included a building envelope on the justification statement.

    e. Shared driveways are only permitted under certain circumstances. The proposal includes no shared driveways.

    f. Where rear yards are oriented toward driveways, an "A" bufferyard is required. This does not occur on the plan.

    g. Where front yards are oriented toward rear yards, a "C" bufferyard is required. In the case of these lots, front yards are not oriented toward rear yards.

Prior to approval of a flag lot, the Planning Board must make the following findings of Section 24-138.01(f):

a. **The design is clearly superior to what would have been achieved under conventional subdivision techniques.** The proposed flag lots will yield a superior design to that which would be allowed conventionally. They are designed to create a court-like setting envisioned by the Subdivision Regulations

b. **The transportation system will function safely and efficiently.** These flag lots occur along short stretches of roadway, minimizing the effects of additional driveways.

c. **The use of flag lots will result in the creative design of a development that blends harmoniously with the site and the adjacent development.** As staff has noted, these flag lots are designed to create the court-like setting suggested by the Subdivision Regulations. This design can result in a very nice setting for four homes. They are located in the interior of the subdivision and fit easily into the design. They will not appear out of place.

d. **The privacy of property owners has been assured in accordance with the evaluation criteria.** Given the size of the flag lots, adequate buffering can be provided and the homes can be arranged on the lots to maximize privacy.

Given these findings, flag lots 72 and 73, Block "Y" and Lots 47 and 48 should not be allowed.

The preliminary plan includes one other flag lot, Lot 79, Block "A-A." This lot does not meet any of the evaluation criteria listed above. First, no justification was provided. Second, it is located on Oak Grove Road, adding an extra driveway on a curve; this could create a dangerous situation. Third, while it is only the second tier, it does not help establish a court-like setting. It appears to be an "extra" or an afterthought. Lot 79, Block "A-A" should be removed.

14. Historic Preservation - The proposed Oak Creek Club development (formerly The Greens and previously The Greens of Dumbarton) encompasses 923 acres and surrounds Bowieville Historic Site (#74A-18).

Bowieville is listed in the National Register of Historic Places and is acknowledged as one of the most architecturally significant structures in Prince George's County. Built in 1819, Bowieville is an elegant two-and-one-half story stuccoed brick plantation house with a hip roof. Its outstanding decorative elements include a classical entrance with semi-elliptical fanlight and particularly fine interior trim. Bowieville was built by Mary Bowie on land she inherited from her father, Governor Robert Bowie.

According to James Wollon, AIA, the restoration architect who prepared a structural report on Bowieville in 1990 (as part of The Greens of Dumbarton application), "Bowieville is the most sophisticated house of the Federal period in Prince George's

County and it is among the most sophisticated houses erected in Maryland in the first quarter of the nineteenth century. It is a country house of great architectural importance and the existence of almost every original detail in unaltered condition makes Bowieville an unrivaled example of its class and period."

Within the Historic Site's 14.7 acre Environmental Setting there are a number of additional buildings and structures, including a large tobacco barn dating from the early-nineteenth century and probably contemporary to the mansion, a livestock barn (parts of which may date from the early nineteenth century), a late-nineteenth- or early-twentieth-century corn crib, a mid-twentieth century concrete-block dwelling (now partially fire-damaged) and the remains of an old wind-driven water pump and well. After the tobacco barn, the most significant of these structures is the livestock barn. As described in the Wollon report, the barn appears to be "of hewn timber braced-frame construction, dating from the nineteenth century and possibly as old as the mansion itself."

The previous Basic Plan and the Comprehensive Design Plan for The Greens of Dumbarton proposed a "village green" to the north of the mansion, and it proposed to relocate the early-nineteenth century tobacco barn. The applicant at that time offered to donate the mansion and a sum of money ($350,000) to a nonprofit organization. The University of Maryland and Prince George's Heritage, Inc., discussed a possible partnership to create an off-campus preservation study center at Bowieville. Prince George's Heritage supported the rezoning of the property on the basis of the then-applicant's commitments. The current CDP shows the tobacco barn in its original location.

In accordance with the recommendations in the proposed CDP, further decisions regarding Bowieville will be made at the time of Specific Design Plan review.

1. Prior to the issuance of a building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.

2. No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plat of subdivision.

3. Prior to signature approval of the preliminary plan, the applicant shall provide evidence that the following have occurred:

   a. All septic systems deemed to be an imminent health and safety problem by the Health Department shall be pumped and backfilled by a licensed scavenger.

b. A schedule for the abandonment of the existing residences on the property shall be submitted to the Health Department.

c. The well and septic system for the Young Hope Cottage shall be shown on the preliminary plan.

d. All discarded material, hazardous material, and drums not used for watering horses shall be removed from the property and properly discarded by a licensed waste hauler.

e. The proposed disposition of all existing structures shall be included on the preliminary plan.

f. All lots along A-44 shall have a minimum lot depth of 150 feet.

g. All lots shall be removed from the PMA.

h. Lots 11-12, Block "J"; Lots 35-55, Block "G"; Lots 11-29, Block "N"; and the portion of Parcel 7 showing the proposed swimming pool and tennis courts shall be shown as outparcels, unless a slope stability analysis is submitted and approved prior to signature approval.

4. Prior to signature approval of the Preliminary Plan of Subdivision, the plan shall be revised to include the cart path detail referenced in the variation request. All cart paths that are proposed to cross PMAs shall be constructed as bridges or boardwalks for the entire length of the crossing. All cart paths shall be field located in consultation with the Environmental Planning Section staff prior to grading plan approval.

5. All septic systems that are not deemed to be an imminent health and safety problem by the Health Department shall be pumped and backfilled by a licensed scavenger as part of the grading operation.

6. The following note shall be placed on the final plat:

> "An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws."

7. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #6397-2001-00.

8. Prior to signature approval the preliminary plan shall be revised:

   a. To re-label all parcels alphabetically, not numerically.

   b. To provide a parcel designation for the park/school site property.

9. Prior to approval of the final plat of subdivision the applicant, his heirs, successors and/or assignees shall demonstrate alternative access for Parcel 19, located to the north. The land for this access shall be a minimum 25 feet wide, connect to Street H, and be conveyed to the property owner of Parcel 19 upon request. Construction of the driveway shall be the responsibility of the applicant, his heirs, successors and/or assignees.

10. Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

    a. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

    b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

    c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

    d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

    e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

11. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.

12. Prior to the approval of the first Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

13. At the time of final plat approval, the applicant shall dedicate right-of-way along Oak Grove Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at the proposed access point at a minimum.

14. All final plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."

15. The applicant, his heirs, successors and/or assignees shall construct, at a time to be determined in a Recreational Facilities Agreement at the time of the first Specific Design Plan:

    a. A Class I hiker-biker trail along the subject property's entire frontage of Church Road as reflected on the submitted CDP.

    b. A Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road as reflected on the submitted CDP.

    c. The multiuse, hiker-biker trail the entire length of the Black Branch Stream Valley Park. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

    d. A comprehensive sidewalk and/or walkway network with sidewalks and/or walkways being constructed along at least one side of all primary, secondary, and village roads.

16. All trails network shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed.

17. As part of the SDP submittal that shows A-44, a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.

18. Prior to the approval of the Specific Design Plan (SDP) for any portion of the golf course, a detailed management plan shall be prepared to address integrated pest management, management and maintenance of the shrub/scrub areas, an analysis of the proposed tree cutting practices in the shrub/scrub areas, and a maintenance plan for the cart paths and bridges.

19. Prior to the approval of any Specific Design Plan proposing PMA impacts listed as A-3 & 4; B-1,2,3, & 5; C-5, 6 & 8-11; and D-2 on Attachment "A" of the Environmental Planning Section's referral memo dated August 28, 2001, the SDP shall provide additional justification for the proposed impacts and show how the site has been redesigned to avoid or further minimize the PMA impacts including, but not limited to, relocation of proposed site features, use of bridges, and any other technique.

20. Prior to the approval of each Final Plat of Subdivision containing preserved areas within the PMA, a Conservation Easement shall be established. The easement shall be described by bearings and distances and shall contain all portions of the PMA not approved for disturbance. The following note shall be placed on the plat.

    "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without the prior written consent of the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."

21. Prior to the approval of the Specific Design Plan and the associated Type II Tree Conservation Plan which would initiate the requirement for off-site woodland conservation, the location of the off-site mitigation shall be identified and a Type II Tree Conservation Plan shall be approved for said location.

22. Prior to the issuance of any grading permits which would initiate the requirement for off-site woodland conservation, a Woodland Conservation easement for the off-site properties being used to meet the requirements shall be recorded in the Land Records of Prince George's County, Maryland.

23. Prior to the issuance of any grading permits which include reforestation or afforestation areas the appropriate reforestation bonds shall be posted with the Department of Environmental Resources.

24. Prior to the approval of the applicable grading permits, transfer of lands to the M-NCPPC, the HOA, Saint Barnabas Church, or any other entity, the appropriate reforestation bonds for any reforestation or afforestation on the subject property shall be posted with the Department of Environmental Resources. Documentation shall also be provided to the Environmental Planning Section indicating when reforestation and afforestation will be completed on the subject properties along with a signed agreement from the property owner permitting access to the property to accomplish the required reforestation and afforestation. This work shall be completed prior to issuance of the first occupancy permit for any lots shown on an SDP that contains reforestation or afforestation areas,

25. Prior to the approval of the final plat of subdivision, the applicant, his heirs, successors and/or assignees shall demonstrate conformance to CB-72-2000, allowing the use of private roads to serve an integrated development which contains lands in the R-A, L-A-C, and R-L Zones. Specifically, if the applicant is unable to identify R-A-zoned land within the limits of the proposed preliminary plan all roads shall be dedicated to public use.

26. As part of the Specific Design Plan submittal, a Type II Tree Conservation Plan shall be provided that includes a Woodland Conservation Worksheet which reflects the overall requirements for Oak Creek Club, the requirements for each of the prior phases which may have been approved, the requirements for the current phase of the project, and the cumulative requirements for all approved phases and phases under review.

27. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit evidence that all federal and state approvals have been obtained.

28. The proposed golf course shall be designed in accordance with *Environmental Guidelines for the Design and Maintenance of Golf Courses,* (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990). The Specific Design Plans shall be reviewed by the Environmental Planning Section for compliance with these design guidelines.

29. Prior to the issuance of grading permits for the golf course, a maintenance program in accordance with *Environmental Guidelines for the Design and Maintenance of Golf Courses,* (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990) employing Integrated Pest Management (IPM) and methods to minimize fertilizer, insecticide, and herbicide run-off, shall be approved by the M-NCPPC Environmental Planning Section.

30. Each Specific Design Plan submittal that contains golf holes shall provide bioretention details for the treatment of piped run-off from fairway, green, and tee underdrain systems, where utilized. Piping of run-off from any golf course surfaces directly into preservation areas, streams or ponds shall not be permitted.

31. Surface and ground water quality testing and monitoring of the golf course, in general accordance with the *Environmental Guidelines for the Design and Maintenance of Golf Courses,* (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990) shall be required for the golf course. A monitoring program shall be submitted as part of the first SDP submittal for approval by the M-NCPPC Environmental Planning Section.

    The water quality program will require preconstruction monitoring for one year prior to the issuance of grading permits for the golf course. A shorter time frame may be approved for preconstruction monitoring if it is determined by the Environmental Planning Section that a sufficient baseline of data for essential parameters has been established. The monitoring program shall include monitoring prior to development, during development, and after development. If, at any time, the monitoring results reflect conditions that warrant action on the part of the applicant, said actions will be implemented by the applicant in consultation with the Department of Environmental Resources.

32. Prior to the issuance of grading permits for the golf course, the applicant, his heirs, successors, and/or assignees shall provide a bond or other financial guarantee equivalent to the estimated cost of water quality monitoring over the timeframe which includes preconstruction, construction, and post-construction monitoring to M-NCPPC Planning Department.

†[~~34.~~] 33. Prior to building permits the applicant, his heirs, successors and/or assignees shall demonstrate that a homeowners association has been established and that the common areas have been conveyed to the homeowners association.

†[~~35.~~] 34. The applicant, his heirs, successors and/or assignees shall submit three (3) original Recreational Facilities Agreements (RFA) to DRD for approval prior to the submission of final plats, for construction of recreational facilities on homeowners land. Upon approval by the DRD, the RFA shall be recorded among the County Land Records.

†[~~36.~~] 35. The applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee prior to building permits for the construction of recreational facilities on homeowners land.

†Denotes Amendment
*Denotes Correction
Underlining indicates new language
[Brackets] and ~~strikethrough~~ indicate deleted language

†[~~37.~~] 36. The applicant, his heirs, successors and/or assignees shall submit three (3) original Recreational Facilities Agreements (RFA) to the Park Planning and Development Division (PP&D) for approval prior to the submission of final plats, for construction of recreational trail facilities on park property. Upon approval by the PP&D, the RFA shall be recorded among the County Land Records.

†[~~38.~~] 37. The applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee prior to building permits for the construction of recreational facilities on park property.

†[~~39.~~] 38. All land to be dedicated to a homeowners association shall be subject to the following conditions:

a. Conveyance shall take place prior to the issuance of building permits.

b. All manmade debris shall be removed from the land to be conveyed.

c. The conveyed open space shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.

d. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved Specific Design Plan or shall require the written consent of the Development Review Division. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management, utility placement and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements required by the approval process.

†[~~40.~~] 39. At the time of final plat, the applicant, his heirs, successors and/or assignees shall dedicate to the M-NCPPC 133 acres (107 acres in the stream valley and 26 acres for a park/school site) as shown on Parks Exhibit "B" in the file, subject to the following:

a. An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the first Final Plat.

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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, sidewalls, 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 the DPR within two weeks prior to applying for grading permits.

e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. If the outfalls require drainage improvements on adjacent 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 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.

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.

†[~~41.~~] 40. Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.

†[~~42.~~] 41. To facilitate traffic calming along Oak Grove Road, the applicant, his heirs, successors and/or assignees, shall construct a roundabout at the intersection of Church Road and relocated Oak Grove Road. The design of this roundabout shall be subject to the approval of the Department of Public Works and Transportation.

†[~~43.~~] 42. The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:

a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T

c. Buses having a capacity of 20 persons.

Final details of the agreement shall be approved by DPW&T prior to approval of the initial Specific Design Plan for infrastructure, and the timetable for bonding and initiating the service shall be determined at the same time.

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BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the adoption of this Resolution.

* * * * * * * * * * * * *

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, Brown, and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, December 20, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of December, 2001.

†This is to certify that the foregoing, indicated in underline and deletion, is a true and correct copy of the reconsideration action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission relating to the conversion of a roundabout to a four-way signal-controlled intersection on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, February 15, 2018, in Upper Marlboro, Maryland. The adoption of this amended resolution based on the reconsideration action taken does not extend the validity period of the preliminary plan of subdivision.

†Adopted by the Prince George's County Planning Board this 8th day of March 2018.

Elizabeth M. Hewlett
Chairman

Jessica Jones/agd

By Jessica Jones
Planning Board Administrator

EMH:JJ:SC:rpg

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 2/28/18

†Denotes Amendment
*Denotes Correction
Underlining indicates new language
[Brackets] and ~~strikethrough~~ indicate deleted language

1.84

CASE NO: 4-01032
CASE NAME: OAK CREEK CLUB
PARTY OF RECORD: 7
PB DATE: 02-15-2018

(Return Mail)
~~OAK CREEK CLUB CORPORATION~~
~~P.O.BOX 6750~~
~~LARGO MD 20792~~
(CASE NUMBER: 4-01032)

CHRISTINE OSEI interoffice
P.O.BOX 2014
UPPER MARLBORO MD 20773
(CASE NUMBER: 4-01032)

NORMAN RIVERA ✓
17251 MELFORD BOULEVARD SUITE 200
BOWIE MD 20715
(CASE NUMBER: 4-01032)

LYNDA M FOLWICK ✓
3112 ETON DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-01032)

WALTER HALL ✓
15406 JODPHUR DRIVE
BOWIE MD 20721
(CASE NUMBER: 4-01032)

ROBERT ANTONETTI ✓
1101 MERCANTILE LANE
LARGO MD 20772
(CASE NUMBER: 4-01032)

DR.CARLETHA GATES ✓
505 JORDON POND LANE
BOWIE MD 20721
(CASE NUMBER: 4-01032)

CHARLES P JOHNSON & ASSOCIATES ✓
1751 ELTON ROAD SUITE 300
SILVER SPRING MD 20903
(CASE NUMBER: 4-01032)

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
DEVELOPMENT REVIEW DIVISION

RESOLUTION ROUTING SLIP
SUBDIVISION SECTION

PROJECT TITLE: Oak Creek Club

FILE NO: 4-01032 **RESOLUTION NO.** 01-178(C)(A)

BOARD APPROVAL DATE: 2/15/18

BOARD ADOPTION DATE: 3/8/18

STAFF WRITER: Conner

Please review or process as indicated and send to the next office in sequence.

TASK	OFFICE	DATE IN	DATE OUT	SIGN OFF
RESOLUTION DRAFTED	ADMIN. ASST.	1/23/18	1/26/18	RBG
PROOF DRAFT	REVIEWER	2/26/18	2/26/18	AT
	ADMIN. ASST.	2/26/18	2/26/18	
	REVIEWER	2/26/18	2/24/18	AT
	ADMIN. ASST.	2/26/18	2/27/18	RBG
REVIEW FINAL	TECHNICAL HRG. WRITER	2/27/18	2/28/18	LK
	DRD ADMIN. ASST.			
	TECHNICAL HRG. WRITER			
REVIEW FINAL	LEGAL DEPT.	2/28	2/28	
	DRD ADMIN. ASST.			
	LEGAL DEPT.			
SUBMIT FINAL	TECHNICAL HRG. WRITER	3/9	3/12	LK
FINAL FOR SIGNATURE	P.B. ADMINISTR.	3/12	3/12	
COVERSHEET SIGNATURE	REVIEWER	3/12	3/12	
FINAL XEROX/MAILED	DRD ADMIN. ASST.	3/13	3/13	
FILE ORIGINAL*	TECHNICAL HRG. WRITER	3/14	3/14	LK

*ORIGINAL RESOLUTION PLUS ONE COPY IS FILED WITH THW WHO WILL SIGN OFF AND RETURN ROUTING SLIP TO DIVISION

1. O.K. for Final.

YES NO Initials AF

2. O.K. for Final.

YES NO Initials_____

3. O.K. for Final.

YES NO Initials_____

CDP-9902-06 & CDP-9903-05_Backup - Part 1 350 of 496

Case No. CDP 9902

Applicant: Oak Creek Club Corp.

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the entire record, that the Planning Board's decision in Resolution PGCPB No. 01-180, to approve a Comprehensive Design Plan for the R-L portion of a residential golf course community on property described as approximately 923 acres of land in the R-L and L-A-C Zones, located northwest and northeast of the intersection of Oak Grove Road and Church Road, Upper Marlboro, Maryland, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is 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. Indicate the provision of a hiker/biker trail along the entire length of the property to be dedicated to the Department of Parks and Recreation in the Black Branch Stream Valley on the subject property.

   b. The applicant shall illustrate the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community by providing a conceptual alignment for the new access on the plan.

c. Provide sidewalks or walkways (minimum five-feet-wide) on at least one side of all primary roads, and sidewalks or walkways (minimum four-feet-wide) on at least one side of all secondary roads.

d. Coordinate the staging schedule and staging plan to reflect the same development information and nomenclature, Phase III or Phase 3, etc.

e. The proposed golf course and recreation center shall be included as part of the Phasing Schedule in the CDP text, and be assigned Phase 1A with a projected completion time equal to that of Phase 1, one to two years after construction commences.

f. TCP I shall be revised to correct the "Reforestation Calculation" and "Forest Save Calculation" tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.

g. TCP I shall be revised to eliminate the afforestation on Parcel 35. Furthermore, the applicant shall identify on the plan how afforestation requirements are satisfied. All off-site TCP woodland requirements should be satisfied within the Kettering vicinity, and/or Councilmanic District 6.

h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP I shall be revised to show additional on-site preservation, on-site afforestation, or off-site mitigation.

i. Show dedication to M-NCPPC of 133± acres as shown on the Department of Parks and Recreation (DPR) Exhibit "B."

2. At each access point off of Church Road and Oak Grove Road, the plans shall provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.

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

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

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5. Show alternative vehicular access to the Beall House, and incorporate the balance of the drive into the open space network.

6. 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 any Specific Design Plan.

7. 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 submittal of the SDP.

8. All nontidal wetland mitigation areas shall be shown on the SDP.

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

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

11. Prior to approval of each Specific Design Plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-9902 and CDP-9903.

12. The design of the golf course shall be in accordance with the safety corridor guidelines of the Urban Land Institute publication Golf Course Development and Real Estate (1994), as follows:

    - Centerline of golf hole to road right-of-way: 150 feet.
    - Centerline of golf hole to boundary of adjacent development (or lot lines): 175 feet; plus a 35-foot setback for a house on a lot.
    - Minimum distance between one green and the next tee: 150 feet.
    - Minimum distance between adjacent tees and greens: 150 feet.
    - Minimum distance between adjacent landing areas: 200 to 250 feet.

    The Planning Board may approve modifications of these guidelines upon submission at the time of Specific Design Plan of written justification from a qualified professional golf course architect that the adjustment will not reduce the safety of the course operation.

13. Prior to approval of each residential Specific Design Plan the applicant shall provide a detailed analysis of the individual holes which abut, or may impact, the residential lots contained within the submitted SDP to demonstrate that the residential development will not be at risk with regard to errant golf shots. The errant ball studies shall include, but not be limited to, grading, topography, spot

elevations, slopes, existing vegetation, proposed landscaping, golf course hazards, etc. Furthermore, the applicable SDPs with golf holes adjacent to Church Road and Oak Grove Road shall demonstrate safety for vehicles traveling the said thoroughfares.

14. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.

15. Lots in Parcel A backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards.

16. Prior to Final Plat approval the open space parcel created by the relocation of Oak Grove Road shall be conveyed to the St. Barnabas Church or the appropriate entity capable of holding real estate.

17. Prior to Specific Design Plan approval and to the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Specific Design Plan review. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character. Furthermore, the applicant shall provide a photographic and plan inventory of all agricultural structures within a proposed plan area for submission and review at the time of Specific Design Plan approval.

18. Prior to approval of Specific Design Plans the handicapped accessibility of all trails shall be determined. Furthermore, all trails shall be field-located and staked by the applicant in consultation with M-NCPPC staff from the Environmental Planning Section, Transportation Planning Section, and the Department of Parks and Recreation, prior to construction.

19. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in

Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerows within the right-of-way, it may be combined with on-site woodland to contribute toward the 50-foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

20. Prior to the approval of the 200th residential building permit for Oak Creek, the Specific Design Plan for fine grading in Phase 1A (Golf Course) shall be submitted and accepted for review. Furthermore, prior to the approval of the 287th residential building permit for Oak Creek, the golf course shall be completed and in operation. Furthermore, the proposed recreation center, swimming pool and bathhouse, tennis courts, and any other recommended community structures shall be included in the said Phase 1A SDP.

21. On-street parking shall be prohibited throughout the proposed development.

22. Public utilities should be buried wherever possible on site.

23. Prior to/or concurrent with the submission of the first Specific Design Plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the "neo-traditional" area of the L-A-C Zone. This SDP shall also address signage, and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.

24. The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 60 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintel, brick or stone foundations, creative window and door treatment, cornice lines, quoins, reverse gables, dormer windows, and varied roof lines. Roofing material shall consist of standing seam metal, cedar shake shingles, imitation slate, or high quality dimensional asphalt shingles.

    All side and rear elevations visible from roads, parking areas, the golf course, and the existing two-acre pond 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.

The minimum roof pitch for all dwelling units shall generally be 8/12. A minimum ceiling height for the first floor shall be nine feet.

The minimum residential square footage, excluding townhouses, shall be two-thousand and two-hundred (2,200) square feet.

Decks and porches on rears that face the golf course must be painted, stained, etc. They may not be left to weather naturally.

No private fences will be allowed in rear yards of single family lots facing the golf course; a consistent private fence can be constructed in rear yards of attached houses facing the golf course.

Rear yard landscape plans facing the golf course shall be selected from a limited group of options to be installed by the developer.

25. Provide a separate Specific Design Plan for all proposed architecture.

26. Every Specific Design Plan for Oak Creek Club shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers.

27. The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	**N/A**	**Complete by 287th building permit**
Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Swimming Pool Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Two (2) Tennis Courts Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
8-foot-wide Asphalt Trail System (not on public park land)	**Prior to 250th building permit**	**Complete by 800th building permit**
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 circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. 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 the dwelling units.		

The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property.

28. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.

29. All recreational facilities to be constructed on park land shall be built in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*.

30. Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements, along with any necessary signal, signage, and pavement marking modifications, shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

a. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

31. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.

32. Prior to the approval of the Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

33. At the time of final plat approval, the applicant shall dedicate right-of-way along Oak Grove Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include

acceleration, deceleration, and left-turn lanes at the proposed access point at a minimum.

34. All record plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."

35. All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.

36. The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:

    a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

    b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

    c. Buses having a capacity of 20 persons.

    Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek homeowners association shall be approved by the Planning Board concurrent with approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity and shall be recorded in the land records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

37. Prior to the issuance of residential building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.

38. No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.

39. Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.

40. Prior to the issuance of the Certificate of Occupancy for the golf course all reforestation/afforestation on the golf course parcels shall be completed, all other reforestation/afforestation shall be completed prior to the issuance of the 287th residential permit.

41. The Preliminary Plan of Subdivision shall reflect lots along A-44 of no less than 300 feet in depth unless a variation for lot depth is approved as part of the Preliminary Plan approval.

42. As part of the SDP submittal that shows A-44 a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.

43. Prior to signature approval of the preliminary plan the applicant shall submit information to support the platting of the 41 lots that contain Marlboro clay which do not satisfy the existing and/or proposed 1.5 safety factor line. The final decision with regard to the platting of the 41 impacted lots shall be referred to the Planning Director, as designee of the Planning Board, for approval.

44. The applicant and the applicant's heirs, successors and/or assignees shall provide the following:

    a. Construct a Class I hiker-biker trail along the subject property's entire frontage of Church Road, as reflected on the submitted CDP.

b. Construct a Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road, as reflected on the submitted CDP.

c. Dedicate the land along the Black Branch Stream Valley to the M-NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plat, and construct the multi-use, hiker-biker trail the entire length of the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

d. The trails network shall be shown on the preliminary plat and final plat.

e. All trails shall be assured of dry passage. If wet areas must be traversed, suitable structures shall be constructed.

45. The applicant shall submit to the DPR of a performance bond, a letter of credit or other suitable financial guarantee, for the Phase-I of the park development, in an amount to be determined by the DPR, within at least two weeks prior to issuance of the 287th building permit.

46. The applicant, his successors, and/or assignees, shall construct the public recreational facilities in two phases. Prior to issuance of the 383rd building permit, the applicant shall construct the following recreational facilities, accessible from Kettering Neighborhood Park:

Phase I
(1) combination soccer/football fields @ 230' x 350'
(1) softball field @ 300' x 350'
155 space parking lot
playground for children 2-12 years of age
1,000 linear feet of 8' wide master plan trails

47. The applicant shall submit to the DPR of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DPR, for Phase-II of the park development, within at least two weeks prior to issuance of the 574th building permit.

48. Prior to issuance of the 765th building permit, the applicant shall construct the following recreational facilities:

Phase II
(1) combination soccer/football fields @ 230' x 350'
60 space parking lot accessible from Oak Creek Club
(2) youth soccer fields @ 100' x 200
(1) gazebo with 5 picnic tables
2,200 linear feet of 8' wide trails

49. The applicant shall construct the master plan trail in the Black Branch Stream Valley and feeder trails with sewer line construction along the Black Branch.

50. Prior to signature approval of the CDP-9902 & 9903, the concept plan as shown on DPR Exhibit "A" shall be incorporated into the approved CDP plans.

51. The recreational facilities on park property shall be designed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines*.

52. Prior to issuance of the 250th residential building permit, the applicant shall submit detailed construction drawings for park facilities to DPR for review and approval.

53. Prior to approval of the first Specific Design Plan for residential lots, the applicant shall submit for review by the Planning Board a Homeowners' Association reserve fund analysis for the required private bus service to insure adequate funds for bus maintenance and replacement.

54. Prior to the issuance of the 574th building permit for Oak Creek, the applicant shall prepare and submit for Planning Board's (or its designee's) review, an evaluation of the on-going funding, maintenance, operation and utilization of the bus service.

55. The applicant shall not utilize a diesel bus for purposes of providing private bus service.

Ordered this 13th day of May, 2002, by the following vote:

In Favor: Council Members Shapiro, Dernoga, Hendershot, Russell, Scott, and Wilson

Opposed:

Abstained:

Absent: Council Members Bailey, Estepp

Vote: 6-0

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

By: _____
Peter A. Shapiro
Chair

ATTEST:

_____
Redis C. Floyd
Acting Clerk of the Council

PGCPB No. 01-180 File No. CDP-9902

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, on December 13, 2001, the Planning Board, on request of the Chairman, voted to waive the Rules of Procedure and approve the request to reconsider its original action due to
inadvertence for the purpose of opening the record to include referral comments from the State Highway Administration, Department of Public Works and Transportation, and the City of Bowie regarding the transportation facilities mitigation plan; and

WHEREAS, on December 20, 2001, the Planning Board, on request of the Chairman, voted to place into the record additional referral comments from the State Highway Administration, Department of Public Works and Transportation and the City of Bowie regarding the transportation facilities mitigation plan; and

WHEREAS, in consideration of evidence presented at a public hearing on September 6, 2001, regarding Comprehensive Design Plan CDP-9902 for Oak Creek Club - RL the Planning Board finds:

1. Location C The subject property is located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road, and directly east and west of Church Road, approximately 2,800 linear feet south of the intersection of Church Road and Central Avenue (MD 214). The site is bounded to the north by open space (zoned R-A and R-E) and the Cameron Grove development (zoned R-E); to the west by two occupied subdivisions of detached single-family residential properties, Kettering and Sierra Meadows (zoned R-80 and R-E) and a commercial plant nursery, Behnke=s (zoned R-E); to the east by occupied and vacant residential property (zoned R-R and R-A) and Pennsylvania Railroad property; and to the south is open space (zoned R-E) and the Oak Grove Road right-of-way.

2. The Proposed Development C The Comprehensive Design Plan as proposed by the applicant includes a maximum of 1,148 dwelling units, 877 single-family detached and 271 single-family attached, on approximately 923 acres. The housing is to be organized into 11 development pods, which will be located on both the east and west sides of Church Road. The R-L portion of development is proposed to consist of 1,096 dwelling units, 877 single-family detached and 219

single-family attached, on approximately 890 acres. The L-A-C portion is proposed to provide for the remaining 52 single-family detached units. An 18-hole championship golf course will be integrated into the residential communities. A 2.02-acre pond exists in the northwestern portion of the site, and is proposed as a scenic focal point of the development. The Comprehensive Design Plan for Oak Creek Club is also proposed to include the following: a club house for the golf course, a recreation center with pool and tennis courts for the homeowners, 7 tot lots, 71.58 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Black Branch Stream Valley Park, 35 acres dedicated to M-NCPPC for a community park, 260 acres dedicated as homeowners open space, and a 26-acre site to be conveyed to the Board of Education for a school-park site.

3. Background C On November 26, 1991, the District Council approved the Zoning Map Amendment and accompanying Basic Plan Application No. A-8427, A-8578, and A-8579 (CR-120-1991) for the subject property. This Zoning Map Amendment rezoned the property from the R-A and R-R Zones to the R-L and L-A-C Zones.

4. The Approved Comprehensive Design Plan C On January 28, 1993, the Planning Board approved Comprehensive Design Plan CDP-9203 (PGCPB No. 93-30(A)). The District Council affirmed the Planning Board decision on March 11, 1996.

5. The Approved Basic Plan C On July 24, 2000, the District Council approved the amended Basic Plan application, A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended Basic Plan provided for generally the same number of residential units and types of recreational/public amenities, but included an 18-hole golf course. The Basic Plan is subject to 49 conditions, 10 considerations, and the following land use types and quantities:

Land Use Types (R-L Zone): A-8427 and A-8578
Single-family detached and attached dwellings
Recreation center or other recreational facilities
School
Church/Day care or similar quasi-public use
Accessory uses
Golf course and associated uses

Land Use Types (L-A-C Zone): A-8579
Retail uses

Professional offices
Church/Day care or similar quasi-public use
Recreation center
Single-family detached and attached dwellings
Historic site
Accessory uses
Golf course and associated uses

Land Use Quantities (R-L Zone): A-8427 and A-8578
Gross Acreage 889.5∀ acres
Less one-half floodplain acreage -46 .0∀ acres
Adjusted Gross Acreage 843.5∀ acres
Base Density (1.0 d.u. x 843 ac.) 843 dwelling units
Approved Basic Plan density
(1.3 d.u. x 843 ac.) 1,096 dwelling units

Land Use Quantities (L-A-C Zone): A-8479
Gross Acreage 33∀ acres
Community service center 40,000 square feet
Approved Basic Plan density 52 dwelling units

6. Findings Required by Section 27-521 of the Zoning Ordinance (Findings 6-16 below) C Findings 6-16 below are required by Section 27-521 before the Planning Board may approve a Comprehensive Design Plan.

The Comprehensive Design Plan for Oak Creek Club, when modified by the proposed conditions described below, will be in conformance with the conditions and considerations of Zoning Application No. A-8427, A-8578, and A-8579. Specific conditions and considerations which warrant discussion regarding conformance of the Comprehensive Design Plan with the Basic Plan are considered below:

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone or 52 in the L-A-C Zone.

Comment: The proposed plan provides for 1,096 dwelling units in the R-L Zone, and 52 in the L-A-C. The condition has been satisfied.

3. At each access point off of Church Road and Oak Grove Road, 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: It is recommended that this condition be carried forward to the subject CDP, to ensure compliance at the time of SDP.

4. **Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation and notification shall be provided by the applicant to The Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.**

Comment: The Transportation Planning Section provided the following comments:

AThe widening of MD 202 described is complete.@

5. **Prior to approval of a preliminary plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.**

Comment: The Transportation Planning Section provided the following comments:

AThe State Highway Administration and the County Department of Public Works have determined, based on studies, that a roundabout rather than a signal is the most appropriate means of traffic control at the MD 193/Oak

Grove Road intersection. The roundabout has been funded and installed, and is operational.@

6. **Prior to the approval of 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.**

   Comment: The Transportation Planning Section provided the following comments:

   AAt the time that this condition was written, MD 214 was a two-lane highway with widening under construction. At this time, existing conditions indicate that the MD 214/Church Road intersection operates at LOS D or better in both peak hours.@

7. **Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and The Maryland-National Capital Park and Planning Commission.**

   Comment: The Transportation Planning Section provided the following comments:

   AThis is actually an issue that is better handled at the time of Final Plat, but will be resolved prior to signature approval for the Preliminary Plat.@

8. **Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a**

half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

Comment: The Transportation Planning Section provided the following comments:

AThis condition must be verified at the time of Specific Design Plan for 200 dwelling units.@

It is recommended that this condition be carried forward to Preliminary Plan of Subdivision and Specific Design Plan approvals.

9. **Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.**

Comment: The Transportation Planning Section provided the following comments:

AThis condition was made a condition of Preliminary Plat of Subdivision. The bonding will be completed by the County Department of Public Works and Transportation at the time that the necessary roadways are dedicated.@

It is recommended that this condition be carried forward to Preliminary Plan of Subdivision and Specific Design Plan approvals.

10. **On all preliminary plats, final plats, site plans and other plan documents used to represent the proposed development, on which the A-44 right-of- way appears, the applicant, his heirs, successors and/or assignees shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved *Bowie-Collington Master Pla*n.**

Comment: The Transportation Planning Section provided the following comments:

AThis condition was made a condition of Preliminary Plat of Subdivision.@

It is recommended that this condition be carried forward to Preliminary Plan and Final Plat of Subdivision, and Specific Design Plan approvals.

11. The applicant shall dedicate the right-of-way for Church Road as a variable-width (90-foot minimum) four-lane collector with an open median of varying width as determined by DPW&T. The location and width of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the ADesign Guidelines for Scenic and Historic Roads.@ Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

Comment: The subject application proposes to dedicate the right-of-way for Church Road as a variable-width four lane collector with an open median. The right-of-way width adjacent to the L-A-C-zoned land will be 120 feet wide, and south of the L-A-C area will be 100 feet. The applicant has submitted an Inventory of Significant Visual Features, see Finding No. 17 below, which was found to be acceptable by the Environmental Planning Section. The plan provides for the variable-width four-lane collector to run from the north perimeter of the park/school parcel, adjacent to the L-A-C-zoned land, south approximately 1,500 linear feet. The existing roadbed is proposed to be used as part of this upgrade. Staff believes the location, width, and length of the four-lane collector are appropriate given the size, layout, and existing conditions on Church Road with regard to the proposed plan.

12. A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-L, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-L zoned land. A Woodland Conservation requirement of 15 percent shall be established for the portion of the site zoned L-A-C. In addition, the applicant will reforest as required under applicable State and County

regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

Comment: The Environmental Planning Section provided the following comments:

AThe zoning for the property is actually R-L, not R-A. It is assumed that an error occurred during the typing of this condition. TCPI/91/92-01 as revised and submitted to the Urban Design Section and Environmental Planning Section on July 24, 2001, has been reviewed and found to address the requirements of the Prince George=s County Woodland Conservation Ordinance.

AThis 923-acre property in the R-L and L-A-C Zones has a net tract area of 850 acres and a Woodland Conservation Threshold of 209.2 acres, or 24.6 percent. The TCPI proposes the clearing of 231.29 acres of woodland on the net tract and 1.43 acres of forested floodplain. This application is subject to the 3:1, 1:1 and 2:1 replacement requirements of 82.29 acres and for a total requirement of 291.49 acres. In addition, an off-site mitigation easement of 25.00 acres was previously established at the northeastern corner of the property. The integrity of that recorded easement is being preserved by TCPI/91/92-01. It should be further noted that 7.24 acres of the 7.34-acre parcel to be dedicated to St. Barnabas Church is proposed as an afforestation area.

ATCPI/91/92-01 has been found to address the requirements of the Prince George=s County Woodland Conservation Ordinance and is recommended for approval subject to conditions.@

13. 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 any Specific Design Plan.

Comment: The Environmental Planning Section provided the following comments:

AThis is a condition that applies prior to approval of the SDP. The CDP and Type I Tree Conservation Plans as submitted reflect the 100-year floodplain but no information has been provided that a floodplain study

has been approved. This condition will be addressed during the review of the SDPs for this site.@

It is recommended that this condition be carried forward to the subject CDP.

14. 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 submittal of the SDP.

Comment: The Environmental Planning Section provided the following comments:

AAs with the 100-year floodplain, this is not required until SDP. However, the applicant did submit with this application a Jurisdictional Determination from the U.S. Army Corps of Engineers as approved on November 5, 1997. Although the letter and other background information was included there were no plans included to verify that the wetlands shown on the TCP and CDP plans are consistent with the approved wetland limits.

AThis is a condition that applies prior to approval of the SDP. The CDP and Type I Tree Conservation Plans as submitted reflect the wetlands but no information has been provided that a delineation has been approved by the Maryland Department of Environment or the United States Corps of Engineers. This condition will be addressed during the review of the SDPs for this site.@

It is recommended that this condition be carried forward to the subject CDP.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

Comment: The Environmental Planning Section provided the following comments:

AThis condition shall be addressed during the review of the SDP and TCPII, at which time the applicants shall identify all proposed wetland mitigation areas.@

It is recommended that this condition be carried forward to the subject CDP.

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

Comment: This condition will be carried forward to the subject CDP.

17. Prior to the submittal of the Comprehensive Design Plan, the applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

Comment: The required noise study was submitted with the Comprehensive Design Plan. The Environmental Planning Section provided the following comments:

AA Noise Study was previously conducted that showed the provision of 12-foot berms along the A-44 right-of-way. The berms are not shown on the CDP or the TCP submitted. A Phase I Noise Study dated July 24, 2001, was prepared to address the potential noise impacts associated with the Pennsylvania Railroad, Church Road, and Oak Grove Road. That study concluded that there will be no adverse noise impacts from the Pennsylvania Railroad, Church Road, or Oak Grove Road. Staff has evaluated the studies and found them to adequately address the projected noise levels for the each of the potential noise generators identified.

ASeveral of the lots adjacent to proposed A-44 have lot depths of less than 300 feet. Since proposed A-44 is a controlled access road it would typically be treated as a freeway or expressway and the adjacent residential lots must have a lot depth of 300 feet in accordance with Section 24-121(a)(4).@

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

Comment: The plans as submitted provide for a 25-foot-wide nondisturbance buffer around the nondisturbed portions of all wetlands. It is recommended that this condition be carried forward to the subject CDP.

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

Comment: The Environmental Planning Section provided the following comments:

AStreams, wetlands, 100-year floodplains, and the associated buffers which comprise the Patuxent River Primary Management Area Preservation Area (PMA) have been found to occur on this property and appear to be accurately reflected on the plans. The condition of approval requires that the PMA be preserved in conformance with the Patuxent River Primary Management Area Preservation Area guidelines.

AThe plans propose numerous impacts to the PMA for road construction, storm-water management facilities, sewer outfalls and golf course construction. Although the number and extent of the proposed impacts have been significantly reduced since the initial plan submittal, there are additional impacts that could be further reduced or eliminated as more detailed plans are prepared. Section 24-130 of the Subdivision Ordinance requires that the PMA be preserved unless a variation to Section 24-130 of the Subdivision Ordinance is approved by the Prince George=s County Planning Board. The variation request must make the required findings as outlined by Section 24-113 of the Subdivision Ordinance.

AThe CDP and TCP were revised according to comments provided by the Environmental Review Section in order to reduce the extent and the number of PMA impacts. The proposed impacts which remain will be addressed in detail during the review of the Preliminary Plan of Subdivision and the variation request to Section 24-130 of the Subdivision Ordinance.@

It is recommended that this condition be carried forward to the subject CDP.

20. 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 these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

Comment: The Environmental Planning Section provided the following comments:

AExcept for five (5) areas, the Conceptual Water and Sewer Plan and the TCPI show the sewer and water alignments to be in the road right-of-ways. Two of the instances in which the alignment does not follow the road right-of-ways provides for outfall connections between the western and eastern portion of the site. Two other instances provide for the outfall connections to the existing sewer lines east of this property. The final instance provides a connection between the southern and northern part of the property.

AThe impacts to the PMA, woodlands, and other environmental features have generally been minimized. The proposed sewer and water alignments will be further evaluated during the review of the Specific Design Plans.@

21. As part of the submittal of the Preliminary Plat, the applicant shall include a soil study which identifies the location and extent of Marlboro Clay.

Comment: This condition will be enforced in the context of the Preliminary Plat of Subdivision.

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

Comment: It is recommended that this condition be carried forward as a condition of this CDP.

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A." The applicant shall dedicate this land at such time as requested by the Prince George=s County Planning Board.

Comment: The proposed plan provides for the 27-acre park/school site to be located on the east side of Church Road immediately north of, and adjacent to, the L-A-C-zoned land, in conformance with the requirements of the subject condition.

37. The CDP shall investigate and evaluate an extension of the planned hiker/biker trail east of Church Road as shown on DPR exhibit AA.@

Comment: The subject plan proposes to dedicate the entirety of the Black Branch Stream Valley. The Comprehensive Design Plan text for the R-L Zone acknowledges the proposed preservation of the Black Branch Stream Valley (see ENHANCING PHYSICAL FEATURES p. 27). Although verbally agreed to by the applicant, neither the CDP plan nor text provides a definitive statement with regard to the provision of the extended planned hiker/biker trail east of Church Road. The subject application was referred to the Transportation Planning Section and in a memorandum (Shaffer to Adams/Lareuse) dated June 1, 2001, it was recommended that the applicant construct a Amultiuse hiker/biker trail the entire length of the stream valley@ within the property to be dedicated to DPR. Therefore, prior to certificate approval the CDP plans and text should be revised to indicate the provision of a hiker/biker trail along the entirety of the property to be dedicated to the DPR in the Black Branch Stream Valley on the subject property.

38. The applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

Comment: It is recommended that this condition be carried forward in the subject CDP and that prior to certificate approval, a conceptual alignment for this new access be shown on the CDP plan.

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

Comment: The CDP plans and text submitted for the proposed development provide for the dedication of the floodplain and adjoining buffer area along Black Branch to M-NCPPC. The condition has been satisfied.

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

Comment: The CDP plans and text submitted for the proposed development provide for the construction of a Class I trail along the entire

frontage of both Church and Oak Grove Roads in conformance with the subject condition. The condition has been satisfied.

Comment: The proposed plan provides for the 27-acre park/school site to be located on the east side of Church Road immediately north of, and adjacent to, the L-A-C-zoned land, in conformance with the requirements of the subject condition.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their inter-relationship within the entire development site with respect to pedestrian movements.

Comment: The proposed plan provides for a pedestrian network that will consist of the following components:

- 4-foot-wide sidewalk
- 5-foot-wide sidewalk
- 8-foot-wide hiker/biker trail
- Stream Valley trail

In evaluation of the circulation plan and typical road sections, it was found that the proposed pedestrian network will be discontinuous, and in some locations nonexistent. The variety and overall layout and composition of the pedestrian facilities which are acceptable, and do provide a reasonably comprehensive network that will readily serve all prospective residents of the development equally. The proposed plan is inconsistent in the designation of which streets will receive sidewalks. In several locations, proposed Development Parcels A, B, C, D, E, H, I, J, and L, sidewalks are proposed for a portion of the development parcel, but end at arbitrary points. In development Parcel H no sidewalks are provided, and in Parcel I the proposed sidewalk abuts the first two lots then abruptly ends. Furthermore, in no section of proposed development on R-L-zoned property are sidewalks proposed on both sides of a prospective right-of-way. The treatment of providing sidewalks in some areas but not others within the same development parcel, in some instances no sidewalks at all, and sidewalks on only one side of the roadway, is not consistent with Aupscale development.@ The stream valley trail will be accessible from the pedestrian network provided on development Parcels A, B, C, D, E, J, K, and L. The hiker/biker trail along Church Road and Oak Grove Road is generally accessible from points along both rights-of-way at the intersections from

the proposed development, and from lots that front onto the said rights-of-way. Given the proposed pedestrian network, many residents will not be able to access either the stream valley trail or the hiker/biker trail without walking significant distances within a paved vehicular road section.

One of the basic tenets of planned community developments is to provide extensive pedestrian networks that are safe, accessible, and convenient in an effort to foster pedestrian movement, while discouraging unnecessary vehicular travel. The proposed pedestrian network does not conform to this noted design principle in any fashion. The safety of the proposed network is in question since a significant number of residents will be forced to either cross, or walk a distance within, a paved vehicular road section to access a sidewalk. Accessibility and convenience are both concerns given the fact that residents will have to share paved road sections with moving vehicles in attempts to use sidewalks, trails, etc. Convenient accessibility means no resident should have to share a paved road section with moving vehicles to use the pedestrian network. Staff=s analysis of the proposed CDP pedestrian network finds that what the plan provides for are several pedestrian systems which function somewhat independently with regard to allowing equal, safe, convenient access to all prospective residents. Staff believes that the required interrelationships in the subject condition not only reference the relationships of all paths, trails, and sidewalks to each other, but as importantly the relationship of the proposed pedestrian network to the residential lots and how pedestrians will access the network.

Thus, for the above-stated reasons with respect to the development of an Aupscale community@ that provides a safe, accessible, convenient pedestrian network that fosters pedestrian movement, it is recommended that sidewalks or walkways (minimum five-feet-wide), be provided on at least one side of all primary roads, and sidewalks or walkways (minimum four-feet-wide), be provided on at least one side of all secondary roads. Given the current characteristics of active recreational communities, and the proposed on-site recreational amenities that will promote pedestrian movement within the development, staff believes the recommended condition is appropriate.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

Comment: The alternative vehicular access to the Beall House should be determined at the time of Preliminary Plat approval, thus the balance of the drive should be incorporated into the open space network at that time. Therefore, a condition is recommended requiring that prior to approval of the Preliminary Plat, the alternative vehicular access to the Beall House shall be provided, and the balance of the drive shall be incorporated into the open space network.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

Comment: The subject condition does not identify the specific timing of payment, nor the mechanism by which said payment will be triggered. Therefore, it is recommended that this condition be carried forward to this CDP in principle but modified as follows: Prior to certification of the first Specific Design Plan the applicant shall pay any deficit contribution necessary to fund the extension of sewer and water lines for the project as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

Comment: The proposed private recreational facilities identified on the proposed CDP plan and in the text are as follows:

18 Hole Golf Course and Club House
Two (2) Tennis Courts
One (1) Swimming Pool and Bathhouse
Seven (7) Tot Lots

These facilities are consistent with those shown on the Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the plan.

Comment: The proposed Comprehensive Design Plan text states that approximately 260 acres of open space will be provided on the subject property. The applicant has provided an open space plan which shows all proposed open space, approximately 215 acres, and corresponding calculations for areas of tree preservation, wetlands, and floodplain, on the

property. The condition has been satisfied, but the CDP text and open space plan need to be coordinated to provide consistent acreages. The said open space plan and calculations shall be included as part of the approved CDP set, and furthermore it is recommended that prior to approval of each Specific Design Plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-9902 and CDP-9903.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the golf course with landscape screens or nets, as determined by the Planning Board or its designee and in the heights and locations specified by the Planning Board or its designee, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

Comment: The applicant has provided a preliminary errant ball study which indicates, at least at the conceptual CDP stage, that the abutting lots will be safe. Furthermore, the applicant will be required to provide detailed errant ball studies with the submission of each residential Specific Design Plan to demonstrate that the subject lots will not be encumbered by errant golf shots. As previously stated, if the golf course is developed first, then the review and approval of residential lots adjacent to the course will be simplified based on existing golf course conditions. Furthermore, although approved as part of a Basic Plan condition, staff does not believe that nets are an appropriate measure to mitigate errant shots in an upscale community such as the subject proposal. Thus, it is recommended that this condition be carried forward to the subject CDP and all residential Specific Design Plan approvals and be modified as follows. AIf, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the golf course with landscape screens, berms, additional course hazards, or an equally appropriate mitigating element, as determined by the Planning Board or its designee,

and in the heights and locations specified by the Planning Board or its designee, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such mitigation elements shall be continuously maintained so as not to fall into disrepair.@

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots shall have side- entrance garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.

Comment: It is recommended that this condition be carried forward in the subject CDP for fulfillment in the to Preliminary Plan of Subdivision and Specific Design Plan approvals.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up to the R-E Zone (Behnke=s Nursery), shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt property), shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

Component: The subject application has proposed no modifications to the requirements of this condition. Therefore, it is recommended that this condition be carried forward in the subject CDP for fulfillment in the Preliminary Plan of Subdivision and Specific Design Plan approvals.

49. The applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate.

Comment: The proposed plan indicates the relocation of Oak Grove Road across from St. Barnabas Church. The open space parcel created as a result of the realignment of Oak Grove Road will come into being at the time of

Preliminary Plat approval, and the parcel should be conveyed prior to Final Plat approval. Therefore, it is recommended that this condition be carried forward in the subject CDP for fulfillment in the Preliminary Plan of Subdivision approval and modified as follows: APrior to Final Plat approval the open space parcel created by the relocation of Oak Grove Road shall be conveyed to the St. Barnabas Church or the appropriate entity capable of holding real estate.@

Comprehensive Design Plan Considerations

1. **In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.**

   Comment: The subject consideration has been addressed. The proposed golf course is designed by Ault, Clark & Associates, Inc. The president of that firm, and chief consultant on this project, Mr. Thomas Clark, is a member of the American Society of Golf Course Architects and his signature is included on supporting documentation as a member of the design team.

2. **The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners= open space or part of the golf course.**

Comment: The proposed Comprehensive Design Plan shows the conceptual location of proposed streets, and residential development pods and the location of golf course corridors. The industry standard minimum guidelines for setbacks within the golf course safety corridors are established by the Urban Land Institute publication Golf Course Development and Real Estate (1994), and are as follows:

- $ Centerline of golf hole to road right-of-way: 150 feet.
- $ Centerline of golf hole to boundary of adjacent development (or lot lines): 175 feet; plus a 35-foot setback for a house on a lot.
- $ Minimum distance between one green and the next tee: 150 feet.
- $ Minimum distance between adjacent tees and greens: 150 feet.
- $ Minimum distance between adjacent landing areas: 200 to 250 feet.

As previously stated, the applicant has provided a preliminary errant ball study that generally appears to indicate that abutting residential development and streets will be safe from errant shots. The Planning Department considers it vital that the golf course and adjacent residential areas be designed to minimize the risk of errant golf balls landing in homeowners= yards or hitting their houses, endangering lives and property. There is no way to completely eliminate the risk of such conflicts in a golf course community. However, by employing appropriate setbacks of lot lines from fairways and careful placement of tees, hazards and greens, the risks can be minimized. The applicant has not requested any deviation from said industry guidelines, and has stated that the proposed golf course generally exceeds the minimum requirements; therefore it is recommended that the design of the golf course be in accordance with the safety corridor guidelines of the Urban Land Institute publication Golf Course Development and Real Estate (1994), as stated above. The Planning Board may approve modifications of these guidelines upon submission at the time of Specific Design Plan of written justification from a qualified professional golf course architect that the adjustment will not reduce the safety of the course operation. Furthermore, prior to approval of all Specific Design Plans the applicant shall provide a detailed analysis of the individual holes which abut, or may impact, the residential lots contained within the submitted SDP to demonstrate that the residential development will not be at risk with regard to errant golf shots. The detailed analysis should include grading, topography, existing/proposed vegetation, course hazards, etc.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

Comment: The subject plan proposes what staff believes to be a minimal number, eight (8), crossings of subdivision streets with golf cart paths. Church Road is proposed to be crossed by a bridge. The consideration has been ad-dressed.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

Comment: The CDP text states (see Landscape Concepts p. 17), that the preservation and enhancement of the existing character of the site is the overall theme for planting on the subject property. With regard to tree preservation, the subject plan proposes for approximately 209 acres of trees to be preserved. The proposed plan does not indicate which structures are proposed to be removed or preserved, with the exception of Bowieville. In addition, the CDP text (see p.19) provides a plant list comprised of shade, evergreen, and understory trees, many of which are indigenous to the subject property and its historical context. Staff believes said consideration has been addressed, but more site-specific information is necessary to make a final determination with regard to this issue. Therefore, it is recommended that the condition be carried forward to this CDP for additional review prior to Specific Design Plan approval, and modified as follows: APrior to Specific Design Plan approval and to the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Specific Design Plan review. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be

encouraged to be planted in the setback in order to enhance the rural character. Furthermore, the applicant shall provide a photographic and plan inventory of all agricultural structures within a proposed plan area for submission and review at the time of Specific Design Plan submittal.@

5. **The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.**

   Comment: The proposed plan recognizes the A-44 facility, indicating its location and relationship with the subject and surrounding properties. The consideration has been addressed.

6. **Primary residential streets will be constructed to provide access to the planned community park and the park/school. In the event private roadways are permitted in the planned community, equivalent private will be provided (roadways with two travel lanes and two parking lanes).**

   Comment: All roadways proposed within the development will be private, per CB-72-2000. The proposed plan indicates the main access road to both facilities, the planned community park and park school, to be a primary residential street with a stub secondary street off the primary providing direct access to each. The consideration has been addressed.

7. **An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging and biking.**

   Comment: The subject plan provides for an 8-foot-wide hiker biker trail, approximately 10,988 linear feet or over 2 miles in length, along the Black Branch Stream Valley. The stream valley trail is either directly or indirectly accessible from all development pods. Ultimately the proposed trail will be a segment of the approved countywide trail system and be accessible from surrounding communities also. The consideration has been satisfied.

8. All development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

Comment: The consideration has been addressed, in that all of the said development components are connected into the main trail network by feeder trails and sidewalks. See Basic Plan Condition No. 41 above for further discussion of the proposed pedestrian circulation network.

9. The handicapped accessibility of all trails shall be determined during CDP review.

Comment: Determination of handicapped accessibility is difficult at CDP review because the plan is conceptual in nature. Specific relevant information to review for accessibility, slopes, grades, topography, alignment, etc., is not available at the CDP stage for staff to make any final assessment with regard to conformance to the subject condition. Staff believes that issues of handicapped accessibility review are most appropriate at the Specific Design Plan when detailed information is available. Therefore, it is recommended that this condition be carried forward to this CDP and be modified as follows: APrior to approval of Specific Design Plans the handicapped accessibility of all trails shall be determined. Furthermore, all trails shall be field-located and staked by the applicant in consultation with M-NCPPC staff from the Environmental Planning Section, Transportation Planning Section, and the Department of Parks and Recreation.@

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerows within the right-of-way, it may be combined with on-site woodland to contribute toward the 50-foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

Comment: The CDP text states (see Landscape Concepts p.17) that the pro-posed planting concept along both the Church and Oak Grove Road corridors, preservation of existing vegetation and the provision of large masses of trees grouped to retain open space and unobstructed views where possible, will require a departure from standard tree planting requirements established in the *Landscape Manua*l. Staff disagrees. As long as the combination of existing vegetation and proposed trees estab-lishes a continuous year-round screen of the rear yards oriented toward Oak Grove Road and Church Road that totals 50 feet in width, then the grouping/massing of proposed landscape materials can be such that the retention of open space and unobstructed views is possible. The *Land-scape Manual* is not so inflexible that it prohibits the grouping/massing of landscape materials in any variety of design concepts. Therefore, it is recom-mended that this condition be carried forward in the CDP for a more detailed review during the time of the Specific Design Plans.

7. The proposed Comprehensive Design Plan would result in a development with a better environment than could be achieved under other regulations because more open space will be preserved by the design of the CDP. More than half of the land (923 acres) within the Oak Creek Club development will be set aside for open space uses, including an 18-hole golf course, public park land in the Black Branch Stream Valley (72 acres) and a community park, and homeowners open space. An existing two-acre pond located in the upper northwest corner of the site will be an integral part of the community and will be an attractive site amenity with both recreational and scenic value. The golf course and lake together will occupy over 227 acres. Other features of the development which are not likely to have materi-alized under conventional regulations include a club house for the golf course and a separate recreation center, tennis and swimming pool facilities, to be owned by the homeowners.

8. Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities and amenities. Among the distinctive design elements of the Oak Creek Club plan is the integration of a championship golf course with surrounding residential development pods. The centrally located L-A-C-zoned land will be designed in accordance with Aneo-traditional@ principles. Proposed facilities and amenities include, first and foremost, the golf course. A clubhouse will be built as a significant element of the golf course operation. A site will be set aside for an elementary school. A separate recreation center will be constructed for use by the homeowners. These facilities, as well as the land to be dedicated for public parks and an extensive trail system, will satisfy the needs of the residents, employees or guests of the project.

9. The proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings. The site is bounded to the north by undeveloped R-A and R-L properties and the existing Cameron Grove retirement development. To the east are located undeveloped R-R properties, a developed parcel with a single-family detached home, and a right-of-way for the Pennsylvania Railroad. The reserved right-of-way for the future A-44 arterial bisects the eastern edge of the property. Along the southern boundary are located undeveloped property zoned R-E and the Oak Grove Road right-of-way. Finally, to the west are located the Behnke Nurseries commercial property zoned R-E, and the established Kettering and Sierra Meadows residential communities (zoned R-80 and R-E).

10. 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 building coverage proposed on each lot ranges from a maximum of approximately 60 percent in the single-family attached units to 25 percent for the largest single-family detached lots (30,000 square feet and larger). This will ensure adequate open space in the lotted areas comparable to that provided in other contemporary residential developments. Significant open space will be provided elsewhere on the site for use by the homeowners. A total of 158 acres of land will be dedicated to the homeowners= association, at least 127 acres of which will be outside of floodplain and wetland areas. Other large areas of open space include the golf course (225 acres), the Black Branch Stream Valley Park (72 acres), and the community park (35 acres).

    b. Building setbacks from streets and abutting land uses.

       The CDP proposes residential standards for setbacks from streets that range from a minimum of 25 feet from internal subdivision roads up to 50 feet for lots that front onto Oak Grove and Church Roads.

    c. Circulation access points.

       The proposed plan will have adequate circulation access points to the surrounding road network. Four vehicular access points to the site are proposed: three entrances from Church Road, each providing access to

both the eastern and western halves of the property as Church Road bisects the site, and one entrance from Oak Grove Road to the south accessing the western half of the property.

11. 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. As each of the residential development pods is constructed, the necessary infra-structure to support it will also be built. The golf course and related facilities will be constructed in the first phase. As subsequent phases are constructed, additional facilities will be constructed in accordance with the timetable established as a proposed condition in the Recommendation section of this staff report below.

12. The staging of the Oak Creek Club development will not be an unreasonable burden on available public facilities as required by Section 27-521 of the Zoning Ordinance if the application is approved subject to the proposed conditions in the Recommendation section of this staff report below. The subject application was referred to the Transportation Planning Section and in a memorandum (Masog to Jordan) dated August 20, 2001, the following information was provided in support of this conclusion:

AThe Transportation Planning Section has reviewed the Comprehensive Design Plan application referenced above. The subject property consists of approximately 923 acres of land combined in the R-L and the L-A-C zones. The property is located along both sides of Church Road north of Oak Grove Road. The applicant proposes to develop the property under the two zones with 1,148 residences, a 26,000-square-foot retail center, and an 18-hole golf course.

AThe applicant prepared a traffic impact study dated April 2001, and prepared in accordance with the methodologies in the *Guidelines for the Analysis of the Traffic Impact of Development Proposal*s. 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 *Guideline*s.

ASummary of Traffic Impact Study

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

A$ MD 202 and MD 193 (signalized)
A$ MD 214 and MD 193 (signalized)

:$ MD 214 and Church Road (signalized)
A$ MD 193 and Oak Grove Road (unsignalized with a roundabout)
A$ Church Road and Oak Grove Road (unsignalized)
A$ Oak Grove Road and site entrance (planned)
A$ Church Road and north site entrance (planned)
A$ Church Road and south site entrance (planned)

AWith traffic counts taken by the applicant's consultant, the study indicates that all intersections in the study area would operate acceptably during both peak hours. However, with background traffic and total traffic, there arise operational issues at several locations, most notably MD 214/MD 193 and MD 214/Church Road. Consequently, the study recommends a number of improvements at intersections within or adjacent to the site. Also, the study recommends improvements at the MD 214/MD 193 and the MD 214/Church Road intersections in accordance with the requirements for mitigation as specified in Section 24-124.

AAn outstanding issue concerns the availability of the use of mitigation in reviewing a Comprehensive Design Plan (CDP). While one could state that mitigation is a process within the Subdivision Ordinance and the CDP is processed under the Zoning Ordinance, there are other considerations:

A1. The finding for CDP approval is that >the staging of development will not be an unreasonable burden on available public facilities.= This is less specific and stringent than the required finding for the approval of a subdivision.

A2. The subdivision process itself and its associated tests of adequacy are considered to be the true test of the staging of a project vis-a-vis the available public facilities. It follows that if a project can be shown to meet the test established in the Subdivision Ordinance, it should pass the requirements specified for CDP approval.

A3. The subject CDP applications are accompanied by a Preliminary Plat of Subdivision for the entire site, and that application is being processed concurrently.

AFor these reasons, staff believes that the intended standard for CDP approval is the Preliminary Plat of Subdivision test, and the results of the analysis will be described in detail in this memorandum.

AStaff Analysis of Traffic Impacts

AExisting traffic conditions were based on traffic counts done in late March 2000. These counts occurred before the modifications at MD 1 93/Oak Grove Road were fully open to traffic; as a result, the traffic study analyzes this intersection as a conventional unsignalized intersection. The staff=s analysis considers the intersection in its current roundabout configuration. 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 202/MD 193	989	832	A	A
MD 214/MD 193	1,410	1,047	D	B
MD 214 and Church Road	1,284	1,077	C	B
MD 193 and Oak Grove Road (roundabout)	0.34*	0.39*	B	B
Church Road and Oak Grove Road	16.5*	12.6*	B	--

*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 *Guideline*s, an average vehicle delay exceeding 45.0 seconds indicates inadequate traffic operations. Delays of +999 are outside the range of the procedures, and should be interpreted as excessive. At roundabouts, 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.

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

A$ Using a 2 percent annual growth factor for through traffic along MD 193, MD 214, and MD 202, which is consistent with past studies in the area. It is also consistent with historical data (and actually may be a little high along MD 202). The growth factor is applied over eight years.

A$ Adding background development in the area.

AUnder background traffic, two of the signalized intersections in the study area would show unacceptable operations during at least one peak hour. Background conditions are summarized as follows:

BACKGROUND CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 202/MD 193	1,223	1,001	C	B
MD 214/MD 193	1,762	1,353	F	D
MD 214 and Church Road	1,587	1,352	E	D
MD 193 and Oak Grove Road (roundabout)	0.55*	0.59*	B	--
Church Road and Oak Grove Road	24.5*	15.6*	B	--

*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 *Guideline*s, an average vehicle delay exceeding 45.0 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.

AUsing the trip generation rates listed in the *Guideline*s, the subject property would generate the following peak hour trips:

SITE TRIP GENERATION - OAK CREEK CLUB						
Use	AM Trips (In, Out, Total)			PM Trips (In, Out, Total)		
Residential						
929 detached residences	139	558	697	543	293	836
219 attached residences	31	122	153	114	61	175
26,000 square feet retail less 75% for pass-by and internal trips	11	7	18	39	39	78
18-hole golf course	32	8	40	22	28	50
TOTAL SITE	213	695	908	718	421	1,139

AFor total traffic, the trip distribution and assignment used in the traffic study appear to be reasonable and consistent with the submitted plan. Total traffic conditions are summarized as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 202/MD 193	1,325	1,094	D	B
MD 214/MD 193	1,846	1,447	F	D
MD 214 and Church Road	1,831	1,673	F	F
MD 193 and Oak Grove Road (roundabout)	0.82*	0.80*	B	--
Church Road and Oak Grove Road	96.6*	36.7*	B	--
Oak Grove Road and site access	17.4*	22.8*	B	B
Church Road and north site access (roundabout)	0.59*	0.82*	B	B
Church Road and middle site access	17.4*	18.1*	B	B
Church Road and south site access	20.9*	28.1*	B	--

*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 *Guideline*s, an average vehicle delay exceeding 45.0 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.

AUnder total traffic, two of the three signalized intersections within the study area operate unacceptably. Also, the analysis indicates a potential operational problem at Church Road and Oak Grove Road as an unsignalized intersection. At the Church Road/Oak Grove Road intersection, the intersection is analyzed with one-lane approaches on all legs. The traffic study indicates that adding additional lanes on the northbound, southbound, and eastbound approaches will resolve the problem; however, staff=s analysis still indicated excessive delay in the south-bound left-turn movement. However, changing the intersection to a four-way stop controlled intersection brought the maximum delay to 20.7 seconds, which is within the acceptable range.

AAt the MD 214/MD 193 and the MD 214/Church Road intersections, the applicant has proposed the use of mitigation in accordance with Section 24-124(a)(6). The Subdivision Ordinance indicates that Aconsideration of certain mitigating actions is appropriate...@ in accordance with the Guidelines for Mitigation Action and the requirements of that portion of Section 24-124. The

applicant proposes to employ mitigation by means of criterion (e) in the Guidelines for Mitigation Action, which were approved by the District Council as CR-29-1994. Criterion (e) is very complex, and is restated below:

AThe development is located in an area in which public water and sewer is currently available, which meets all adequate public facilities findings (except those for transportation) with existing facilities or facilities having 100 percent construction funding in the County or State Programs, and which is within 2 mile of a bus stop having 15 minute headways or better and load factors of 100 percent or less.

AConformity with criterion (e) was discussed when the traffic study was submitted, and the study was accepted for review under the general information available at that time that mitigation could be reviewed given the information at hand. In accordance with findings made by the Planning Board, staff has the following comments concerning the elements of criterion (e):

A1. The development is in an area where public water and sewer is currently available. The applicant need only tap into the system since all approvals prior to subdivision approval are in place. Most surrounding properties have public water and sewer available to them, and so the site is clearly Ain an area@ where these services are available.

A2. The Growth Policy and Public Facilities Section has determined that the subject property does not have adequate school facilities at this time. The Planning Board has determined that schools, and all other public facilities, are adequate for the development of the site.

A3. The entire site must be within 2 mile of bus services having quality and capacity. The quality of service is defined by a 15 minute headway - in other words, a bus must operate every 15 minutes during peak hours. Also, the bus service must operate with a load factor of 100 percent or less, wherein a load factor of exactly 100 percent means that every seat on the bus, on average, is full (which leaves all standing room available for additional patrons). In this case, the applicant is attempting to meet the criteria by proffering the operation of a private bus service throughout the planned development. With further clarification of the nature of the proffer, the Planning Board has determined that offering a private bus service is an acceptable means for the applicant to meet this criterion.

AThere fore, criterion (e) for the use of mitigation is met, and the subject development is able to utilize the provisions of 24-124(a)(6).

AThe attached transportation facilities mitigation plan has identified geometric improvements which would attempt to address transportation problems within the study area. The improvements at the MD 214/MD 193 and the MD 214/Church Road intersections are suggested to mitigate the impact of the applicant's development in accordance with the provisions of Sec. 24-124(a)(6). The impact of the mitigation actions at the intersections of MD 214/MD 193 and MD 214/Church Road is summarized as follows:

IMPACT OF MITIGATION

Intersection	LOS and CLV (AM & PM)		CLV Difference (AM & PM)	
MD 214/MD 193:				
Background Conditions	F/1762	D/1353		
Total Traffic Conditions	E/1846	D/1447	+84	C
Total Traffic Conditions w/Mitigation	F/1679	D/1447	-167	---
MD 214/Church Road:				
Background Conditions	E/1587	D/1352		
Total Traffic Conditions	F/1831	F/1673	+244	+321
Total Traffic Conditions w/Mitigation	F/1582	C/1285	-249	-388

AAs the CLV at MD 214 and MD 193 is greater than 1,813 in the AM peak hour, the proposed mitigation action must mitigate at least 100 percent of the trips generated by the subject property and return the intersection to a CLV of no greater than 1,813, according to the *Guidelines*. As the CLV at this intersection is less than 1,450 during the PM peak hour, it meets LOS D according to the *Guidelines*. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips, bringing the intersection to a CLV below 1,813 during the AM peak hour. **Therefore, the proposed mitigation at MD 214 and MD 193 meets the requirements of Section 24-124(a)(6)(B)(i) in considering traffic impacts.**

AAs the CLV at MD 214/Church Road is between 1,450 and 1,813 during the PM peak hour, the proposed mitigation action must mitigate at least 150 percent of the trips generated by the subject property during this peak hour, according to the

Guidelines. As the CLV at this intersection is greater than 1,813 during the AM peak hour, at least 100 percent of the trips must be mitigated to a level no greater than 1,813, according to the *Guidelines*. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips during the AM peak hour, and would bring intersection operations to an acceptable level during the PM peak hour. **Therefore, the proposed mitigation at MD 214 and Church Road meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Ordinance in considering traffic impacts.**

AIn accordance with the Guidelines for Mitigation Action, the applicant=s final mitigation proposal was referred to all responsible operating agencies. The State Highway Administration (SHA) and the City of Bowie either concurred or had no comment on the proposal. The County Department of Public Works and Transportation (DPW&T) had greater concerns about the effectiveness of the mitigation plan which was proffered. However, DPW&T agreed that the mitigation would be acceptable as long as any conditions clarify that double left-turn lanes at Church Road would include the necessary receiving lanes along Church Road. The transportation staff concurs.

AThe transportation staff has identified the following improvements at the MD 214/MD 193 and MD 214/Church Road intersections that would be required in order to achieve LOS D operations during both peak hours at both intersections:

AAt MD 214/MD 193:

A$ Provision of a second left-turn lane on the eastbound MD 214 approach **(recom-mended as a mitigation improvement**).

A$ Provision of a second through lane and conversion of the shared through/left-turn lane to a second left-turn lane on the northbound MD 193 approach.

A$ Provision of a fourth through lane on the westbound MD 214 approach.

A$ Provision of a second through lane and conversion of the shared through/left-turn lane to a second left-turn lane on the southbound MD 193 approach.

AAt MD 214/Church Road:

A$ Conversion of the existing eastbound and westbound right-turn lanes along MD 214 into shared through/right-turn lanes through the intersection. With this change, the existing free-flow right-turn lanes along

northbound and southbound Church Road would effectively become nonfree-flowing.

A$ Provision of a second left-turn along the northbound Church Road approach **(recommended as a mitigation improvement**).

A$ Optionally, provision of a second left-turn along the westbound MD 214 approach **(recommended as a mitigation improvement**).

AWith the provision of these improvements, the MD 214/MD 193 intersection would operate at LOS D with a CLV of 1,404 during the AM peak hour, and at LOS D with a CLV of 1,389 during the PM peak hour. The MD 214/Church Road intersection would operate at LOS D with a CLV of 1,319 during the AM peak hour, and at LOS D with a CLV of 1,396 during the PM peak hour. While the MD 214/Church Road improvements may be practical to implement, improvements which would provide LOS D operations at MD 214/MD 193 appear to be cumbersome, possibly involving additional right-of-way at an intersection having retail shopping centers on two corners. Staff notes that the Master Plan recommends a future interchange at this location in recognition that constructing additional turning may soon become impractical if not impossible.

AThe DPW&T and the SHA have both reviewed this traffic analysis, and the comments of both agencies are attached. The comments are summarized below:

ADPW&T offered 11 separate comments:

AA. Traffic counts more than one year old were accepted because it was desirable that both the CDP and the preliminary plan were reviewed using the same study. This study had been discussed in some form with staff for several months. Furthermore, the counts were barely 13 months old when the subdivision application was made. As staff had already agreed to accept the study for the purpose of making the CDP finding, it was accepted as well for the preliminary plan. This addresses the first comment; the second comment does not require a response.

AB. The third, fourth, fifth, and seventh comments address lane configurations and traffic controls along Church Road and Oak Grove Road. While staff will prepare conditions regarding these comments, they partly involve Subtitle 23 issues.

AC. The sixth comment concerns the roundabout at MD 193/Oak Grove; this has been addressed by staff in its analysis.

AD. The eighth comment concerns specifics about the proposed bus service, which is discussed in greater detail elsewhere in this memorandum.

AE. The ninth, tenth, and eleventh comments address the proposed mitigation at MD 214/MD 193 and at MD 214/Church Road by noting that the mitigation is not numerically adequate in either case. In any case, DPW&T notes that SHA must approve any modifications.

ASHA offered three major comments:

AA. SHA noted that the MD 214/MD 193 improvements recommended in the traffic study only mitigate the AM peak hour, while the PM remains unacceptable and unmitigated. As luck would have it, staff=s calculations of shared lane capacities indicate that the intersection would operate acceptably in the PM, and so this comment does not apply.

AB. SHA noted that the MD 214/Church Road improvements recommended in the traffic study do not mitigate the intersection in either peak hour.

AC. SHA seemed to desire more clarification on the proposed bus service. **It is important to note here that the bus service was originally proffered only as a means of being able to utilize mitigation.** There is no representation in the traffic study that this bus service will have any impact on traffic in the areaCthat contention arose only after the SHA completed its review of the traffic study.

APlan Comments

AThe Transportation Planning Section provided comments on the plan in a memorandum dated May 30, 2001. The various concerns in that review are discussed below.

A1. Street design and cross sections: Greater clarification has been received and reviewed. Verbal clarification has been received which indicates that on-street parking throughout the R-L portion of the site will be severely restricted. It is this presence of on-street parking that complicates operations on public roadways having a 50-foot right-of-way. The near-elimination of on-street parking eases staff=s concern with the widespread use of 50-foot rights-of-way, and staff accepts the rights-of-way proposed on the CDP and the preliminary plan

A2. The cross sections in the CDP texts do not address landscaping within the right-of-way or street lighting. These matters were clarified by the appli-

cant in revised cross sections which should be incorporated into the approved text.

A3. Most neighborhoods have considerable sidewalk activity, and even other communities constructed by the applicant have children riding bicycles along the streets, strollers being pushed along the streets, and adults walking along the streets. Furthermore, the applicant has proposed a private bus system, and if that proposal is implemented, a sidewalk network is essential to support such service. Therefore, in consultation with Urban Design staff and the Trails Planner, the Transportation Planning Section recommends that all street cross sections be revised to provide, at a minimum, either a four-foot wide sidewalk or a trail along both sides of all streets.

A4. The street connecting to Sierra Meadows will be discussed in greater detail later in this memorandum. It appears, however, that the park proposal has been modified to the extent that the Department of Parks and Recreation would no longer require that the street serving that park, which is planned for the north-western quadrant of the property, be a public street.

A5. Elements of the proposed private bus system were clarified for staff. The specifics of the bus system proposal are contained in the attached June 7, 2001, fax transmittal. While these are certainly acceptable, the applicant should be aware that 2-3 buses will likely be necessary to serve the route described. Given the likely income levels of the residents of a golf course community, staff remains unconvinced that the service will be supported by the future homeowners. Staff is aware that this proposal was discussed with DPW&T=s Transit Division, and that DPW&T endorses the provision of private services in areas where public transit service is unlikely to be extended in the future. DPW&T has noted that the private service would never be replaced by public transit; public transit services will not be routed onto private streets.

AThere are four Master Plan facilities which cross the subject property:

A$ Church Road, C-48 on the *Bowie-Collington Master Pla*n, is a planned rural collector within a 100-foot right-of-way. Its alignment on the CDP and the preliminary plan is substantially in conformance to the alignment shown on the plan.

A$ The A-44 facility, as shown on the *Bowie-Collington Master Pla*n, is a planned controlled-access arterial facility within a 200- to 300-foot right-of-way. Its alignment on the submitted plan is acceptable.

A$ Oak Grove Road, C-56 on the *Bowie-Collington Master Pla*n, is a planned major collector within a 90-foot right-of-way. Its alignment on the plan is not consistent with the Master Plan map, as the Master Plan shows the alignment curving north of the St. Barnabas Church cemetery and continuing directly westward through the subject property and a portion of the Perrywood property before joining with the existing alignment of Oak Grove Road. However, the Perrywood, Section 8 subdivision (preliminary plat of subdivision 4-96105) was approved with realigned Oak Grove Road substantially following the existing roadway. Therefore, the transportation staff supports the alignment of Oak Grove Road as shown on the submitted plan; there is no need for revision of this right-of-way.

AThere is a conflict between the *Subregion VI Master Plan* and the *Bowie-Collington Master Plan* concerning the width of this right-of-way. Considering that the majority of the roadway is within the area of the *Bowie-Collington Master Plan* and that 90 feet is generally considered sufficient for a major collector, staff will hold to the 90-foot right-of-way recommendation.

A$ There is a P-2 facility on the *Bowie-Collington Master Pla*n. 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. The following has occurred:

A1. This facility was reflected on the original Basic Plans for Cameron Grove and The Greens (The Greens is the previous name for the subject property).

A2. 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 >No building permits beyond Phase One (all 42 units north of the >P= 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.=

A3. A Basic Plan Amendment was approved for the portion of Cameron Grove north of the subject property and west of the Evangel Temple church building. 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. Cameron Grove is currently being developed. Therefore, there is not a need for the subject plan to recognize P-2 stubbing north into the Cameron Grove property.

AThe P-2 facility remains on the Master Plan, and the adjacent Sierra Meadows property has a street stubbing into the subject property. Given that the street is on the Master Plan as a primary facility, staff recommends that the portion of proposed Street A-A between Hillrod Lane and Church Road, as the natural completion of P-2, be revised to become a public street within a 60-foot right-of-way.@

The Planning Board has determined that P-2 need not be shown on the plan and that Street >A-A= not be shown as a public street.

13. The staging of the Oak Creek Club development will not be an unreasonable burden on available public facilities as required by Section 27-521 of the Zoning Ordinance if the application is approved subject to the proposed conditions in the Recommendation section of this staff report. The subject application was referred to the Growth Policy and Public Facilities Planning Section and in a memorandum (Williams to Jordan) dated July 27, 2001, a review of adequacy of existing and programmed public facilities other than roads was provided. Referrals concerning the public facilities aspect of the Oak Creek proposal were sent to the following agencies:

a. Prince George's County Fire Department
b. Prince George's County Memorial Library System
c. Prince George's County Public Schools
d. Prince George's County Health Department
e. Prince George's County Police Department

The following information is provided in support of this conclusion:

A<u>Fire Service</u>

AResidential Parcels/Lots

AThe existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 5.34 minutes, which is beyond the 5.25-minute response time guideline.
AThe existing ambulance service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 6.25 minutes, which is within the 6.25-minute response time guideline for Parcels B, E, F, G; portions of K and L; and LAC. All other parcels/lots are beyond the 6.25-minute response time guideline.

AThe existing paramedic service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 7.25 minutes, which is within the 7.25-minute response time guideline for Parcels A, B, E, F, G, H, I, J, K, L, portions of C and D; and LAC. All other parcels/lots are beyond the 7.25-minute response time guideline.

ARecreation Center, School Site and the Non-Residential Portion of LAC

AThe existing fire engine service at Bowie Fire Station, Company 43 located at 16400 Pointer Ridge Drive, has a service response time of 5.34 minutes, which is beyond the 3.25-minute response time guideline.

AThe existing ambulance service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 5.34 minutes, which is beyond the 4.25-minute response time guideline.

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

AThe existing ladder truck service at Kentland Fire Station, Company 33 located at 7701 Landover Road, has a service response time of 13.11 minutes, which is beyond the 4.25-minute response time guideline.

AThese 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 Facilitie*s.

AIn order to alleviate the negative impact on fire and rescue services due to the inadequate engine and ladder truck service discussed, the Fire Department recommends that all commercial and residential structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and 13D respectively, and all applicable Prince George=s County laws.

ABecause a portion of the subject property is beyond response time requirements for ambulance service, we recommend that the applicant provide a fair share fee towards the provision of the required service and the proposed Leeland Road Fire Station. In this regard, we recommend that the applicant provide a fee prior to issuance of a building permit. The contribution is based upon a $75.18 fee and an inflation factor (from this date to permit date) for each of the residents or employees proposed.

AThe fee amount is based upon the construction cost (FY 2002 dollars) of the station ($2,600,000) and the purchase price of the ambulance ($126,000), divided by the estimated number of residents and employees (1,743) generated from the development=s residential and nonresidential parcels/lots that are beyond the response time guideline for ambulance service to the development. The estimated population generated from these parcels/lots within the service area (those areas currently unserved within the response time guidelines of the proposed Leeland Road Station) at buildout were used in calculating the fair share contribution to be paid by the applicant. The following information shows how the fair share cost is calculated:

A643	=	Estimated number of residential dwelling units beyond ambulance response time guidelines as shown on the plan
A26	=	4% residential vacancy rate
A617	=	Total dwelling units beyond ambulance response time minus residential vacancy rate
A2.74	=	Number of people per residential dwelling unit based on 2000 Census
A1,691	=	Number of people per residential dwelling unit generated from parcels/ lots beyond response time for ambulance
A52	=	Estimated number of employees generated from 26,000 square feet of retail (based on 1 employee per 500 square feet of retail space). This number only includes the community service center. Square footage of the remaining nonresidential uses beyond response time for ambulance services could not be determined in the CDP.

A1,743 = Number of people per residential dwelling unit generated from parcels/ lots beyond response time for ambulance plus estimated number of employees generated from 26,000 square feet of retail

A$131,039= ee based on the estimated number of employees and residents multiplied by the fee and inflation factor ($75.18)

APolice Services

AThe proposed development is within the service area of District II-Bowie. Staff of the Growth Policy and Public Facilities Planning Section conclude that the existing Police facilities will be adequate to serve the proposed Oak Creek Club development.

APublic Schools

AThe Growth Policy and Public Facilities Planning Section has reviewed this plan and concludes the following based on the assigned schools identified by the Pupil Accounting, School Boundaries and Student Transfers Office, Prince George=s County Public Schools. (Note attached e-mail letter.)

Projected Impact on Affected Public Schools

Affected School Name	D.U. by Type	Pupil Yield Factor	Development Pupil Yield	5-Year Projection	Adjusted Enrollment	Total Projected Enrollment	State Rated Capacity	Projected % Capacity
Perrywood Elementary School	1148 SFD	0.24	275.52	841	0	111652	750	148.87%
Kettering Middle School	1148 SFD	0.06	68.88	854	858.02	926.90	977	94.87%
Largo High School	1148 SFD	0.12	137.76	1930	1938.04	2075.80	1958	106.01%

Source: Prince George's County Planning Department, M-NCPPC, January 2001

AThe applicant applied for a Basic Plan amendment in 1997, at which time the Prince George=s County Public Schools(PGCPS) designated the Perrywood Elementary Schools as the school which would serve the proposed development. On March 22, 2001 the Planning Department asked the PGCPS to identify the schools that would serve the proposed Oak Creek Club development. On April 2, 2001, the Planning Department received an email (Greene to Funk) from the PGCPS (Pupil Accounting & School Boundaries) that stated the designated elementary school for the Oak Creek Club development was the Woodmore Elementary School. The applicant presented a letter (Greene to Funk) from the PGPS dated January 21, 1998 that further clarified the issue by designating the Perrywood elementary school as the school which would serve the Oak Creek Club development proposal. The Planning Board concluded that the students from he Oak Creek Club development would likely attend the Perrywood Elementary School.

AThe Perrywood Elementary School has excess capacity to accommodate the first 558 dwelling units of the Oak Creek Club development, the remaining 590 units would be placed in a four year waiting period and be subject to an adequate public facilities fee in accordance with *The Regulations to Analyze the Development Impact on Public School Faclilites* (revised January 2001)(CR-4-1998).@

AIf a preliminary plan is yet to be approved, the conditions for adequacy may be modified by the preliminary plan.@

14. The plan incorporates the applicable design guidelines set forth in Section 27-274 of the Zoning Ordinance (particularly those relating to views and green area) to the degree feasible in the type of general, schematic plan represented by the subject CDP.

15. The Comprehensive Design Plan was submitted with a proposed Type I Tree Conservation Plan (TCP I/91/01). As explained in Finding 17 below, the Environmental Planning Section is able to recommend approval of TCPI/91/01 only if it is approved subject to the proposed conditions in the Recommendation section of this staff report below.

Referral Responses

16. Environmental Planning C The Environmental Planning Section has provided in a memorandum (Markovich to Jordan) dated August 1, 2001, the following detailed review of the environmental aspects of the Oak Creek Club application:

ABackground

AThis site is located on the both sides of Church Road, north of Oak Grove Road. The Environmental Planning Section previously reviewed this 923.0-acre property during the rezoning of the property (A-8427, A-8578 and A-8579) and during the review of Preliminary Plan of Subdivision (4-01032). Other reviews associated with the property included the review and approval of Tree Conservation Plans, TCPI/91/92 and TCPII/97/95, as part of another development.

ASite Description

AThe property is an active farm which has an agricultural assessment. Generally, the parts of the farm which are not directly involved in agricultural production have been allowed to regenerate into forest land. Numerous streams, wetland areas, 100-year floodplains, and the buffers to these features are found throughout the property. Noise impacts associated with the proposed A-44 (Intercounty Connector) were previously identified for this property. In addition, the Pennsylvania Railway abuts the eastern property line for a length of nearly 2,500 linear feet and is adjacent to several linear parcels that abut the subject property. The soils found on this property include Adelphia fine sandy loam, Collington fine sandy loam, Mixed alluvial land, Monmouth fine sandy loam, Shrewsbury fine sandy loam, and Westphalia fine sandy loam. Although some of the soils have limitations with respect to impeded drainage, slow permeability, and seasonally high water tables, most of the soils have no significant limitations with respect to the development of the property as shown on the CDP. The sewer and water service categories are S-4 and W-3. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled AEcologically Significant Areas in Anne Arundel and Prince George=s

Counties,@ December 1997, there are no rare, threatened, or endangered species found to occur on this property; however, the Belt Woods, which is located approximately 0.8 miles north of this property, has an evaluation area which extends to the northern boundary of this property. Church Road is a designated scenic and historic road. The property is further located in the Black Branch subwatershed of the Collington Branch watershed.

AApplicable Zoning Conditions

AOn August 10, 2000, the District Council approved A-8427, A-8578 and A-8579 (Oak Creek Club) pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George=s County, Maryland. Zoning Ordinance No. 11-2000 included 49 conditions of approval and 10 considerations. The pertinent environmental conditions with the appropriate condition number are addressed below:

A11. The applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the >Design Guidelines for Scenic and Historic Roads.= Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

ADiscussion: An Inventory of Significant Visual Features for Church Road was submitted and reviewed with respect to the >Design Guidelines for Scenic and Historic Roads.= The inventory has been evaluated and found to meet the minimum standard for a visual assessment for historic roads.

A12. A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A-C. In addition, the applicant will reforest as required un applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

AThe zoning for the property is actually R-L not R-A. It is assumed that an error occurred during the typing of this condition. TCPI/91/92-01 as revised and submitted to the Urban Design Section and Environmental Planning Section on July 24, 2001, has been reviewed and found to address the requirements of the Prince George=s County Woodland Conservation Ordinance.

AThis 923-acre property in the R-L and L-A-C Zones has a net tract area of 850 acres and a Woodland Conservation Threshold of 209.2 acres, or 24.6 percent. The TCPI proposes the clearing of 231.29 acres of woodland on the net tract and 1.43 acres of forested floodplain. This application is subject to the 3:1, 1:1 and 2:1 replacement requirements of 82.29 acres and for a total requirement of 291.49 acres. In addition, an off-site mitigation easement of 25.00 acres was previously established at the northeastern corner of the property. The integrity of that recorded easement is being preserved by TCPI/91/92-01. It should be further noted that 7.24 acres of the 7.34 parcel to be dedicated to St. Barnabas Church is proposed as an afforestation area. ATCPI/91/92-01 has been found to address the requirements of the Prince George=s County Woodland Conservation Ordinance and is recommended for approval subject to conditions.

A13. 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 any Specific Design Plan.

ADiscussion: This is a condition that applies prior to approval of the SDP. The CDP and Type I Tree Conservation Plans as submitted reflect the 100-year floodplain but no information has been provided that a floodplain study has been approved. This condition will be addressed during the review of the SDPs for this site.

A14. 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 submittal of the SDP.

AAs with the 100-year floodplain this is not required until SDP. However, the applicant did submit with this application a Jurisdictional Determination from the U.S. Army Corps of Engineers as approved on November 5, 1997. Although the letter and other background information was included, there were no plans included to verify that the wetlands shown on the TCP and CDP plans are consistent with the approved wetland limits.

ADiscussion: This is a condition that applies prior to approval of the SDP. The CDP and Type I Tree Conservation Plans as submitted reflect the wetlands but no information has been provided that a delineation has been approved by the Maryland Department of Environment or the United States Corps of Engineers. This condition will be addressed during the review of the SDPs for this site.

A15. All nontidal wetland mitigation areas shall be shown on the SDP.

ADiscussion: This condition shall be addressed during the review of the SDP and TCPII, at which time the applications shall identify all proposed wetland mitigation areas.

A17. Prior to the submittal of the Comprehensive Design Plan, the applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

AA Noise Study was previously conducted that showed the provision of 12-foot berms along the A-44 right-of-way. The berms are not shown on the CDP or the TCP submitted. A Phase I Noise Study dated July 24, 2001, was prepared to address the potential noise impacts associated with the Pennsylvania Railroad, Church Road, and Oak Grove Road. That study concluded that there will be no adverse noise impacts from the Pennsylvania Railroad, Church Road, or Oak Grove Road. Staff has evaluated the studies and found them to adequately address the projected noise levels for the each of the potential noise generators identified.

ASeveral of the lots adjacent to proposed A-44 have lot depths of less than 300 feet. Since proposed A-44 is a controlled access road it would typically be treated as a freeway or expressway and the adjacent residential lots must have a lot depth of 300 feet in accordance with Section 24-121(a)(4).

A18. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.

A*Discussion: The plans as submitted provide for a 25-foot-wide nondisturbance buffer around the nondisturbed portions of all wetlands.*

A19. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.

AStreams, wetlands, 100-year floodplains, and the associated buffers which comprise the Patuxent River Primary Management Area Preservation Area (PMA) have been found to occur on this property and appear to be accurately reflected on the plans. The condition of approval requires that the PMA be preserved in conformance with the Patuxent River Primary Management Area Preservation Area guidelines.

AThe plans propose numerous impacts to the PMA for road construction, stormwater management facilities, sewer outfalls and golf course construction. Although the number and extent of the proposed impacts have been significantly reduced since the initial plan submittal, there are additional impacts that could be further reduced or eliminated as more detailed plans are prepared. Section 24-130 of the Subdivision Ordinance requires that the PMA be preserved unless a variation to Section 24-130 of the Subdivision Ordinance is approved by the Prince George=s County Planning Board. The variation request must make the required findings as outlined by Section 24-113 of the Subdivision Ordinance.

ADiscussion: The CDP and TCP were revised according to comments provided by the Environmental Review Section in order to reduce the extent and the number of PMA impacts. The proposed impacts which remain will be addressed in detail during the review of the Preliminary Plan of Subdivision and the variation request to Section 24-130 of the Subdivision Ordinance.

A20. 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 these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

AExcept for five (5) areas, the Conceptual Water and Sewer Plan and the TCPI show the sewer and water alignments to be in the road right-of-ways. Two of the instances in which the alignment does not follow the road right-of-ways provides for outfall connections between the western and eastern portion of the site. Two other instances provide for the outfall connections to the existing sewer lines east of this property. The final instance provides a connection between the southern and northern part of the property.

ADiscussion: The impacts to the PMA, woodlands, and other environmental features have generally been minimized. The proposed sewer and water alignments will be further evaluated during the review of the Specific Design Plans.

AEnvironmental Review

AThis section is limited to environmental issues not discussed above.

A1. A Detailed Forest Stand Delineation (FSD) was submitted for review and found to require some minor revisions. A revised FSD was later submitted, reviewed and found to address the requirements for an FSD in accordance with the Prince George=s County Woodland Conservation and Tree Preservation Technical Manual.

ADiscussion: No further information is required.

A2. Marlboro clays have been found to occur on this property. A Preliminary Geotechnical Report was prepared for this property by Professional Service Industries on March 31, 1999, which has been reviewed and was found to require additional information. Although the report identifies the location of the Marlboro clays on the property it failed to provide the required slope stability analysis for three (3) areas which exhibit a potential for failure. The slope stability analysis is extremely important in determining if land development may proceed. Section 24-131 of the Subdivision Ordinance mandates that development of land found to be unsafe be restricted or prohibited.

AThe Geotechnical Report shall be revised in conjunction with the review and approval of the Preliminary Plan of Subdivision to address the required slope stability analysis as specified by the ACriteria for Soil Investigations and Reports on the Presence and Affect of Marlboro Clay upon Proposed Developments.@ Areas that cannot satisfy the 1.5 safety factor line shall be identified. Should mitigation be proposed for those areas, the post-mitigation 1.5 safety factor line shall be identified. Any areas which cannot meet the post development 1.5 safety factor line shall not be platted as buildable lots.@

17. Parks and Recreation C The Park Planning and Development Division of the Department of Parks and Recreation (DPR) has provided in a memorandum (Asan

to Jordan) dated August 20, 2001, the following detailed review of the public parks and recreation aspects of the Oak Creek Club application:

AThe applicant will dedicate 107+ acres of property to The Maryland-National Park and Planning Commission for parkland and 26.11 acres for the park/school site.

AThirty-five acres of dedicated parkland is located in the northeast corner of the property. Twenty-one of the acres are suitable for active recreation. The area adjoins the existing 5.45-acre Kettering Neighborhood Park on the east and 14 acres of parkland in the Cameron Grove subdivision. This creates a 54.45-acre community park. Staff met with the applicant and developed a mutually acceptable park development plan (see DPR Exhibit AA@) which includes the following recreational facilities:

A1. (2) Combination soccer/football fields @ 230' x 350'
A2. (2) Youth soccer fields @ 100' x 200'
A3. (1) Softball field @ 300' x 350'
A4. (1) Gazebo with 5 picnic tables
A5. 155-Space Parking lot accessible from Kettering
A6. 60-Space Parking lot accessible from Oak Creek Club
A7. Playground for children 2-12 years of age
A8. An 8-foot-wide trail in the parkland and Black Branch Stream Valley

AThe applicant further agreed to develop the above recreational facilities as described in the conditions of approval below.

AThe following is a summary of previously approved conditions which apply to park dedication and development:

ACondition-39 of A-8427, 8578, 8579 states: The floodplain (with the exception of road crossings) and adjacent buffer area along Black Branch shall be dedicated to M-NCPPC. The applicant is dedicating 81 acres along the Black Branch, including 100-year floodplain and adjoining buffers, to M-NCPPC to meet this requirement.

AComprehensive Design Plan Considerations 7 & 8 in the A-8427, 8578 & 8579 state: An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging and biking. All development pods and parks, recreational and historical

features shall be connected into the main trail network by feeder trails and sidewalks. The applicant agreed to construct the master plan trail along the Black Branch throughout the site and provide feeder trails from the community.

AComprehensive Design Plan Consideration 9 in the A-8427, 8578 & 8579 states: The handicapped accessibility of all trails shall be determined during CDP review. The Architectural and Transportation Barriers Compliance Board (Access Board) is the federal agency responsible for developing accessibility guidelines under the Americans with Disabilities Act of 1990 (ADA). Currently, the Access Board is developing design requirements for outdoor developed areas including trails, picnic areas, camping facilities and beaches. At the time of this writing, no guidelines have been adopted for outdoor development areas.

AComprehensive Design Plan Consideration 6 in the A-8427,8578&8579 states: Primary residential streets will be constructed to provide access to the planned community park and the park school. In the event private roadways are permitted in the planned community, equivalent private roadways will be provided (roadway with two travel lines and two parking lanes). Access to the planned park through Oak Creek Club is planned via a 50-foot-wide private road right-of-way with a 30-foot-wide roadway. Staff believes that a 36-foot-wide roadway is adequate for two travel lanes and two parking lanes. The roadway within a 50-foot right-of-way from Church Road to park entrance must be extended to a 36-foot-wide roadway to provide two continuous thru lines for access to the park. The park as shown on DPR Exhibit >A= is accessible from the three surrounding neighborhoods. The main public access is focused from the Kettering Community. We contacted the Kettering Civic Federation and confirmed that the community agreed with concept of main public access from the Kettering community.@

The Transportation Planning Section staff is not in agreement with any proposal to provide street parking lanes within the right-of-way of a 50-foot-wide road section (See Finding No. 12 above). It has been found that the safety factor is significantly diminished, with respect to maneuverability, when vehicles are allowed to park on both sides of a right-of-way of this size. Therefore, the proposed 30-foot-wide pavement section within the 50-foot right-of-way should remain as indicated on the CDP. Furthermore, given the applicant=s previous statements with regard to their intent to Aseverely restrict@ on-street parking within the R-L portion of the property, a condition of approval which prohibits on-street parking on all primary roads with a 50-foot right-of-way (See Finding No. 28 below) will be provided in the recommendation section of this staff report. Staff believes the prohibition of on-street parking, coupled with the requirement

that sidewalks be provided on both sides of streets throughout the development, will only help reinforce and promote the concept of a pedestrian oriented community.

18. Community Planning C The Community Planning Division has provided a memorandum (D=Ambrosi to Jordan) dated May 9, 2001, in which it was found that the subdivision is in conformance with the *Bowie-Collington-Mitchelleville and Vicinity Master Plan* (1991). Furthermore, it was stated that Athe subdivision implements the plan=s vision for a permanent large lot and suburban estate development.@

There are no master plan issues associated with the proposed development.

19. Trails C The Trails Planning staff of the Transportation Planning Section reviewed the Comprehensive Design Plan for conformance with the Countywide Trails Plan and the Master Plan and in a memorandum (Shaffer to Adams/Lareuse) dated June 1, 2001, the following recommendations were provided:

AConstruct a Class I hiker-biker trail along the subject property=s entire frontage of Church Road, as reflected on the submitted CDP.

AConstruct a Class I hiker-biker trail along the subject property=s entire frontage of Oak Grove Road, as reflected on the submitted CDP.

ADedicate the land along the Black Branch stream valley to the M-NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plat, and construct the multiuse, hiker-biker trail the entire length of the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction.

AAppropriate trail connections shall be included to this trail from the development parcels.

AConstruct a comprehensive sidewalk network, with sidewalks being constructed along both sides of all primary, secondary, and village roads.

AThe trails network shall be shown on the preliminary plat and final plat.

AAll trails shall be assured of dry passage. If wet areas must be traversed, suitable structures shall be constructed.@

20. The subject application was referred to the City of Bowie. Staff from the city attended the public hearing and informed the Planning Board that the will not provide a formal recommendation for the subject development proposal since their city council vote resulted in a tie, or no descision. The city=s position is neutral with regard to the proposed plan.

Density Increment Analysis

21. The base density allowed by the Basic Plan is 1.0 dwelling units/acre, which results in 843 dwelling units. In order to achieve the proposed 1,096 dwelling units, the applicant must earn a 30 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. Maxi-mum increment factor: 25 percent.

$ Applicant requests 10 percent (84 units).

$ Staff agrees. Oak Creek Club will include 158 acres to be dedicated to the Homeowners= Association, approximately 127 acres of which will be usable land outside the floodplain and wetland areas. This land will consist of HOA areas for active and passive recreation that are not yet specifically located on the CDP plan. These 127 acres result in a ratio of nearly 11.58 acres of usable open space per 100 dwelling units, more than three times the required minimum. The 127 acres do not include any land to be dedicated to M-NCPPC in fulfillment of the requirement for mandatory dedication of parkland, nor do they include any of the 225 acres occupied by the golf course, or the land dedicated as a school site.

b. For enhancing existing physical features. Maximum increment factor: 2.5 percent

$ Applicant requests 2.5 percent (21 units).

$ Staff disagrees. The applicant states that the predominant enhancement is to be the restoration of the historic Bowieville property and grounds. Staff believes that the category of enhancing physical features is specifically with regard to site physical features. Furthermore, with respect to the claimed enhancement of the existing two-acre pond and the Black Branch Stream Valley, staff does not believe that sufficient detailed information regarding landscaping, stream restoration, slope stabilization, etc., is available at this time to explain or clarify the extent of any proposed enhancements of physical features. Therefore, no credit is justified for enhancement of existing physical features.

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

$ Applicant requests 5 percent (42 units).

$ Staff agrees. The applicant is proposing an extensive system of pedestrian trails as indicated on the Comprehensive Design Plan and in the text. Several miles of pedestrian trail will be constructed along both Oak Grove Road and Church Road, within the Black Branch Stream Valley for the entire length of the property, and providing access to and around the existing two-acre pond on the site, for the enjoyment of the residents of Oak Creek Club and the general public.

d. For recreational development of open space. Maximum increment factor: 10 percent.

$ Applicant requests 10.0 percent (84 units).

$ Staff disagrees with the amount requested. The applicant will provide a range of recreation facilities distributed throughout the site, including a swimming pool/bathhouse, two tennis courts, and six to seven tot lots for homeowners. Even though the proposed golf course can be considered recreational development of open space, it will be a for-profit enterprise and therefore cannot be applied to this category. Specifically, recreational development of open space has generally been interpreted as space available for use by development and other county residents outside of the county parks system that are not for-profit entities. Although, the

CDP text does refer to the recreational center, swimming pool, bathhouse, and tennis court complex (See p.16), it is not clear what, if any, other facilities will be provided as part of the center. The plan appears to suggest that the bathhouse and golf course clubhouse are one and the same structure. Staff believes that for a development of this size additional community-oriented facilities such as multipurpose room, game room, meeting rooms, offices, kitchen, storage rooms, health club/fitness center, and rest rooms should be provided. Therefore, it is recommended that said facilities be provided in the recreation center, and that they shall occupy a minimum of 5,000 square feet in addition to the golf course clubhouse and swimming pool bathhouse. Staff believes that a density award of 2.5 percent is appropriate for the proposed and conditioned facilities.

e. For public facilities (except streets and open space areas). Maximum increment factor: 30 percent.

$ Applicant requests 30 percent (253 units).

$ Staff disagrees. The proposed Comprehensive Design Plan provides for the dedication of a 35-acre parcel to DPR for the construction of a public park, and a 26-acre parcel to M-NCPPC for designation as a future park/school site. Furthermore, the applicant has proffered to construct some facilities in the public park per DPR standards. Although significant in their ultimate impact upon the existing and proposed communities, staff believes that a reasonable and tenable award is 17.5 percent.

Summary: As outlined in the staff's analysis, the applicant is providing enough public benefit features to earn a total of 35 percent in density increments, which is equivalent to 295 dwelling units. The applicant needs density increments of only approximately 30 percent, which translates into 253 dwelling units. Therefore, the theoretical maximum number of dwelling units allowable in Oak Creek Club is 843 + 295 = 1,138 dwelling units. However, since the applicant=s request is for only 1,096 dwelling units, approval of CDP-9902 will be for no more than 1,096 dwelling units.

Development Standards

22. 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

Lot Size In Square Feet (Min.)	8,000-13,499 sq. ft. SFD	13,500-19,999 sq. ft. SFD	20,000- sq. ft. SFD	1,800 sq. ft. SFA (Towns only)	6,000 sq. ft. SFD (L-A-C only)
MAX LOT COVERAGE	40%	35%	25%	N/A	50%
YARD REQUIREMENTS					
a. Minimum Front Yard	25'	25'	25'	10' from parking (nongarage)	5'
b. Minimum Side Yard	5' one side 12' both sides	7' one side 15' both sides	10' one side 20' both sides	4' end unit	1' one side 6' both sides
c. Minimum Rear Yard	20'	20'	25'	10'	15'
d. Decks	5' from any side or rear property line	7' from any side or rear property line	7' from any side or rear property line	1' sides 5' rear	5' from any side or rear property line
MINIMUM BUILDING SEPARATION	10'	14'	20'	18'	7'
MAXIMUM HEIGHT (stories)	3	3	3	4	3
MIN. LOT WIDTH AT THE STREET LINE (feet)	*25'	*25'	*25'	*25'	*25'
MIN. LOT WIDTH AT THE FRONT B.R.L. (feet)	55'	60'	80'	N/A	50'

NOTES:
1. 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.
2 Minimum lot width at streetline of flag lots will be * 25 feet.
3. Minimum lot widths at street on cul-de-sacs shall be * 25 feet.
4. Minimum separation for Towns applies to buildings and not individual lots.

ARCHITECTURAL STANDARDS

Single-Family Detached and Attached:

The most visible side elevations of single-family detached or attached units on corner lots and other lots whose side elevation is highly visible to significant amounts of passing traffic shall have a minimum of four 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 detached or attached units are visible from the water surface of the existing pond, or the golf course, 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.

Nonresidential buildings will feature distinctive designs, will be equally attractive from all four sides, and will incorporate high-pitched roof, masonry exterior and facade articulation, unless alternative design treatments can be demonstrated to achieve the same high quality of design and appearance.

PLANTING STANDARDS

The trees required to be planted on the lot of each detached unit shall be 2 shade trees and 2 ornamental or evergreen trees (3 shade trees for lots over 20,000 square feet). The trees to be planted on attached lots shall be in accordance with the *Landscape Manua*l. Landscape strips for all nonresidential uses shall be a minimum of 15 feet wide. Where parking is located adjacent to the strip, landscaping in excess of *Landscape Manual* requirements shall be provided.

Additional Findings Relating to Urban Design Concerns

23. The CDP text provides a staging plan (see p. 23) which gives some general indication of the sequence of proposed plan submissions with preliminary development/construction forecasts. The staging schedule and plan both identify four (4) phases of development. The text and plan appear to be in conflict. Furthermore, staff is concerned about some elements of both the text and plan with regard to timing and provides the following comments:

    a. The staging plan text states that the golf course will be developed in Stage One with the single-family detached lots in the L-A-C Zone, some of the

townhouses in either development Parcel F or G, the single-family detached lots along the northeast side of the Black Branch in development Parcel K, and the single- family detached lots on the west side of Church Road north of the Black Branch in development Parcel B. Furthermore, the text states that the recreation center in the L-A-C Zone will also be constructed as part of Stage One. The staging schedule reflects 31 townhouses to be built in Stage One. Neither the staging plan nor the staging schedule provides any indication as to what development phase the golf course will be part of. Conversely, on the proposed staging plan the golf course area on the entire property has no designation with respect to phasing, except for proposed hole no. 5, which lies within the area of development Parcel C and is designated as part of development Phase III. Furthermore, the staging plan provides that all townhouses in Development Parcels F and G are designated as part of development Phase II. It is recommended that the staging schedule and staging plan be revised and coordinated to reflect the same development information and nomenclature, Phase III or Phase 3, etc.

b. The following discussion, pertaining to site plan review, phasing, and construction timing, is based on staff=s previous experience with regard to review of golf course communities within Prince George=s County. Although the CDP text references the golf course, its facilities, and the recreation center to be constructed as part of Phase 1, staff believes that the most efficient and least confusing approach to foster a more expedient site plan review would be for the golf course and recreation facilities to be reviewed under a separate phase, 1A. The designation of Phase 1A would allow for the golf course and proposed recreation center to be reviewed as separate entities, which they are, apart from any residential development. Reviewing the golf course with some of the proposed residential development, specifically that shown as Phase 1 of the Phasing Schedule, does not allow for a comprehensive review of the relationships between the golf course and all abutting residential lots. Furthermore, given the amount and complexity of environmental issues with regard to golf course review, staff believes that the review of the golf course should be conducted as a site plan unto itself. Staff believes that the optimum circumstance in which the relationships between the abutting residential lots and the golf course can be reviewed would occur if the golf course were reviewed and constructed first, or at the very least if the applicant is able to meet their stated goal, which is Ato have the golf course in place with the opening of the first sections.@ If the golf course is in place prior to the majority of the residential development, then the siting of residential lots adjacent to an

existing golf course with existing woodlands, vegetation, etc., becomes a much less complicated task with respect to the safety and protection of the lots from errant golf balls. Finally, review of the golf course separately, and first, allows for the Final Plats for the golf course to be approved early in the process, thus giving tangible documentation of the extent, boundaries, edges, and easements, etc., that define the subject facility. Therefore, it is recommended that the proposed golf course and recreation center be included as part of the Phasing Schedule in the CDP text, and be assigned Phase 1A with a projected completion time equal to that of Phase 1, one to two years.

c. Although the staging plan text identifies the golf course as being constructed in Phase 1, the staging schedule neither identifies nor notes specific timing for the projected completion of the golf course. Since the CDP text states that it is Athe desire to have the golf course in place with the opening of the first sections@ (see p. 23), and the golf course will be developed with Phase 1, staff believes it is appropriate to limit the number of residential permits that can be issued prior to the submission of the final golf course plan for review and the construction/ completion/opening of the golf course facility. Therefore, based on the proposed staging schedule total number of projected residential units in Phase 1, it is recommended that prior to the approval of the 200th residential building permit for Oak Creek, the Specific Design Plan for fine grading in Phase 1A (Golf Course) shall be submitted and approved. Furthermore, prior to the approval of the 287th residential building permit for Oak Creek, the golf course shall be completed and in operation. Furthermore, the proposed recreation center, swimming pool and bathhouse, tennis courts, and any other recommended community structures shall be included in the said Phase 1A SDP.

24. The CDP application does not include a general scheme and standards for treatment of the streetscape. Staff is particularly concerned with the following:

$ Location of street trees, lighting, and sidewalks.

$ Lot entrance drives with culverts vs. sloped entrance drives with a drainage swale across the surface.

To ensure an attractive and consistent streetscape treatment throughout Oak Creek Club, a separate Specific Design Plan will be devoted to streetscape elements, as proposed in the conditions in the Recommendation section of this staff report below. Furthermore, staff believes that a comprehensive approach to signage for

the subject property would be a benefit to promoting a positive image for the commercial/retail, residential, and recreational areas within the development. Therefore, it is recommended that in addition to streetscape elements, the Specific Design Plan review will also be inclusive of proposed signage, and that a comprehensive signage design approach be undertaken for the residential and commercial/retail components of the development.

25. The CDP text does not include any discussion with regard to on-street parking within the public right-of-way. As previously stated in Findings No.12 and 18 above, it has been determined that safety is significantly diminished when on-street parking is allowed in a two-way right-of-way of 50 feet or less. Therefore, on-street parking should be prohibited throughout the proposed development, as proposed in the conditions in the Recommendation section of this staff report.

26. The CDP text (p.13) states Aefforts to coordinate the installation of underground utilities will be emphasized by the applicant.@ Staff believes that the location of utilities underground within the development will be a significant contributor to the positive appearance of the streetscape throughout the community. Therefore, public utilities should be buried wherever possible, as indicated in the proposed condition in the Recommendation section of the staff report. Furthermore, the entire property frontage along Church Road is occupied by an existing above-ground telephone/power line public utility within the public right-of-way. Although burying the electrical line would provide for a more aesthetically pleasing development, the development review process does not afford the Planning Board the authority to mandate any activity within a public utilities easement controlled by another agency. Neither the applicant nor the respective public utility can be forced to remove the existing utility line through this process. It is recommended that the applicant investigate burying the line.

27. The CDP text (p.18) states AStreetscape planting that occurs in open space and stormwater management planting will be credited against the *Landscape Manual* requirements.@ Staff disagrees. Unless the said plantings are within the parameters of a designated/required bufferyard, commercial/industrial landscape strip, etc., then they shall be considered supplemental landscaping above that required by the *Landscape Manual* to enhance the open space and stormwater management facilities. Credit for plantings outside of required bufferyards, landscape strips, etc., should not be allowed.

28. Although neither the submission requirements for Comprehensive Design Plans in general nor the requirements for the R-L and L-A-C Zones mandate that the developer provide detailed standards and guidelines for the architectural appear-

ance of proposed dwelling units, community facilities, and/or commercial/retail components, the Planning Board has frequently been provided those standards and guidelines by applicants for approval as part of the Comprehensive Design Plan. In the subject case, no architectural standards or guidelines have been proffered to support the CDP text notation of Architectural Guidelines, nor the applicant=s stated intention of providing an upscale community. Furthermore, to preclude the submission and review of architecture with every Specific Design Plan submission, staff believes that the review of all proposed architecture under one separate umbrella Specific Design Plan is appropriate and will allow staff to easily track all approved architecture throughout the project=s development. The said architecture, once approved, will be applicable to all Specific Design Plans subsequently approved. Therefore, both the recommended general architectural standards and guidelines, and the requirement of a separate Specific Design Plan for architecture are indicated as a proposed conditions in the Recommendation section of this staff report.

29. Generally, errant golf shot plans focus on the impact of a golf course to an existing/ proposed adjoining residential development. Staff believes that the location of proposed holes No. 2, 3, 8, and 9, adjacent to both Church and Oak Grove Roads, raises a concern with regard to the safety of vehicular travel along both roadways. Therefore, the recommended errant ball study to be submitted at the time of Specific Design Plan review should also demonstrate that vehicles traveling along Church Road and Oak Grove Road will be safe.

30. The following private recreation facilities will be provided in the Oak Creek Club development:

$ **Golf Course Club House and Recreation Center/Community Building** (club house, bathhouse, 5,000-square-foot encompassing multipurpose room, game room, additional meeting room, offices, coat room, kitchen, storage area, rest rooms and health club/fitness center)

$ **Swimming Pool adjacent to Club House/Community Building**

$ **Two (2) tennis courts adjacent to Club House/Community Building**

$ **Seven (7) Tot Lots** throughout the community.

As previously stated in Finding No. 23.d. above, it appears that the proposed bathhouse and golf course clubhouse are proposed to be housed in the same structure. Furthermore, the plan makes no mention of the provision of additional

community-oriented facilities as outlined above in this finding. Staff has the following concerns. Given that the golf course will be a privately owned entity, staff does not believe that in general of the community functions should be housed in the clubhouse structure, which very likely will have its own rules, hours of operation, etc. Secondly, for a development of this size and projected population it is inconceivable that a stand-alone structure would not be provided for the community usage on HOA property. Community groups, clubs, residents, etc., should have access to a functional and attractive building which is owned and governed by the community, within which community-oriented activities can occur. Therefore, it is recommended that the proposed golf course club house and recommended community building/bathhouse be two separate buildings, with the latter located on Homeowners Association Space.
In order to ensure that the facilities listed above and the other facilities required by the Basic Plan will be constructed in phase with development, bonding and construction requirements should be established as a proposed condition in the Recommendation section of this staff report.

31. The CDP text (p. 35) states that AThere will be other tot lots and recreational facilities provided in other parts of the community that will be detailed as the detailed planning proceeds. There will also be other open space within each development parcel.@ It is incumbent upon the applicant at the time of Comprehensive Design Plan to give the Planning Board and District Council a complete picture of the proposed recreation facilities proposed for the development. The Comprehensive Design Plan should show all proposed recreation areas located in residential areas and the applicant=s most accurate projections of specific recreation facilities to be provided in those areas. Specific recreation facilities identified on the CDP may be revised at the time of Specific Design Plan if the Planning Board finds at that time that equal or better facilities are being offered.

32. The developer of Oak Creek Club has indicated that homeowners in the development will receive some special privileges in regard to use of the golf course.

33. To ensure that the recreational needs of handicapped residents are not overlooked, the staff provides a recommended condition below.

34. A development as large as the Comprehensive Design Plan for Oak Creek Club is expected to result in numerous Specific Design Plans (SDP) for the various phases of the development. To assist the staff and interested citizens in keeping track of the approved SDPs and attendant Tree Conservation Plans (TCP), a condition is proposed below which would require the developer to provide a key

plan of the entire Oak Creek Club project with each SDP submitted showing the number and location of all previous SDPs and TCPs approved or submitted.

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 Type I Tree Conservation Plan (TCPI/91/01), and Type I Tree Conservation Plan (TCPI/92/01) and further APPROVED the Comprehensive Design Plan CDP-9902, Oak Creek Club - RL 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. Indicate the provision of a hiker/biker trail along the entire length of the property to be dedicated to the Department of Parks and Recreation in the Black Branch Stream Valley on the subject property.

   b. The applicant shall illustrate the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community by providing a conceptual alignment for the new access on the plan.

   c. Provide sidewalks or walkways (minimum five-feet-wide) on at least one side of all primary roads, and sidewalks or walkways (minimum four-feet-wide) on at least one side of all secondary roads.

   d. Coordinate the staging schedule and staging plan to reflect the same development information and nomenclature, Phase III or Phase 3, etc.

   e. The proposed golf course and recreation center shall be included as part of the Phasing Schedule in the CDP text, and be assigned Phase 1A with a projected completion time equal to that of Phase 1, one to two years after construction commences.

   f. TCP I shall be revised to correct the AReforestation Calculation@ and AForest Save Calculation@ tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.

   g. TCP I shall be revised to eliminate the afforestation on Parcel 35. Furthermore, the applicant shall identify on the plan how afforestation require-

ments are satisfied. All off-site TCP woodland requirements should be satisfied within the Kettering vicinity, and/or councilmanic District 6.

h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP I shall be revised to show additional on-site preservation, on-site afforestation, or off-site mitigation.

i. Show dedication to M-NCPPC of 133∀ acres as shown on the Department of Parks and Recreation (DPR) Exhibit AB.@

2. At each access point off of Church Road and Oak Grove Road, the plans shall provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.

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

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

5. Show alternative vehicular access to the Beall House, and incorporate the balance of the drive into the open space network.

6. 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 any Specific Design Plan.

7. 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 submittal of the SDP.

8. All nontidal wetland mitigation areas shall be shown on the SDP.

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

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

11. Prior to approval of each Specific Design Plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-9902 and CDP-9903.

12. The design of the golf course shall be in accordance with the safety corridor guidelines of the Urban Land Institute publication Golf Course Development and Real Estate (1994), as follows:

    $ Centerline of golf hole to road right-of-way: 150 feet.
    $ Centerline of golf hole to boundary of adjacent development (or lot lines): 175 feet; plus a 35-foot setback for a house on a lot.
    $ Minimum distance between one green and the next tee: 150 feet.
    $ Minimum distance between adjacent tees and greens: 150 feet.
    $ Minimum distance between adjacent landing areas: 200 to 250 feet.

    The Planning Board may approve modifications of these guidelines upon submission at the time of Specific Design Plan of written justification from a qualified professional golf course architect that the adjustment will not reduce the safety of the course operation.

13. Prior to approval of each residential Specific Design Plan the applicant shall provide a detailed analysis of the individual holes which abut, or may impact, the residential lots contained within the submitted SDP to demonstrate that the residential development will not be at risk with regard to errant golf shots. The errant ball studies shall include, but not be limited to, grading, topography, spot elevations, slopes, existing vegetation, proposed landscaping, golf course hazards, etc. Furthermore, the applicable SDPs with golf holes adjacent to Church Road and Oak Grove Road shall demonstrate safety for vehicles traveling the said thoroughfares.

14. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots shall have side-entrance garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.

15. Lots in Parcel A backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C backing up the R-E Zone (Behnke=s Nursery) shall have a minimum

landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards.

16. Prior to Final Plat approval the open space parcel created by the relocation of Oak Grove Road shall be conveyed to the St. Barnabas Church or the appropriate entity capable of holding real estate.

17. Prior to Specific Design Plan approval and to the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Specific Design Plan review. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character. Furthermore, the applicant shall provide a photographic and plan inventory of all agricultural structures within a proposed plan area for submission and review at the time of Specific Design Plan approval.

18. Prior to approval of Specific Design Plans the handicapped accessibility of all trails shall be determined. Furthermore, all trails shall be field-located and staked by the applicant in consultation with M-NCPPC staff from the Environmental Planning Section, Transportation Planning Section, and the Department of Parks and Recreation, prior to construction.

19. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in Section 4.6 of the *Landscape Manua*l. If there is woodland area or hedgerows within the right-of-way, it may be combined with on-site woodland to contribute toward the 50-foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

20. Prior to the approval of the 200 th residential building permit for Oak Creek, the Specific Design Plan for fine grading in Phase 1A (Golf Course) shall be submit-

ted and accepted for review. Furthermore, prior to the approval of the 287 th residential building permit for Oak Creek, the golf course shall be completed and in operation. Furthermore, the proposed recreation center, swimming pool and bathhouse, tennis courts, and any other recommended community structures shall be included in the said Phase 1A SDP.

21. On-street parking shall be prohibited throughout the proposed development.

22. Public utilities should be buried wherever possible on site.

23. Prior to/or concurrent with the submission of the first Specific Design Plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the Aneo-traditional@ area of the L-A-C Zone. This SDP shall also address signage, and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.

24. The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 60 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintel, brick or stone foundations, creative window and door treatment, cornice lines, quoins, reverse gables, dormer windows, and varied roof lines. Roofing material shall consist of standing seam metal, cedar shake shingles, imitation slate, or high quality dimensional asphalt shingles.

    All side and rear elevations visible from roads, parking areas, the golf course, and the existing two-acre pond 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.

    The minimum roof pitch for all dwelling units shall generally be 8/12. A minimum ceiling height for the first floor shall be nine feet.

    The minimum residential square footage, excluding townhouses, shall be two-thousand and two-hundred (2,200) square feet.

Decks and porches on rears that face the golf course must be painted, stained, etc. They may not be left to weather naturally.

No private fences will be allowed in rear yards of single family lots facing the golf course; a consistent private fence can be constructed in rear yards of attached houses facing the golf course.

Rear yard landscape plans facing the golf course shall be selected from a limited group of options to be installed by the developer.

25. Provide a separate Specific Design Plan for all proposed architecture.

26. Every Specific Design Plan for Oak Creek Club shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers.

27. The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	**N/A**	**Complete by 287th building permit**
Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Swimming Pool Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Two (2) Tennis Courts Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
8-foot-wide Asphalt Trail System (not on public park land)	**Prior to 250th building permit**	**Complete by 800th building permit**

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 circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. 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 the dwelling units.

The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property.

28. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guideline*s.

29. All recreational facilities to be constructed on park land shall be built in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines.*

30. Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements, along with any necessary signal, signage, and pavement marking modifications, shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency=s access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

1. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

2. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

3. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

4. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214

approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

5. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

31. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left- turn lanes at each access point at a minimum.

32. Prior to the approval of the Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12- hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

33. At the time of final plat approval, the applicant shall dedicate right-of-way along Oak Grove Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at the proposed access point at a minimum.

34. All record plats shall indicate the A-44 facility as shown on the submitted plan with the notation AFuture Access-Controlled Highway Facility A-44.@

35. All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide

sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.

36. The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:

    1. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

    2. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T

    3. Buses having a capacity of 20 persons.

    Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek homeowners association shall be approved by the Planning Board concurrent with approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity and shall be recorded in the land records of Prince George=s County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

37. Prior to the issuance of residential building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.

38. No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.

39. Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George=s County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.

40. Prior to the issuance of the Certificate of Occupancy for the golf course all reforestation/afforestation on the golf course parcels shall be completed, all other reforestation/afforestation shall be completed prior to the issuance of the 287th residential permit.

41. The Preliminary Plan of Subdivision shall reflect lots along A-44 of no less than 300 feet in depth unless a variation for lot depth is approved as part of the Preliminary Plan approval.

42. As part of the SDP submittal that shows A-44 a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.

43. Prior to signature approval of the preliminary plan the applicant shall submit information to support the platting of the 41 lots that contain Marlboro clay which do not satisfy the existing and /or proposed 1.5 safety factor line. The final decision with regard to the platting of the 41 impacted lots shall be referred to the Planning Director, as designee of the Planning Board, for approval.

44. The applicant and the applicant's heirs, successors and/or assignees shall provide the following:

    a. Construct a Class I hiker-biker trail along the subject property=s entire frontage of Church Road, as reflected on the submitted CDP.

b. Construct a Class I hiker-biker trail along the subject property=s entire frontage of Oak Grove Road, as reflected on the submitted CDP.

c. Dedicate the land along the Black Branch stream valley to the M-NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plat, and construct the multi-use, hiker-biker trail the entire length of the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

d. The trails network shall be shown on the preliminary plat and final plat.

e. All trails shall be assured of dry passage. If wet areas must be traversed, suitable structures shall be constructed.

45. The applicant shall submit to the DPR of a performance bond, a letter of credit or other suitable financial guarantee, for the Phase-I of the park development, in an amount to be determined by the DPR, within at least two weeks prior to issuance of the 287 th building permit.

46. The applicant, his successors, and/or assignees, shall construct the public recreational facilities in two phases. Prior to issuance of the 383rd building permit, the applicant shall construct the following recreational facilities, accessible from Kettering Neighborhood Park:

Phase I
(1) combination soccer/football fields @ 230' x 350'
(1) softball field @ 300' x 350'
155 space parking lot
playground for children 2-12 years of age
1,000 linear feet of 8' wide master plan trails

47. The applicant shall submit to the DPR of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DPR, for Phase-II of the park development, within at least two weeks prior to issuance of the 574th building permit.

48. Prior to issuance of the 765th building permit, the applicant shall construct the following recreational facilities:

Phase II
(1) combination soccer/football fields @ 230' x 350'
60 space parking lot accessible from Oak Creek Club

(2) youth soccer fields @ 100' x 200
(1) gazebo with 5 picnic tables
2,200 linear feet of 8' wide trails

49. The applicant shall construct the master plan trail in the Black Branch Stream Valley and feeder trails with sewer line construction along the Black Branch.

50. Prior to signature approval of the CDP-9902&9903, the concept plan as shown on DPR Exhibit AA@ shall be incorporated into the approved CDP plans.

51. The recreational facilities on park property shall be designed in accordance with the applicable standards in the *Parks and Recreation Facilities Guideline*s.

52. Prior to issuance of the 250th residential building permit, the applicant shall submit detailed construction drawings for park facilities to DPR for review and approval.

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.

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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 Brown, seconded by Commissioner Eley, with Commissioners Brown, Eley, Lowe, Scott, and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, December 20, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of December 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:JJ:rmk

PGCPB No. 06-150 File No. CDP-9902/01

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 June 22, 2006, regarding Comprehensive Design Plan CDP-9902/01 for Oak Creek Club the Planning Board finds:

1. **Location**: The subject property is located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road, and directly east and west of Church Road, approximately 2,800 linear feet south of the intersection of Church Road and Central Avenue (MD 214). The site is bounded to the north by open space (zoned R-A and R-E) and the Cameron Grove development (zoned R-E); to the west by two occupied subdivisions of detached single-family residential properties, Kettering and Sierra Meadows (zoned R-80 and R-E), and a church; to the east by occupied and vacant residential property (zoned R-R and R-A) and Pennsylvania Railroad property; and to the south is a school, church and open space (zoned R-E) and the Oak Grove Road right-of-way.

2. **The Subject Development:** The comprehensive design plan as approved included a maximum of 1,148 dwelling units—877 single-family detached and 271 single-family attached—on approximately 923 acres. The housing was to be organized into 11 development pods, which was to be located on both the east and west sides of Church Road. The R-L portion of development is proposed to consist of 1,096 dwelling units—877 single-family detached and 219 single-family attached—on approximately 890 acres. The L-A-C portion was proposed to provide for the remaining 52 single-family detached units. An 18-hole championship golf course was to be integrated into the residential communities. A 2.02-acre pond exists in the northwestern portion of the site and was proposed as a scenic focal point of the development. The comprehensive design plan for Oak Creek Club also included the following: a club house for the golf course, a recreation center with pool and tennis courts for the homeowners, 7 tot lots, 71.58 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Black Branch Stream Valley Park, 35 acres dedicated to M-NCPPC for a community park, 260 acres dedicated as homeowners open space, and a 26-acre site to be conveyed to the Board of Education for a school/park site.

   The attached single-family dwelling (townhouse) portion of the Oak Creek Development is located on the eastern side of Church Road, on both sides of Mary Bowie Parkway in the L-A-C zoned portion of the site, proximate to the Bowieville Mansion, the historic property on the site, the lake and Hole #18 of the golf course. The end walls and hence the side yards of the townhouse sticks are primarily adjacent to open space to be dedicated to the homeowner's association with the following two exceptions. First, the side yard of the townhouse stick most northwestern in the townhouse section of the site is immediately adjacent to the school/park site. Second, rear

property lines of single-family Lots 1 and 2 in the northwestern quadrant of the intersection of Mary Bowie Parkway and Bottsford Road are shared with the side yard of a townhouse stick. Although staff does not feel that the adjacency to the school/park site presents a problem, staff has recommended a condition below that would retain the five-foot requirement for the townhouse stick directly behind Lots 1 and 2 above to preserve a slightly greater setback from the rears of the detached units.

3. **Background:** On November 26, 1991, the District Council approved the zoning map amendment and accompanying Basic Plan Application A-8427, A-8578, and A-8579 (CR-120-1991) for the subject property. This zoning map amendment rezoned the property from the R-A and R-R Zones to the R-L and L-A-C Zones.

4. **The Approved Basic Plan:** On July 24, 2000, the District Council approved the amended Basic Plan application, A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plan provided for generally the same number of residential units and types of recreational/public amenities, but included an 18-hole golf course. The basic plan is subject to 49 conditions, 10 considerations.

5. **The Comprehensive Design Plan:** On September 6, 2001, the Planning Board approved Comprehensive Design Plan CDP-9902 (PGCPB Resolution No. 01-180. The District Council affirmed the Planning Board decision on May 13, 2002.The purpose of the subject application is to revise the side yard set back for townhouses established in the original CDP application from 4 to 0 feet in order to allow side-entry stoops, entry porches, and chimneys on end-unit townhouses. More specifically, the application requests a revision to the minimum side yard for townhouses from 4 to 0 feet on the lot performance standards Table 1. This table is found on page 10, of the "Comprehensive Design Plan Amendment–R-L Zone" booklet, Section 1–Plan Proposal. The applicant stated in their request that they believe that the proposed change would allow more diversity in the front elevations of the townhouse groups and prevent a tunnel effect between townhouse sticks by creating architectural animation and more activity along the side elevations. The proposed revision is in harmony with the other requirements of Comprehensive Design Plan CDP-9902.

6. **Requirements of the Zoning Ordinance:**

The requirements of the Zoning Ordinance in the R-L and the L, A, C Zones—The proposed revision is in accordance with the requirements of Section 27-441, Uses Permitted, and Section 27-442, Regulations of the Zoning Ordinance.

Findings Required by Section 27-521 of the Zoning Ordinance—The following findings, required by the Zoning Ordinance to be made prior to Planning Board approval of a comprehensive design plan, were made at the time of the original approval. Each required finding is listed below in boldface type. Staff comment detailing how the subject proposal does not affect such finding follows.

The plan is in conformance with the approved Basic Plan;

Comment: The proposed revision will not substantially affect the previous finding that the subject comprehensive design plan is in conformance with the requirements of the applicable basic plans.

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

Comment: The proposed revision will not substantially affect the previous finding that the subject proposed plan would result in a development with a better environment than could be achieved under other regulations.

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 proposed revision will not substantially affect the previous finding that 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.

The proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings;

Comment: The proposed revision will not substantially affect the previous finding that the proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings.

Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

Amounts of building coverage and open space;

Building setbacks from streets and abutting land uses; and

Circulation access points;

Comment: The proposed revision will not substantially affect the previous finding that land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to amounts of building coverage and open space, building setbacks from streets and abutting land uses and circulation access points.

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 proposed revision will not substantially affect the previous finding that 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.

The staging of development will not be an unreasonable burden on available public facilities;

Comment: The proposed revision will not affect the previous finding that the staging of development will not be an unreasonable burden on available public facilities.

Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

The proposed adaptive use will not adversely affect distinguishing exterior architectural features or historic landscape features in the established environmental setting;

Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;

Comment: The proposed revision will not affect the above previous finding regarding the adaptive use of a historic site.

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); and

Comment: The proposed revision will not affect that previous finding that the plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9 of the Zoning Ordinance and, since townhouses are proposed and the zone is not V-L or V-M, the requirements set forth in Section 27-433(d).

The Plan is in conformance with an approved Tree Conservation Plan.

Comment: The proposed revision will have no affect on the applicable tree conservation plan and, therefore, it will not affect the previous finding that the plan is in conformance with an approved tree conservation plan.

7. **The Woodland Conservation Ordinance**—As stated above, the proposed revision will have no effect on the fact that the plan is in conformance with an approved tree conservation plan and because that is the case, it may be said that the project is in conformance with the requirements of the Woodland Conservation Ordinance.

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-9902/01, Oak Creek Club for the above described land, subject to the following conditions:

1. In the townhouse stick behind single-family Lots 1 and 2 in the northwestern quadrant of the intersection of Mary Bowie Parkway and Bottsford Road, a four-foot setback inclusive of side-entry stoops, entry porches and chimneys shall be maintained in the side yard.

2. Intrusions into the previously required 4-foot setback shall only apply to units for which side-entry stoops, entry porches and chimneys on end-unit townhouses are planned.

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.

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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 Eley, seconded by Commissioner Clark, with Commissioners Eley, Clark, Squire, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, June 22, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of July 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:IT:bjs

PGCPB No. 07-172(C) File No. CDP-9902/02

CORRECTED 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 September 13, 2007, regarding Comprehensive Design Plan CDP-9902/02 for Oak Creek Club the Planning Board finds:

1. **Location**: The subject property is located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road, and directly east and west of Church Road, approximately 2,800 feet south of the intersection of Church Road and Central Avenue (MD 214). The facilities that are the subject of this application, the golf course clubhouse, the swim/tennis center and its attendant parking are located in the central northern section of the site and are bounded to their north by open space that is zoned R-A and R-E, and to their east, west and south by other portions of the Oak Creek development.

2. **The Subject Development:** The comprehensive design plan as approved, together with CDP-9903, includes a maximum of 1,148 dwelling units—877 single-family detached and 271 single-family attached—on approximately 923 acres. The housing is to be organized into 11 development pods, which are to be located on both the east and west sides of Church Road. The R-L portion of the development is proposed to consist of 1,096 dwelling units—877 single-family detached and 219 single-family attached—on approximately 890 acres. The L-A-C portion is proposed to provide for the remaining 52 single-family detached units. An 18-hole championship golf course is to be integrated into the residential communities on the remaining 33 acres. A 2.02-acre pond exists in the northwestern portion of the site and serves as a scenic focal point of the development. The original approval of the comprehensive design plan for Oak Creek Club also includes the following: a clubhouse for the golf course, a recreation center with pool and tennis courts for the homeowners, a community building, 7 tot lots, 71.58 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Black Branch Stream Valley Park, 35 acres dedicated to M-NCPPC for a community park, 260 acres dedicated as homeowners open space, and a 26-acre site to be conveyed to the Board of Education for a school/park site.

3. **Background:** On November 26, 1991, the District Council approved the zoning map amendment and accompanying Basic Plan Application A-8427, A-8578, and A-8579 (CR-120-1991) for the subject property. This zoning map amendment rezoned the property from the R-A and R-R Zones to the R-L and L-A-C Zones. On July 24, 2000, the District Council approved the amended Basic Plan application, A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plan provided for generally the same number of residential units and types of recreational/public amenities, but included an 18-hole golf course. The basic plan is subject to 49 conditions and 10 considerations.

4. **The Comprehensive Design Plan:** CDP-9902 was approved by the Planning Board on September 6, 2001. The Planning Board then adopted PGCPB Resolution No. 01-180, formalizing the approval, on December 20, 2001. Subsequently, the District Council chose to call up the case and approved it with conditions on May 13, 2002. A single revision to that comprehensive design plan, CDP-9902/01, was approved by the Planning Board on June 22, 2006. The Planning Board then adopted PGCPB Resolution No. 06-150, formalizing the approval, on July 20, 2006.

5. **The Request and Proffered Justification:** In a letter dated April 20, 2007, the applicant requested an amendment to Condition No. 27 of the approval of CDP-9902. More specifically, Condition No. 27 provided that the recommended community building and the proposed golf course clubhouse shall be two separate structures, with the community building being located on homeowners' association property. More particularly, the exact wording of the condition is as follows:

"The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines)* prior to Final Plat of Subdivision:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 287th building permit
Main Community Building	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool Adjacent to Main Community Building	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts Adjacent to Main Community Building	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.		

"The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property."

The application seeks to modify the wording of the condition to read:

"The recommended community building and the proposed golf course clubhouse requirement may be satisfied by providing a golf course clubhouse structure of at least 25,000 square feet on the golf course property."

The applicant initially offered the following justification:

"1. The proposed golf course clubhouse/community building is open to the community and will contain approximately 27,000 square feet and will have sufficient kitchen, dining, and meeting facilities to accommodate any and all community needs. In addition, there will be a swim/tennis center building near the golf course clubhouse of approximately 5,000 square feet with snack bar, changing areas, lifeguard office, a weight room, and outdoor patio areas. This facility is also available to the community.

"2. The homeowners' association documents have been recorded and specifically state that every owner in Oak Creek Club shall be required to purchase at least a social membership in the Oak Creek Club Country Club. The homeowners' documents also provide for monthly homeowners association meetings in the golf course clubhouse.

"3. The homeowners' association will save up to $100,000 a year by not having to operate and maintain a separate community building with employee, security, lighting, lawn maintenance, parking lot and general upkeep expenses.

"4. A similar situation at the Woodmore Country Club has worked smoothly for many years, in part, because community meetings do not generally conflict with the heavier weekend golf usage."

In sum, the applicant requested that the subject CDP conditions be modified to provide equal or better facilities (the clubhouse and swim/tennis center) pointing to a substantial savings to the residents of Oak Creek Club as justification.

Upon review of the above initial justification, staff requested further clarification regarding the operation of the clubhouse so as to ensure that the homeowners would not be unduly limited in their use of the clubhouse and would be treated fairly in all respects by the owners of the clubhouse. Staff wanted to make sure that adequate protections would be in place to ensure the clubhouse would satisfy the needs that would have been accommodated by a separate homeowners' association building. In response to this request, the applicant offered the following additional information:

- That the swim/tennis and clubhouse facilities are planned as private and are not open to the general public (defined as "non-residents and non-golf members"), i.e. the frontgate is not open to the general public.

- Non-members may, however, schedule events at the clubhouse provided they are sponsored by a member.

- All residents are required by the HOA documents to pay social dues resulting in the family having a "social membership" to the country club. This type of membership, only open to residents, gives access to the clubhouse and swim/tennis/weight room facilities during normal operation hours. Hours of operation have not yet been set by the applicant.

- Golf memberships, however, may be purchased by residents and nonresidents. Golf membership does not grant privileges to use the swim/tennis/weight room facilities. A maximum of 500 golf memberships will be sold and they will be offered first to residents. The golf memberships sold to nonresidents are recallable. Memberships for the swim/tennis/weight rooms are not available for nonresidents under any circumstances.

- No distinction will be made between social and golf members; they will both have equal access to the clubhouse. The only members of the general public that will be permitted to use the clubhouse will be guests of members or part of a guest scheduled event.

- A limited liability corporation will own the golf course and its legal relationship with the HOA will be governed by provisions contained in the Homeowners' Association Handbook.

- The primary use of the clubhouse is social. Amenities include dining area, patios, restaurant, and meeting facilities. Activities to be planned by the HOA and held in the golf clubhouse shall include social hours, card clubs and children's activities, including scheduled play groups.

- The secondary use of the clubhouse is for golfing activities and the only floor area devoted entirely to golf activities is the cart storage area and the pro shop.

- HOA covenants include a golf course covenant that requires that the clubhouse be available free of charge for monthly HOA meetings. The applicant indicated that, space permitting, it would be available if they wanted to meet more frequently, or if a subcommittee wanted to meet in the clubhouse.

- Events can be scheduled in the clubhouse by a member or for a fee, for weddings, etc. but the facilities will be scheduled on a first come/first served basis.

- There will be no limits on the homeowners'/HOA's use of the site in terms of areas, hours and days except it would only be available during regular operating hours and attendees would not be permitted to bring their own food or drink into the clubhouse.

- Social membership for a family is $25.00 per month; it will be raised to $40.00 a month after the clubhouse is completed and is limited to a maximum increase per year of three percent based on an inflation factor.

- The applicant also offered a letter from Armstrong Management Services, Inc., dated October 18, 2006, stating that the anticipated costs to operate a community center building of approximately 5,000 square feet is $100,550, implying that housing the homeowner functions in the golf course clubhouse would save the homeowner's association approximately $100,550 per annum.

*• Staff is generally supportive of applicant's request to accommodate both the clubhouse and community building in a single building on golf course property.

*[~~Staff would recommend, however, that conditions be attached to the approval of the subject project to ensure that, in addition to the space that will be provided for community functions in the clubhouse, the homeowners will be provided a substantial space for their exclusive use which will fulfill the function of a "den" or "great room." This function which is frequently found in a homeowners' community building is not accommodated in the applicant's proposal.~~]

*[~~Staff recommends that, prior to signature approval of the subject plans, the applicant enlarge the swim/tennis center by 1,500 square feet to accommodate a community room equipped at a minimum with comfortable furniture, a fire place and a large, flat screen television. Such revised plans should be approved by the Urban Design and the Historic Preservation Planning Sections as designees of the Planning Board. If necessary, the applicant should amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club Course to reflect the conditions above. The applicant should also add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners' association be permitted to meet in the Bowieville mansion~~].

6. **Requirements of the Zoning Ordinance:**

The requirements of the Zoning Ordinance in the R-L Zone—The proposed revision is in accordance with the requirements of Section 27-514.09, Uses Permitted in the Residential Low Density (R-L) Zone, and Section 27-514.10, Regulations in the R-L Zone, of the Zoning Ordinance.

*Denotes correction
[Brackets] denotes deletion
Underlining denotes addition

Findings Required by Section 27-521 of the Zoning Ordinance—The following findings, required by the Zoning Ordinance to be made prior to Planning Board approval of a comprehensive design plan, were made at the time of the original approval. Each required finding is listed below in boldface type. Staff comment follows, detailing how the subject proposal does not affect such finding.

The plan is in conformance with the approved basic plan;

Comment: The proposed revision will not substantially affect the previous finding that the subject comprehensive design plan is in conformance with the requirements of the applicable basic plans.

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

Comment: The proposed revision will not substantially affect the previous finding that the subject proposed plan would result in a development with a better environment than could be achieved under other regulations.

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 proposed revision to merge the functions of an HOA community building into the golf course clubhouse will not substantially affect the previous finding that 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.

The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;

Comment: The proposed revision will not substantially affect the previous finding that the proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings.

Land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to:

Amounts of building coverage and open space;

Building setbacks from streets and abutting land uses; and

Circulation access points.

Comment: The proposed revision will not substantially affect the previous finding that land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to amounts of building coverage and open space, building setbacks from streets, abutting land uses, and circulation access points.

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 proposed revision will not substantially affect the previous finding that 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.

The staging of development will not be an unreasonable burden on available public facilities;

Comment: The proposed revision will not affect the previous finding that the staging of development will not be an unreasonable burden on available public facilities.

Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

> **The proposed adaptive use will not adversely affect distinguishing exterior architectural features or historic landscape features in the established environmental setting;**
>
> > **Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the historic site;**
> >
> > **The design, materials, height, proportion, and scale of a proposed enlargement or extension of a historic site, or of a new structure within the environmental setting, are in keeping with the character of the historic site;**

Comment: The proposed revision will not affect the previous finding regarding the adaptive use of a historic site.

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); and

Comment: The proposed revision will not affect that previous finding that the plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3,

Division 9 of the Zoning Ordinance and, since townhouses are proposed and the zone is not V-L or V-M, the requirements set forth in Section 27-433(d).

The Plan is in conformance with an approved tree conservation plan.

Comment: The proposed revision will have no affect on the applicable tree conservation plan and, therefore, it will not affect the previous finding that the plan is in conformance with an approved tree conservation plan.

8. **The Woodland Conservation and Tree Preservation Ordinance**—As stated above, the proposed revision will have no effect on the fact that the plan is in conformance with an approved tree conservation plan, and because that is the case, it may be said that the project is in conformance with the requirements of the Woodland Conservation and Tree Preservation Ordinance.

9. **Referral Comments—**

Environmental Planning—In comments dated May 21, 2007, the Environmental Planning Section confirmed that the proposed revision to the subject comprehensive design plans would have no effect on the approved Type II tree conservation plan for the subject property. Therefore, they stated that they would not be offering any further detailed comment on the project at this time.

The City of Bowie—A representative of the City of Bowie has verbally indicated to staff that the city does not intend to comment on the proposed revisions to the comprehensive design plans for the Oak Creek Club development.

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-9902/02, Oak Creek Club for the above described land, subject to the following conditions:

1. That Condition No. 27 of the approval of CDP-9902 be amended to read as follows:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	N/A	Commence construction prior to the 850th building permit or March 2010, whichever is sooner (permits may be suspended for noncompliance)

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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property *[~~and by providing a community room of at least 1,500 square feet in an enlarged swim/tennis center~~.

2. That prior to signature approval of the subject plans, the applicant shall:

   a. If necessary, amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club Course be amended to reflect Condition 1above.

*Denotes correction
[Brackets] denotes deletion
Underlining denotes addition

b. Add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners' association be permitted to meet in the Bowieville mansion.

3. The applicant, his heirs, successors and assigns, shall contribute 50% of the total costs of the roundabout located at Oak Grove Road and Church Road. The contribution shall be paid upon the issuance of the construction permits to the permittee for said roadwork but also provided that Oak Creek shall post, prior to any issuance of a building permit in Phase V, a bond or irrevocable letter of credit to the permittee for their estimated share of the costs based on an estimate proposed by the permittee and approved by Oak Creek until the actual construction takes place. The total costs shall be determined according to AASHTO or other applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee. In no way shall the permits (storm drain, paving, grading, model permits, or construction/building permits of any type) for Oak Creek Club be conditioned upon any event other than the issuance of the bond or irrevocable letter of credit and/or the contribution by the applicant to the permittee upon issuance of the permit. The roundabout is not an APF requirement for Oak Creek and the applicant's contribution satisfies road frontage requirements at this intersection per the road Code and Condition 42 (PGCPB 01-178(C)) of the Oak Creek Preliminary Plan or subsequent plans.

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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Cavitt, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, September 13, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of October 2007.

R. Bruce Crawford
Executive Director

By Frances J. Guertin
Planning Board Administrator

RBC:FJG:RG:bjs

Case No.: CDP-9902/03

Applicant: Oak Creek Club Corporation

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 11-41, approving with conditions a comprehensive design plan to amend Condition 27 of CDP-9902, as modified in Condition 1 of CDP-9902/02, regarding the trigger for commencing construction of the golf course clubhouse and its attendant parking, located east of Church Road in the central northern section of the site and bounded to the north by open space, zoned Residential-Agricultural (R-A), and Residential-Estate (R-E), and to their east, west, and south by other portions of the Oak Creek development, on the east and west sides of Church Road, approximately 2,800 feet south of its intersection with Central Avenue (214), Mitchellville, is:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. That Condition 27 of the approval of CDP-9902, as revised by CDP-9902/02, be amended to read as follows (additions are indicated by underline and deletions by "strike-through"):

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	**BOND**	**FINISH CONSTRUCTION**
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	Prior to 750th building permit	Commence construction prior to the 850th building permit (permits shall be suspended for noncompliance)
*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.		

The originally recommended community building and the proposed golf clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.

2. That a condition be added to the approval of CDP-9902 stating the following:

   The co-owners of Oak Creek Club, Club Group, Inc., Club Group, Inc. II, Oak Creek Golf, LLC and/or the developer, Montgomery Development, and the heirs, successors, and assigns for the above legal entities, shall provide up to date information in quarterly reports to the Prince George's County Planning Board as an administrative item including, but not limited to, the following items:

   (a) Information regarding the exact number of building permits issued by the Department of Environmental Resources in the Oak Creek Club development.

   (b) A report on the progress of the phasing of amenities in accordance with the schedule contained in Condition 30 of the approval of CDP-9903/02 and Condition 27 of CDP-9902/03. This report shall also note the relationship of the current permits issued to all of the outstanding triggers for amenities that if reached by the future issuance of permits would result in suspension of the issuance of permits for Oak Creek Club.

3. The applicant and the property owners of record, specifically Oak Creek Club Corporation, Club Group, Inc., Club Group, Inc., II, Oak Creek Golf, LLC and the Oak Creek Homeowners' Association (individual homeowners shall not be required to sign the CDP application) shall sign the CDP-9902/03 and CDP-9903/02 application forms prior to certification of the subject amended CDP plans; and

4. Issuance of building permits shall be suspended and denied in the event that any condition contained herein is not complied with by the applicant, record property owners and/or their heirs, successors and assigns.

   Such reporting requirement shall commence six months after the final approval of the case by either the Prince George's County Planning Board or District Council and shall cease when a certificate of occupancy is issued for the golf clubhouse. Proof of issuance of such Certificate of Occupancy shall be furnished to the Prince George's County Planning Board at such time.

Ordered this 30th day of January, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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

By: _____
Andrea C. Harrison, Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

PGCPB No. 12-110

File No. CDP-9902/05

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 December 6, 2012, regarding Comprehensive Design Plan CDP-9902/05 for Oak Creek Club the Planning Board finds:

1. **Location:** The subject property is located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road and directly east and west of Church Road, approximately 2,800 feet south of the intersection of Church Road and Central Avenue (MD 214). The facility that is the subject of this application, the golf course clubhouse, is proposed to be located east of Church Road in the central northern section of the site. It would be bounded to the north by open space that is zoned Residential-Agricultural (R-A) and Residential-Estate (R-E), and to the east, west, and south by other portions of the Oak Creek development.

2. **The Subject Development:** The comprehensive design plan together with companion case CDP-9903, as approved, include a maximum of 1,148 dwelling units (877 single-family detached and 271 single-family attached) on approximately 923 acres. The housing is to be organized into 11 development pods, which are to be located on both the east and west sides of Church Road. The R-L-zoned portion of the development is proposed to consist of 1,096 dwelling units (877 single-family detached and 219 single-family attached) on approximately 890 acres. An 18-hole championship golf course is integrated into the residential communities on the remaining 33 acres. Approximately 600 building permits have been approved for the development.

3. **Background:** On November 26, 1991, the Prince George's County District Council approved the basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (County Council Resolution CR-120-1991) for the subject property. These zoning map amendments rezoned the property from the R-A and R-R (Rural Residential) Zones to the R-L and L-A-C Zones. On July 24, 2000, the District Council approved amended basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plans provided for generally the same number of residential units and types of recreational/public amenities, but included an 18-hole golf course. The basic plans are subject to 49 conditions and 10 considerations.

4. **Comprehensive Design Plans:** Comprehensive Design Plan CDP-9902 was approved by the Planning Board on September 6, 2001. The Planning Board then adopted PGCPB Resolution No. 01-180 formalizing the approval on December 20, 2001. Subsequently, the District Council chose to call up the case and approved it with conditions on May 13, 2002. The first revision to that comprehensive design plan, CDP-9902/01, was approved by the Planning Board on June 22, 2006 to reduce the attached single-family dwelling unit side yard setback from five to

zero feet. A second revision to that approval, CDP-9902/02, was approved by the Planning Board on September 13, 2007 to combine the community building and golf course clubhouse into a single facility, and to amend the recreational facilities location and schedule. The Planning Board subsequently adopted PGCPB Resolution No. 07-172 formalizing that approval on October 4, 2007. The third revision for amending Condition 27 regarding bonding and commencing construction of the golf clubhouse was approved by the Planning Board on January 30, 2011 and formalized in PGCPB Resolution No. 11-41, adopted by the Planning Board on May 5, 2011. This approval required the clubhouse to be bonded prior to the 750th building permit, and constructed prior to the 850th building permit.

It was established in the approval of CDP-9902, in Condition 30, that the size of the golf clubhouse was to measure a minimum of 25,000 square feet, the requirement that the instant application seeks to change.

5. **The Request and Proffered Justification:** In a statement of justification dated September 10, 2012, the applicant requested a revision to the approved CDP for Oak Creek Club to reduce the size of the golf course clubhouse from 25,000 square feet to approximately 13,000 square feet. Condition 27 of CDP-9902 and Condition 30 of companion case CDP-9903 both note that the clubhouse size is to be a minimum of 25,000 square feet. The applicant stated in the document that 13,000 square feet will be appropriate for the size of the clubhouse to meet the needs of the community without creating an unreasonable burden on the operator, as well as the Oak Creek Club residents.

As justification for the reduction in size, the applicant stated that he wanted a golf course clubhouse at the appropriate size given the size of the community and its projected usage, and that the approved basic plan does not mandate a size for the clubhouse. Further, they noted that there are no CDP density increments that rely upon the size of the clubhouse.

The applicant has stated that the project is the appropriate size given the size of the community and its projected usage. However, it is important to note that the golf course would be used both publicly and privately, and use of the clubhouse will not be limited to people in the community. In fact, the golf course is planned to be open to the public at-large, potentially creating a greater demand for golf clubhouse facilities than if it were limited to community-based private memberships.

The Planning Board finds that, because the golf course is going to be open to the general public and because the proposed reduction is by nearly 50 percent, the applicant should be required to construct a golf course clubhouse measuring a minimum of 13,000 square feet rather than one measuring "approximately" 13,000 square feet. This would ensure construction of a clubhouse of at least 13,000 square feet while leaving flexibility in its ultimate design to provide a larger space should functional demands and economic considerations call for it. A condition of this approval requires the above-stated minimum size. The details of the design and the proposed architecture shall be approved in a separate specific design plan (SDP) application.

6. **Requirements of the Zoning Ordinance:**

a. **The requirements of the Zoning Ordinance in the R-L Zone**—The revision is herein approved in accordance with the requirements of Section 27-514.09, Uses Permitted in the R-L Zone; Section 27-514.10, Regulations in the R-L Zone of the Zoning Ordinance.

b. **Findings Required by Section 27-521 of the Zoning Ordinance**—The following findings required by the Zoning Ordinance to be made prior to Planning Board approval of a comprehensive design plan were made at the time of the original approval. Each required finding is listed below (in part) in **boldface** type.

(1) The plan is in conformance with the approved basic plan;

The revision herein approved will not affect the previous finding that the subject comprehensive design plan is in conformance with the requirements of the applicable basic plan.

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

The revision herein approved will not substantially affect the previous finding that the subject 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;

The revision herein approved will not substantially affect the previous finding that approval is warranted by the way in which the comprehensive design plan includes design elements, facilities, and amenities. A golf clubhouse of 13,000 square feet will continue to satisfy 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;

The revision herein approved will not substantially affect the previous finding that 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.

The revision herein approved will not substantially affect the previous finding that land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to amounts of building coverage and open space, building setbacks from streets, abutting land uses, and 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;

The revision herein approved will not substantially affect the previous finding that 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;

The revision herein approved will not affect the previous finding that the staging of development will not be an unreasonable burden on available public facilities.

(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 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;

The revision herein approved will not affect the previous finding that no adaptive use of a historic site is proposed in the comprehensive design plan.

(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); and

The revision herein approved will not affect the previous finding that the plans incorporate the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of the Zoning Ordinance and, since townhouses are proposed and the zone is not V-L (Village-Low) or V-M (Village-Medium), the requirements set forth in Section 27-433(d).

(10) The Plan is in conformance with an approved tree conservation plan.

The revision herein approved will have no impact on the applicable tree conservation plan and, therefore, will not affect the previous finding that the plans are in conformance with an approved tree conservation plan.

(11) The plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.

The revision herein approved will have no impact on regulated environmental features. Preservation and/or restoration of all environmental features will continue to be in conformance with regulations in effect at the time of the original approvals.

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-9902/05, Oak Creek Club for the above described land, subject to the following conditions:

1. That Condition 27 of the approval of CDP-9902 be amended to read as follows (additions are indicated by underline and deletions by strike-through):

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	**BOND**	**FINISH CONSTRUCTION**
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	Prior to 750th building permit	Commence construction prior to the 850th building permit (permits may be suspended for noncompliance)
*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.		

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf course clubhouse structure of at least ~~25,000~~ 13,000 square feet on the golf course property.

2. The SDP to include the combined golf clubhouse and the community building approved herein shall be posted pursuant to Section 27-125.03(b) of the Zoning Ordinance for a minimum of 20 days and shall be approved by the Planning Board or its designee.

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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Shoaff, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, December 6, 2012, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of January 2013.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

PCB:JJ:RG:arj

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 12/18/2012

Case No. CDP 9903

Applicant: Oak Creek Club Corp.

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the entire record, that the Planning Board's decision in Resolution PGCPB No. 01-181, to approve a Comprehensive Design Plan for the L-A-C portion of a residential golf course community on property described as approximately 923 acres of land in the R-L and L-A-C Zones, located northwest and northeast of the intersection of Oak Grove Road and Church Road, Upper Marlboro, Maryland, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is 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 an updated market study to reflect the currently proposed phasing plan with regard to dwelling units and the amount of supportable commercial space. Furthermore, the commercial component shall be capped at 26,000 square feet. If market conditions change, an increase in square footage may be approved by the Planning Board up to, but not exceeding, 40,000 square feet. Any future application to increase the commercial component area shall be accompanied by a current market study, and any necessary supporting documentation.

b. Provide evidence of a written agreement with the Historic Preservation Commission that defines/outlines responsibilities and timing for the provision of a security/fire alarm system connected to central station monitoring and maintenance/stabilization of all historic outbuildings within the Environmental Setting.

c. The applicant shall illustrate the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community by providing a conceptual alignment for the new access on the plan.

d. Provide sidewalks or walkways (minimum five-feet-wide) on at least one side of all primary roads, and sidewalks or walkways (minimum four-feet-wide) on at least one side of all secondary roads.

e. Coordinate the staging schedule and staging plan to reflect the same development information and nomenclature, Phase III or Phase 3, etc.

f. The proposed golf course and recreation center shall be included as part of the Phasing Schedule in the CDP text, and be assigned Phase 1A with a projected completion time equal to that of Phase 1, one to two years after construction commences.

g. TCP I shall be revised to correct the "Reforestation Calculation" and "Forest Save Calculation" tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.

h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP I shall be revised to show additional on-site preservation, on-site afforestation, or off-site mitigation.

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

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

4. 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 any Specific Design Plan.

5. 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 submittal of the SDP.

6. All nontidal wetland mitigation areas shall be shown on the SDP.

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

8. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area of the nearby commercial center.

9. The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of all future Specific Design Plans.

10. The applicant, his heirs, successors or assignees shall submit an Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.

11. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding

procedures shall follow those in place for private recreational facilities agreements.

12. Prior to submission of a Specific Design Plan for the areas in question around the historic house, the applicant shall receive a written determination from the Historic Preservation Commission regarding the need for Phase II and/or Phase III archeological studies. If either or both are required, they shall be completed and approved by HPC prior to the approval of the relevant SDP.

13. Appropriate uses for the Bowieville Mansion and tobacco barn may include but not be limited to the following:

    a. Reception hall/rental facility
    b. Art gallery
    c. Restaurant
    d. Country Inn
    e. Antique shop or other such low intensity retail use
    f. Eleemosynary or philanthropic use
    g. Low intensity office use
    h. Library or similar cultural use
    i. Private residence
    j. Private school
    k. A combination of the above uses

    Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission.

14. The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

15. Specific Design Plan review by the Historic Preservation Commission shall be required on non-residential structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

16. All commercial and public assembly structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13 and all applicable county laws.

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

18. Prior to approval of each Specific Design Plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-9902 and CDP-9903.

19. Prior to approval of each residential Specific Design Plan the applicant shall provide a detailed analysis of the individual holes which abut, or may impact, the residential lots contained within the submitted SDP to demonstrate that the residential development will not be at risk with regard to errant golf shots. The errant ball studies shall include, but not be limited to, grading, topography, spot elevations, slopes, existing vegetation, proposed landscaping, golf course hazards, etc. Furthermore, the applicable SDPs with golf holes adjacent to Church Road and Oak Grove Road shall demonstrate safety for vehicles traveling the said thoroughfares.

20. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.

21. Prior to Specific Design Plan approval and to the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Specific Design Plan review. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character. Furthermore, the applicant shall provide a photographic and plan inventory of all agricultural structures within a proposed plan area for submission and review at the time of Specific Design Plan approval.

22. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum

50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerows within the right-of-way, it may be combined with on-site woodland to contribute toward the 50-foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

23. Prior to the approval of the 200th residential building permit for Oak Creek, the Specific Design Plan for fine grading in Phase 1A (Golf Course) shall be submitted and accepted for review. Furthermore, prior to the approval of the 287th residential building permit for Oak Creek, the golf course shall be completed and in operation. Furthermore, the proposed recreation center, swimming pool and bathhouse, tennis courts, and any other recommended community structures shall be included in the said Phase 1A SDP.

24. On-street parking shall be prohibited throughout the proposed development.

25. Public utilities should be buried wherever possible on site.

26. Prior to/or concurrent with the submission of the first Specific Design Plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the "neo-traditional" area of the L-A-C Zone. This SDP shall also address signage, and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.

27. The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 60 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintel, brick or stone foundations, creative window and door treatment, cornice lines, quoins, reverse gables, dormer windows, and varied roof lines. Roofing material shall consist of standing seam metal, cedar shake shingles, imitation slate, or high quality dimensional asphalt shingles.

All side and rear elevations visible from roads, parking areas, the golf course, and the existing two-acre pond 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.

The minimum roof pitch for all dwelling units shall generally be 8/12.
A minimum ceiling height for the first floor shall be nine feet.

The minimum residential square footage, excluding townhouses, shall be two-thousand and two-hundred (2,200) square feet.

Decks and porches on rears that face the golf course must be painted, stained, etc. They may not be left to weather naturally.

No private fences will be allowed in rear yards of single family lots facing the golf course; a consistent private fence can be constructed in rear yards of attached houses facing the golf course.

Rear yard landscape plans facing the golf course shall be selected from a limited group of options to be installed by the developer.

28. Provide a separate Specific Design Plan for all proposed architecture.

29. Every Specific Design Plan for Oak Creek Club shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers.

30. The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	**N/A**	**Complete by 287th building permit**
Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Swimming Pool Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Two (2) Tennis Courts Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
8-foot-wide Asphalt Trail System (not on public park land)	**Prior to 250th building permit**	**Complete by 800th building permit**
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 circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. 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 the dwelling units.		

The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property.

31. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.

32. Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements, along with any necessary signal, signage, and pavement marking modifications, shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

    a. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

33. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.

34. Prior to the approval of the Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

35. All record plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."

36. All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.

37. The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:

    a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

    b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

    c. Buses having a capacity of 20 persons.

    Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek homeowners association shall be approved by the Planning Board concurrent with approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity and shall be recorded in the land records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

38. Prior to the issuance of residential building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.

39. No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.

40. Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.

41. The Preliminary Plan of Subdivision shall reflect lots along A-44 of no less than 150 feet in depth unless a variation for lot depth is approved as part of the Preliminary Plan approval.

42. As part of the SDP submittal that shows A-44 a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.

43. Prior to signature approval of the preliminary plan the applicant shall submit information to support the platting of the 41 lots that contain Marlboro clay which do not satisfy the existing and/or proposed 1.5 safety factor line. The final decision with regard to the platting of the 41 impacted lots shall be referred to the Planning Director, as designee of the Planning Board, for approval.

44. Prior to approval of the first Specific Design Plan for residential lots, the applicant shall submit for review by the Planning Board a Homeowners' Association reserve fund analysis for the required private bus service to insure adequate funds for bus maintenance and replacement.

45. Prior to the issuance of the 574th building permit for Oak Creek, the applicant shall prepare and submit for Planning Board's (or its designee's) review, an evaluation of the on-going funding, maintenance, operation and utilization of the bus service.

46. The applicant shall not utilize a diesel bus for purposes of providing private bus service.

Ordered this 13th day of May, 2002, by the following vote:

In Favor: Council Members Shapiro, Dernoga, Hendershot, Russell, Scott, and Wilson

Opposed:

Abstained:

Absent: Council Members Bailey and Estepp

PGCPB No. 07-173(C) File No. CDP-9903/01

CORRECTED 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 September 13, 2007, regarding Comprehensive Design Plan CDP-9903/01 for Oak Creek Club the Planning Board finds:

1. **Location**: The subject property is located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road, and directly east and west of Church Road, approximately 2,800 feet south of the intersection of Church Road and Central Avenue (MD 214). The facilities that are the subject of this application, the golf course clubhouse, the swim/tennis center and its attendant parking are located in the central northern section of the site and are bounded to their north by open space that is zoned R-A and R-E, and to their east, west and south by other portions of the Oak Creek development.

2. **The Subject Development:** The comprehensive design plan as approved, together with CDP-9902 includes a maximum of 1,148 dwelling units—877 single-family detached and 271 single-family attached—on approximately 923 acres. The housing is to be organized into 11 development pods, which are to be located on both the east and west sides of Church Road. The R-L portion of the development is proposed to consist of 1,096 dwelling units—877 single-family detached and 219 single-family attached—on approximately 890 acres. The L-A-C portion is proposed to provide for the remaining 52 single-family detached units. An 18-hole championship golf course is to be integrated into the residential communities on the remaining 33 acres. A 2.02-acre pond exists in the northwestern portion of the site and serves as a scenic focal point of the development. The original approval of the comprehensive design plan for Oak Creek Club also includes the following: a clubhouse for the golf course, a recreation center with pool and tennis courts for the homeowners, a community building, 7 tot lots, 71.58 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Black Branch Stream Valley Park, 35 acres dedicated to M-NCPPC for a community park, 260 acres dedicated as homeowners open space, and a 26-acre site to be conveyed to the Board of Education for a school/park site.

3. **Background:** On November 26, 1991, the District Council approved the zoning map amendment and accompanying Basic Plan Application A-8427, A-8578, and A-8579 (CR-120-1991) for the subject property. This zoning map amendment rezoned the property from the R-A and R-R Zones to the R-L and L-A-C Zones. On July 24, 2000, the District Council approved the amended Basic Plan application, A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plan provided for generally the same number of residential units and types of recreational/public amenities, but included an 18-hole golf course. The basic plan is subject to 49 conditions and 10 considerations.

4. **The Comprehensive Design Plan:** CDP-9903 was approved by the Planning Board on December 20, 2001. Subsequently, the District Council chose to call the case up and a hearing was held on April 22, 2002. On May 13, 2002, the District Council approved the application with additional conditions and on May 24, 2002, the District Council adopted an order affirming the Planning Board's decision with additional conditions.

5. **The Request and Proffered Justification:** In a letter dated April 20, 2007, the applicant requested an amendment to Condition No. 30 of the approval of CDP-9903. More specifically, these conditions provided that the recommended community building and the proposed golf course clubhouse shall be two separate structures, with the community building being located on homeowners' association property. More particularly, the exact wording of the condition is as follows:

"The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines)* prior to Final Plat of Subdivision:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 287th building permit
Main Community Building	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool Adjacent to Main Community Building	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts Adjacent to Main Community Building	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.		

"The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property."

The application seeks to modify the wording of the condition to read:

"The recommended community building and the proposed golf course clubhouse requirement may be satisfied by providing a golf course clubhouse structure of at least 25,000 square feet on the golf course property."

The applicant initially offered the following justification:

"1. The proposed golf course clubhouse/community building is open to the community and will contain approximately 27,000 square feet and will have sufficient kitchen, dining, and meeting facilities to accommodate any and all community needs. In addition, there will be a swim/tennis center building near the golf course clubhouse of approximately 5,000 square feet with snack bar, changing areas, lifeguard office, a weight room, and outdoor patio areas. This facility is also available to the community.

"2. The homeowners' association documents have been recorded and specifically state that every owner in Oak Creek Club shall be required to purchase at least a social membership in the Oak Creek Club Country Club. The homeowners' documents also provide for monthly homeowners association meetings in the golf course clubhouse.

"3. The homeowners' association will save up to $100,000 a year by not having to operate and maintain a separate community building with employee, security, lighting, lawn maintenance, parking lot and general upkeep expenses.

"4. A similar situation at the Woodmore Country Club has worked smoothly for many years, in part, because community meetings do not generally conflict with the heavier weekend golf usage."

In sum, the applicant requested that the subject CDP conditions be modified to provide equal or better facilities (the clubhouse and swim/tennis center) pointing to a substantial savings to the residents of Oak Creek Club as justification.

Upon review of the above initial justification, staff requested further clarification regarding the operation of the clubhouse so as to ensure that the homeowners would not be unduly limited in their use of the clubhouse and would be treated fairly in all respects by the owners of the clubhouse. Staff wanted to make sure that adequate protections would be in place to ensure the clubhouse would satisfy the needs that would have been accommodated by a separate homeowners' association building. In response to this request, the applicant offered the following additional information:

- That the swim/tennis and clubhouse facilities are planned as private and are not open to the general public (defined as "non-residents and non-golf members"), i.e. the frontgate is not open to the general public.

- Non-members may, however, schedule events at the clubhouse provided they are sponsored by a member.

- All residents are required by the HOA documents to pay social dues resulting in the family having a "social membership" to the country club. This type of membership, only open to residents, gives access to the clubhouse and swim/tennis/weight room facilities during normal operation hours. Hours of operation have not yet been set by the applicant.

- Golf memberships, however, may be purchased by residents and nonresidents. Golf membership does not grant privileges to use the swim/tennis/weight room facilities. A maximum of 500 golf memberships will be sold and they will be offered first to residents. The golf memberships sold to nonresidents are recallable. Memberships for the swim/tennis/weight rooms are not available for nonresidents under any circumstances.

- No distinction will be made between social and golf members; they will both have equal access to the clubhouse. The only members of the general public that will be permitted to use the clubhouse will be guests of members or part of a guest scheduled event.

- A limited liability corporation will own the golf course and its legal relationship with the HOA will be governed by provisions contained in the Homeowners' Association Handbook.

- The primary use of the clubhouse is social. Amenities include dining area, patios, restaurant, and meeting facilities. Activities to be planned by the HOA and held in the golf clubhouse shall include social hours, card clubs and children's activities, including scheduled play groups.

- The secondary use of the clubhouse is for golfing activities and the only floor area devoted entirely to golf activities is the cart storage area and the pro shop.

- HOA covenants include a golf course covenant that requires that the clubhouse be available free of charge for monthly HOA meetings. The applicant indicated that, space permitting, it would be available if they wanted to meet more frequently, or if a subcommittee wanted to meet in the clubhouse.

- Events can be scheduled in the clubhouse by a member or for a fee, for weddings, etc. but the facilities will be scheduled on a first come/first served basis.

- There will be no limits on the homeowners'/HOA's use of the site in terms of areas, hours and days except it would only be available during regular operating hours and attendees would not be permitted to bring their own food or drink into the clubhouse.

- Social membership for a family is $25.00 per month; it will be raised to $40.00 a month after the clubhouse is completed and is limited to a maximum increase per year of three percent based on an inflation factor.

- The applicant also offered a letter from Armstrong Management Services, Inc., dated October 18, 2006, stating that the anticipated costs to operate a community center building of approximately 5,000 square feet is $100,550, implying that housing the homeowner functions in the golf course clubhouse would save the homeowner's association approximately $100,550 per annum.

Staff is generally supportive of applicant's request to accommodate both the clubhouse and community building in a single structure located on golf course property.

*[~~Staff would recommend, however, that conditions be attached to the approval of the subject project to ensure that, in addition to the space that will be provided for community functions in the clubhouse, the homeowners will be provided a substantial space for their exclusive use which will fulfill the function of a "den" or "great room." This function which is frequently found in a homeowners' community building is not accommodated in the applicant's proposal.~~]

*[~~Staff recommends that, prior to signature approval of the subject plans, the applicant enlarge the swim/tennis center by 1,500 square feet to accommodate a community room equipped at a minimum with comfortable furniture, a fire place and a large, flat screen television. Such revised plans should be approved by the Urban Design and the Historic Preservation Planning Sections as designees of the Planning Board. If necessary, the applicant should amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club Course to reflect the conditions above. The applicant should also add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners' association be permitted to meet in the Bowieville mansion.~~]

6. **Requirements of the Zoning Ordinance:**

The requirements of the Zoning Ordinance in the L-A-C Zone—The proposed revision is in accordance with the requirements of Section 27-495, Uses Permitted in the (L-A-C) Zone and Section 27-496, Regulations in the L-A-C Zone, of the Zoning Ordinance.

*Denotes correction
[Brackets] denotes deletion
Underlining denotes addition

Findings Required by Section 27-521 of the Zoning Ordinance—The following findings, required by the Zoning Ordinance to be made prior to Planning Board approval of a comprehensive design plan, were made at the time of the original approval. Each required finding is listed below in boldface type. Staff comment follows, detailing how the subject proposal does not affect such finding.

The plan is in conformance with the approved basic plan;

Comment: The proposed revision will not substantially affect the previous finding that the subject comprehensive design plan is in conformance with the requirements of the applicable basic plans.

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

Comment: The proposed revision will not substantially affect the previous finding that the subject proposed plan would result in a development with a better environment than could be achieved under other regulations.

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 proposed revision to merge the functions of an HOA community building into the golf course clubhouse will not substantially affect the previous finding that 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.

The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;

Comment: The proposed revision will not substantially affect the previous finding that the proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings.

Land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to:

Amounts of building coverage and open space;

Building setbacks from streets and abutting land uses; and

Circulation access points.

Comment: The proposed revision will not substantially affect the previous finding that land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to amounts of building coverage and open space, building setbacks from streets, abutting land uses, and circulation access points.

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 proposed revision will not substantially affect the previous finding that 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.

The staging of development will not be an unreasonable burden on available public facilities;

Comment: The proposed revision will not affect the previous finding that the staging of development will not be an unreasonable burden on available public facilities.

Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

> **The proposed adaptive use will not adversely affect distinguishing exterior architectural features or historic landscape features in the established environmental setting;**
>
> > **Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the historic site;**
> >
> > **The design, materials, height, proportion, and scale of a proposed enlargement or extension of a historic site, or of a new structure within the environmental setting, are in keeping with the character of the historic site;**

Comment: The proposed revision will not affect the previous finding regarding the adaptive use of a historic site.

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); and

Comment: The proposed revision will not affect that previous finding that the plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3,

Division 9 of the Zoning Ordinance and, since townhouses are proposed and the zone is not V-L or V-M, the requirements set forth in Section 27-433(d).

The Plan is in conformance with an approved tree conservation plan.

Comment: The proposed revision will have no affect on the applicable tree conservation plan and, therefore, it will not affect the previous finding that the plan is in conformance with an approved tree conservation plan.

8. **The Woodland Conservation and Tree Preservation Ordinance**—As stated above, the proposed revision will have no effect on the fact that the plan is in conformance with an approved tree conservation plan, and because that is the case, it may be said that the project is in conformance with the requirements of the Woodland Conservation and Tree Preservation Ordinance.

9. **Referral Comments—**

Environmental Planning—In comments dated May 21, 2007, the Environmental Planning Section confirmed that the proposed revision to the subject comprehensive design plans would have no effect on the approved Type II tree conservation plan for the subject property. Therefore, they stated that they would not be offering any further detailed comment on the project at this time.

The City of Bowie—A representative of the City of Bowie has verbally indicated to staff that the city does not intend to comment on the proposed revisions to the comprehensive design plans for the Oak Creek Club development.

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-9903/01, Oak Creek Club for the above described land, subject to the following conditions:

1. That Condition No. 27 of the approval of CDP-9902 and Condition 30 of CDP-9903 be amended to read as follows:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	N/A	Commence construction prior to the 850th building permit or March 2010, whichever is sooner (permits may be suspended for noncompliance)

*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.

*The originally recommended community and the proposed golf clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.

2. That prior to signature approval of the subject plans, the applicant shall:

   a. If necessary, amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club Course be amended to reflect Condition 1above.

   b. Add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners' association be permitted to meet in the Bowieville mansion.

*Denotes correction
[Brackets] denotes deletion
Underlining denotes addition

3. The applicant, his heirs, successors and assigns, shall contribute 50% of the total costs of the roundabout located at Oak Grove Road and Church Road. The contribution shall be paid upon the issuance of the construction permits to the permittee for said roadwork but also provided that Oak Creek shall post, prior to any issuance of a building permit in Phase V, a bond or irrevocable letter of credit to the permittee for their estimated share of the costs based on an estimate proposed by the permittee and approved by Oak Creek until the actual construction takes place. The total costs shall be determined according to AASHTO or other applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee. In no way shall the permits (storm drain, paving, grading, model permits, or construction/building permits of any type) for Oak Creek Club be conditioned upon any event other than the issuance of the bond or irrevocable letter of credit and/or the contribution by the applicant to the permittee upon issuance of the permit. The roundabout is not an APF requirement for Oak Creek and the applicant's contribution satisfies road frontage requirements at this intersection per the road Code and Condition 42 (PGCPB 01-178(C)) of the Oak Creek Preliminary Plan or subsequent plans

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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Cavitt and Parker voting in favor of the motion at its regular meeting held on Thursday, September 13, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of October 2007.

R. Bruce Crawford
Executive Director

By Frances J. Guertin
Planning Board Administrator

RBC:FJG:RG:bjs

Case No.: CDP-9903/02

Applicant: Oak Creek Club Corporation

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 11-40, approving with conditions a comprehensive design plan to amend Condition 30 of CDP-9903, as revised by CDP-9903/01, regarding the trigger for commencing construction of the golf course clubhouse and its attendant parking, located east of Church Road in the central northern section of the site and bounded to the north by open space, zoned Residential-Agricultural (R-A), and Residential-Estate (R-E), and to their east, west, and south by other portions of the Oak Creek development, on the east and west sides of Church Road, approximately 2,800 feet south of its intersection with Central Avenue (214), Mitchellville, is:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. That Condition 30 of the approval of CDP-9903, as revised by CDP-9903/01, be amended to read as follows (additions are indicated by underline and deletions by "strike-through"):

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	**BOND**	**FINISH CONSTRUCTION**
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	Prior to 750th building permit	Commence construction prior to the 850th building permit (permits shall be suspended for noncompliance)
*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.		

The originally recommended community building and the proposed golf clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.

2. That a condition be added to the approval of CDP-9903 stating the following:

   The co-owners of Oak Creek Club, Club Group, Inc., Club Group, Inc. II, Oak Creek Golf, LLC and/or the developer, Montgomery Development, and the heirs, successors, and assigns for the above legal entities, shall provide up to date information in quarterly reports to the Prince George's County Planning Board as an administrative item including, but not limited to, the following items:

   (a) Information regarding the exact number of building permits issued by the Department of Environmental Resources in the Oak Creek Club development.

   (b) A report on the progress of the phasing of amenities in accordance with the schedule contained in Condition 30 of the approval of CDP-9903/02 and Condition 27 of CDP-9902/03. This report shall also note the relationship of the current permits issued to all of the outstanding triggers for amenities that if reached by the future issuance of permits would result in suspension of the issuance of permits for Oak Creek Club.

3. The applicant and the property owners of record, specifically Oak Creek Club Corporation, Club Group, Inc., Club Group, Inc., II, Oak Creek Golf, LLC and the Oak Creek Homeowners' Association (individual homeowners shall not be required to sign the CDP application) shall sign the CDP-9902/03 and CDP-9903/02 application forms prior to certification of the subject amended CDP plans; and

4. Issuance of building permits shall be suspended and denied in the event that any condition contained herein is not complied with by the applicant, record property owners and/or their heirs, successors and assigns.

   Such reporting requirement shall commence six months after the final approval of the case by either the Prince George's County Planning Board or District Council and shall cease when a certificate of occupancy is issued for the golf clubhouse. Proof of issuance of such Certificate of Occupancy shall be furnished to the Prince George's County Planning Board at such time.

Ordered this 30th day of January, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, and Turner.

Opposed:

Abstained:

Absent: Council Member Toles.

Vote: 8-0

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

By: _____
Andrea C. Harrison, Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

PGCPB No. 12-111

File No. CDP-9903/04

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 December 6, 2012, regarding Comprehensive Design Plan CDP-9903/04 for Oak Creek Club the Planning Board finds:

1. **Location:** The subject property is located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road and directly east and west of Church Road, approximately 2,800 feet south of the intersection of Church Road and Central Avenue (MD 214). The facility that is the subject of this application, the golf course clubhouse, is proposed to be located east of Church Road in the central northern section of the site. It would be bounded to the north by open space that is zoned Residential-Agricultural (R-A) and Residential-Estate (R-E), and to the east, west, and south by other portions of the Oak Creek development.

2. **The Subject Development:** The comprehensive design plan together with companion case CDP-9902, as approved, include a maximum of 1,148 dwelling units (877 single-family detached and 271 single-family attached) on approximately 923 acres. The housing is to be organized into 11 development pods, which are to be located on both the east and west sides of Church Road. The L-A-C-zoned portion of the development is proposed to provide for the remaining 52 single-family detached units. An 18-hole championship golf course is integrated into the residential communities on the remaining 33 acres. Approximately 600 building permits have been approved for the development.

3. **Background:** On November 26, 1991, the Prince George's County District Council approved the basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (County Council Resolution CR-120-1991) for the subject property. These zoning map amendments rezoned the property from the R-A and R-R (Rural Residential) Zones to the R-L and L-A-C Zones. On July 24, 2000, the District Council approved amended basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plans provided for generally the same number of residential units and types of recreational/public amenities, but included an 18-hole golf course. The basic plans are subject to 49 conditions and 10 considerations.

4. **Comprehensive Design Plans:** Comprehensive Design Plan CDP-9903 was approved by the Planning Board on December 20, 2001. Subsequently, the District Council chose to call the case up and a hearing was held on April 22, 2002. On May 13, 2002, the District Council approved the application with additional conditions and, on May 24, 2002, the District Council adopted an order affirming the Planning Board's decision, with additional conditions. Comprehensive Design Plan CDP-9903/01 was approved by the Planning Board together with CDP-9902/02 to combine the

community building and golf course clubhouse into a single facility, and to amend the recreational facilities location and schedule. The Planning Board subsequently adopted PGCPB Resolution No. 07-173 formalizing that approval on October 4, 2007.

It was established in the approval of CDP-9903, in condition 30, that the size of the golf clubhouse was to measure a minimum of 25,000 square feet, the requirement that the instant application seeks to change.

5. **The Request and Proffered Justification:** In a statement of justification dated September 10, 2012, the applicant requested a revision to the approved CDPs for Oak Creek Club to reduce the size of the golf course clubhouse from 25,000 square feet to approximately 13,000 square feet. Condition 30 of CDP-9903 and Condition 27 of companion case CDP-9902 both note that the clubhouse size is to be a minimum of 25,000 square feet. The applicant stated in the document that 13,000 square feet will be appropriate for the size of the clubhouse to meet the needs of the community without creating an unreasonable burden on the operator, as well as the Oak Creek Club residents.

As justification for the reduction in size, the applicant stated that he wanted a golf course clubhouse at the appropriate size given the size of the community and its projected usage, and that the approved basic plan does not mandate a size for the clubhouse. Further, they noted that there are no CDP density increments that rely upon the size of the clubhouse.

The applicant has stated that the project is the appropriate size given the size of the community and its projected usage. However, it is important to note that the golf course would be used both publicly and privately, and use of the clubhouse will not be limited to people in the community. In fact, the golf course is planned to be open to the public at-large, potentially creating a greater demand for golf clubhouse facilities than if it were limited to community-based private memberships.

The Planning Board finds that, because the golf course is going to be open to the general public and because the proposed reduction is by nearly 50 percent, the applicant should be required to construct a golf course clubhouse measuring a minimum of 13,000 square feet rather than one measuring "approximately" 13,000 square feet. This would ensure construction of a clubhouse of at least 13,000 square feet while leaving flexibility in its ultimate design to provide a larger space should functional demands and economic considerations call for it. A condition of this approval requires the above-stated minimum size. The details of the design and the proposed architecture shall be approved in a separate specific design plan (SDP) application.

6. **Requirements of the Zoning Ordinance:**

   a. **The requirements of the Zoning Ordinance in the L-A-C Zone**—The proposed revisions are in accordance with the requirements of Section 27-495, Uses Permitted in the L-A-C Zone; and Section 27-496, Regulations in the L-A-C Zone, of the Zoning Ordinance.

b. **Findings Required by Section 27-521 of the Zoning Ordinance**—The following findings required by the Zoning Ordinance to be made prior to Planning Board approval of a comprehensive design plan were made at the time of the original approval. Each required finding is listed below (in part) in **boldface** type.

(1) The plan is in conformance with the approved basic plan;

The proposed revisions will not affect the previous finding that the subject comprehensive design plans are in conformance with the requirements of the applicable basic plans.

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

The proposed revisions will not substantially affect the previous finding that the subject proposed plans 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;

The proposed revisions will not substantially affect the previous finding that approval is warranted by the way in which the comprehensive design plan includes design elements, facilities, and amenities. A golf clubhouse of 13,000 square feet will continue to satisfy 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;

The proposed revision will not substantially affect the previous finding that 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.

The proposed revision will not substantially affect the previous finding that land uses and facilities covered by the comprehensive design plans will be compatible with each other in

relation to amounts of building coverage and open space, building setbacks from streets, abutting land uses, and 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;

The proposed revision will not substantially affect the previous finding that 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;

The proposed revision will not affect the previous finding that the staging of development will not be an unreasonable burden on available public facilities.

(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 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;

The proposed revision will not affect the previous finding that no adaptive use of a historic site is proposed in the comprehensive design plan.

(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); and

The proposed revision will not affect the previous finding that the plans incorporate the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of the Zoning Ordinance and, since townhouses are proposed and the zone is not V-L (Village-Low) or V-M (Village-Medium), the requirements set forth in Section 27-433(d).

(10) The Plan is in conformance with an approved tree conservation plan.

The proposed revisions will have no impact on the applicable tree conservation plan and, therefore, they will not affect the previous finding that the plans are in conformance with an approved tree conservation plan.

(11) The plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.

The proposed revisions will have no impact on regulated environmental features. Preservation and/or restoration of all environmental features will continue to be in conformance with regulations in effect at the time of the original approvals.

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-9903/04, Oak Creek Club for the above described land, subject to the following conditions:

1. That Condition 30 of the approval of CDP-9903, as revised by CDP-9903/01, be amended to read as follows (additions are indicated by underline and deletions by strike-through):

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	**BOND**	**FINISH CONSTRUCTION**
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	Prior to 750th building permit	Commence construction prior to the 850th building permit (permits may be suspended for noncompliance)
*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.		

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf course clubhouse structure of at least ~~25,000~~ 13,000 square feet on the golf course property.

2. The SDP to include the combined golf clubhouse and the community building approved herein shall be posted pursuant to Section 27-125.03(b) of the Zoning Ordinance for a minimum of 20 days and shall be approved by the Planning Board or its designee.

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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Shoaff, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, December 6, 2012, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of January 2013.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

PCB:JJ:RG:arj

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 12/18/2012

COMPREHENSIVE DESIGN PLAN (CDP)

OAK CREEK CLUB

(FORMERLY THE GREENS – CASE NO. CDP-9203)

QUEEN ANNE SEVENTH (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CDP-9902-06 AND CDP-9903-05

M-NCPPC APPROVALS

PROJECT NAME: Oak Creek Club L-A-C
PROJECT NUMBER: CDP-9903

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	10-4-07	RG	1-28-08
02	1/30/12	RG	8/24/12
04	1/01/13	RG	3/7/13

M-NCPPC APPROVALS

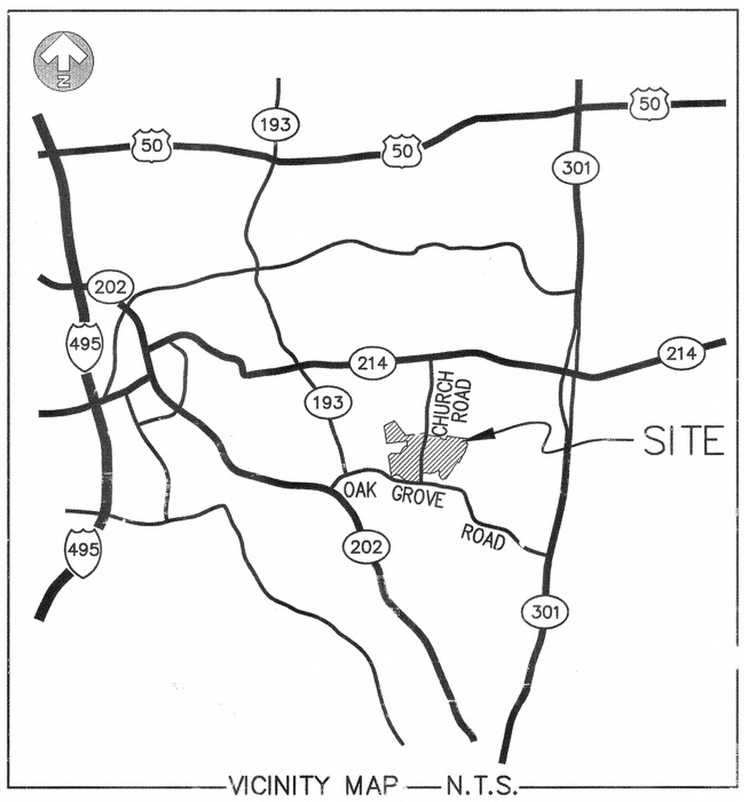
PROJECT NAME: OAK CREEK CLUB
PROJECT NUMBER: CDP-9902-[redacted]-L-2

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

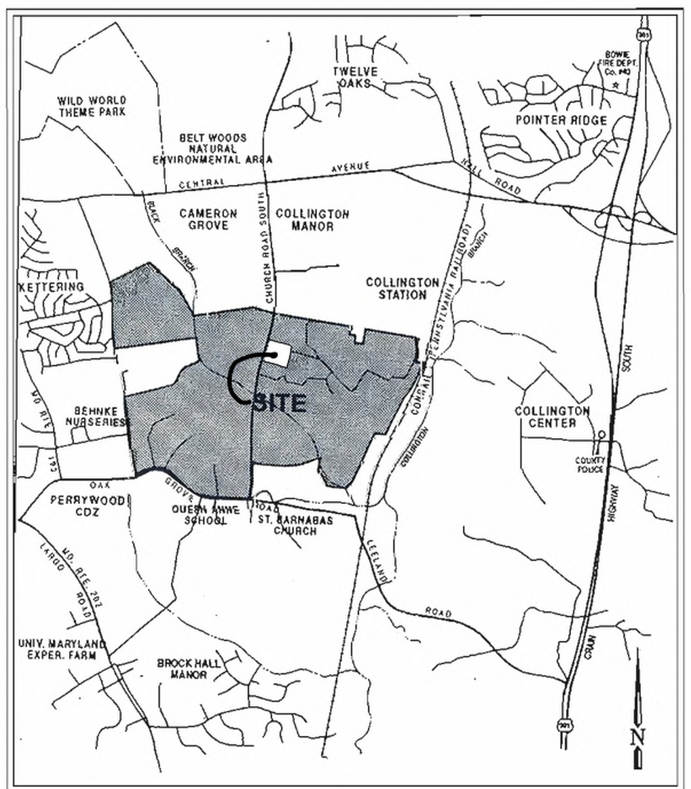
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-17-02	RG	2-12-03
02	10-4-07	RG	1-28-08
01	7-20-06	RG	7-23-98
03	1/30/12	RG	8/24/12
05	1/10/13	RG	3/7/13

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: APPROVAL SHEET– CDP–9902
SHEET 3: APPROVAL SHEET– CDP–9902
SHEET 4: APPROVAL SHEET– CDP–9903
SHEET 5: APPROVAL SHEET– CDP–9903
SHEET 6: COMPREHENSIVE DESIGN/COMPREHENSIVE DEVELOPMENT PLAN
SHEET 7: COMPREHENSIVE DESIGN PLAN/COMPREHENSIVE DEVELOPMENT PLAN
SHEET 8: CIRCULATION PLAN
SHEET 9: CIRCULATION PLAN
SHEET 10: WATER AND SEWER CONCEPT PLAN
SHEET 11: WATER AND SEWER CONCEPT PLAN
SHEET 12: OPEN SPACE EXHIBIT – EXHIBIT "B"



VICINITY MAP — N.T.S.



REVISION LOCATION MAP
CDP-9902-06 AND CDP-9903-05
NOT TO SCALE

DESIGN TEAM:

OWNER/DEVELOPER:	CAROLLTON OAK CREEK LLC 9821 RHODE ISLAND AVENUE COLLEGE PARK, MARYLAND 20740
LEGAL COUNSEL:	CLHATCHER, LLC. 1001 PRINCE GEORGES BLVD, SUITE 700, UPPER MARLBORO, MARYLAND 20774 ATTN: CHRIS HATCHER
PLANNER/ENGINEER/ LANDSCAPE ARCHITECT:	CHARLES P. JOHNSON & ASSOCIATES, INC. 1751 ELTON ROAD, SUITE 300 SILVER SPRING, MARYLAND 20903 ATTN: ANDREW P. FUNSCH, PLA
TRAFFIC CONSULTANT:	LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MARYLAND 21146 ATTN: MIKE LENHART, P.E., PTOE
ENVIRONMENTAL CONSULTANT:	CHARLES P. JOHNSON & ASSOCIATES, INC. 1751 ELTON ROAD, SUITE 300 SILVER SPRING, MARYLAND 20903 ATTN: ANDREW P. FUNSCH, PLA
GEOTECHNICAL ENGINEER:	GEOTECHNICAL LABORATORIES, INC. 8980 ROUTE 108, SUITE D COLUMBIA, MARYLAND 21045 ATTN: BRIAN J. LUOMA, P.E.

L-A-C LOT PERFORMANCE STANDARDS

Lot Size in Square Feet (Minimum)	6,000 sf (SFD)
MAX LOT COVERAGE	50%
GREEN SPACE	None
YARD REQUIREMENTS:	
a. Minimum Front Yard (Setback from right-of-way)	10' From "Main Street" 5' From "Village Streets"
b. Minimum Side Yard – One -Both	0' 8'
c. Minimum building separation	10'
d. Maximum height (in stories)	3
e. Minimum lot width at the street line	25'
f. Minimum lot width	50'
NOTES:	
1. Applicable Fire Codes may require additional building separation to that shown above based on Fire Rating of walls.	
2. Minor variations to be above Standards may be permitted subject to site specific review at the time of Specific Plan approval.	
3. Minimum building separation for single-family attached units applies to buildings and not to individual units.	
4. Accessory structures are exempt from setback requirements	

R-L LOT PERFORMANCE STANDARDS

Lot Type	Small	Mid-Size	Large	Towns
MAX LOT COVERAGE	40%	35%	25%	60%
MIN. LOT WIDTH AT THE STREET LINE	25'	25'	25'	N/A
MIN. LOT WIDTH AT FRONT B.R.L.	65'	80'	100'	20'
MAXIMUM HEIGHT (stories)	3	3	3	3'
a. Minimum Front Yard Internal roads: Oak Grove & Church Rd:	25' from R/W 50' from R/W			8' (non-garage) 19' (garage) N/A
b. Minimum Side Yard[3]	5' one side 12' both sides	7' one side 15' both sides	10' one side 20' both sides	0'
NOTES:				
1. Applicable Fire Codes may require additional building separation to that shown above based on Fire Rating of walls.				
2. Minor variations to the above standards may be permitted subject to the site specific review at the time of Specific Design Plan approval				
3. Minimum building separation for the single family attached units applies to buildings and not to individual units.				
4. Accessory structures are exempt from setback requirements.				
5. In the townhouse stick behind single-family Lots 1 and 2 in the northwestern quadrant of the intersection of Mary Bowie Parkway and Bottsford Road, a four-foot (4 ft.) setback inclusive of side-entry stoops, entry porches and chimneys shall be maintained in the side yard. Intrusions into previously required 4-foot-setback shall only apply to units for which side-entry stoops, entry porches, and chimneys on end-unit townhouses are planned.				

NO.	BY	DATE	REVISIONS
4	MAM	1-09-2026	CDP-9902-06 AND CDP-9903-05 REVISIONS FOR FINAL BUILDOUT PHASE KNOWN AS "LANDBAY T"
3	SPS	3/9/12	EVENT COVER & APPROVAL SHTS. 2A & 3A FOR CERTIFICATION OF CDP-9902/06 & 9903/02
2.	SPS	1/17/08	Update Cover, Approval Sheets 2A & 3A, Sheet 5 for CDP-9902/02 & CDP-9903/01
1.	MLB	2/15/02	REVISED CDP PER PLANNING BOARD RESOLUTION PGCPB NO. 01-180 & PGCPB NO. 01-178

COVER SHEET

DESIGN SPS, APF	SHEET 1 OF 12	
DRAFT MAM	DATE: 01-09-2026	JOB NO. CDP-9903-05
APPROVED	SCALE: N/A	FILE NO. 31-100-11

DRAWING #: N: 31100/dwg/cdp cover sheet

Case No. CDP 9902

Applicant: Oak Creek Club Corp.

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the entire record, that the Planning Board's decision in Resolution PGCPB No. 01-180, to approve a Comprehensive Design Plan for the R-L portion of a residential golf course community on property described as approximately 923 acres of land in the R-L and L-A-C Zones, located northwest and northeast of the intersection of Oak Grove Road and Church Road, Upper Marlboro, Maryland, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is 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. Indicate the provision of a hiker/biker trail along the entire length of the property to be dedicated to the Department of Parks and Recreation in the Black Branch Stream Valley on the subject property.

   b. The applicant shall illustrate the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community by providing a conceptual alignment for the new access on the plan.

   c. Provide sidewalks or walkways (minimum five-feet-wide) on at least one side of all primary roads, and sidewalks or walkways (minimum four-feet-wide) on at least one side of all secondary roads.

   d. Coordinate the staging schedule and staging plan to reflect the same development information and nomenclature, Phase III or Phase 3, etc.

   e. The proposed golf course and recreation center shall be included as part of the Phasing Schedule in the CDP text, and be assigned Phase 1A with a projected completion time equal to that of Phase 1, one to two years after construction commences.

   f. TCP I shall be revised to correct the "Reforestation Calculation" and "Forest Save Calculation" tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.

   g. TCP I shall be revised to eliminate the afforestation on Parcel 35. Furthermore, the applicant shall identify on the plan how afforestation requirements are satisfied. All off-site TCP woodland requirements should be satisfied within the Kettering vicinity, and/or Councilmanic District 6.

   h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP I shall be revised to show additional on-site preservation, on-site afforestation, or off-site mitigation.

   i. Show dedication to M-NCPPC of 133± acres as shown on the Department of Parks and Recreation (DPR) Exhibit "B."

2. At each access point off of Church Road and Oak Grove Road, the plans shall provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.

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

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

5. Show alternative vehicular access to the Beall House, and incorporate the balance of the drive into the open space network.

6. 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 any Specific Design Plan.

7. 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 submittal of the SDP.

8. All nontidal wetland mitigation areas shall be shown on the SDP.

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

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

11. Prior to approval of each Specific Design Plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-9902 and CDP-9903.

12. The design of the golf course shall be in accordance with the safety corridor guidelines of the Urban Land Institute publication Golf Course Development and Real Estate (1994), as follows:

   - Centerline of golf hole to road right-of-way: 150 feet.
   - Centerline of golf hole to boundary of adjacent development (or lot lines): 175 feet; plus a 35-foot setback for a house on a lot.
   - Minimum distance between one green and the next tee: 150 feet.
   - Minimum distance between adjacent tees and greens: 150 feet.
   - Minimum distance between adjacent landing areas: 200 to 250 feet.

   The Planning Board may approve modifications of these guidelines upon submission at the time of Specific Design Plan of written justification from a qualified professional golf course architect that the adjustment will not reduce the safety of the course operation.

13. Prior to approval of each residential Specific Design Plan the applicant shall provide a detailed analysis of the individual holes which abut, or may impact, the residential lots contained within the submitted SDP to demonstrate that the residential development will not be at risk with regard to errant golf shots. The errant ball studies shall include, but not be limited to, grading, topography, spot

elevations, slopes, existing vegetation, proposed landscaping, golf course hazards, etc. Furthermore, the applicable SDPs with golf holes adjacent to Church Road and Oak Grove Road shall demonstrate safety for vehicles traveling the said thoroughfares.

14. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.

15. Lots in Parcel A backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards.

16. Prior to Final Plat approval the open space parcel created by the relocation of Oak Grove Road shall be conveyed to the St. Barnabas Church or the appropriate entity capable of holding real estate.

17. Prior to Specific Design Plan approval and to the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Specific Design Plan review. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character. Furthermore, the applicant shall provide a photographic and plan inventory of all agricultural structures within a proposed plan area for submission and review at the time of Specific Design Plan approval.

18. Prior to approval of Specific Design Plans the handicapped accessibility of all trails shall be determined. Furthermore, all trails shall be field-located and staked by the applicant in consultation with M-NCPPC staff from the Environmental Planning Section, Transportation Planning Section, and the Department of Parks and Recreation, prior to construction.

19. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in

Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerows within the right-of-way, it may be combined with on-site woodland to contribute toward the 50-foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

20. Prior to the approval of the 200th residential building permit for Oak Creek, the Specific Design Plan for fine grading in Phase 1A (Golf Course) shall be submitted and accepted for review. Furthermore, prior to the approval of the 287th residential building permit for Oak Creek, the golf course shall be completed and in operation. Furthermore, the proposed recreation center, swimming pool and bathhouse, tennis courts, and any other recommended community structures shall be included in the said Phase 1A SDP.

21. On-street parking shall be prohibited throughout the proposed development.

22. Public utilities should be buried wherever possible on site.

23. Prior to/or concurrent with the submission of the first Specific Design Plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the "neo-traditional" area of the L-A-C Zone. This SDP shall also address signage, and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.

24. The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 60 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintel, brick or stone foundations, creative window and door treatment, cornice lines, quoins, reverse gables, dormer windows, and varied roof lines. Roofing material shall consist of standing seam metal, cedar shake shingles, imitation slate, or high quality dimensional asphalt shingles.

    All side and rear elevations visible from roads, parking areas, the golf course, and the existing two-acre pond 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.

The minimum roof pitch for all dwelling units shall generally be 8/12. A minimum ceiling height for the first floor shall be nine feet.

The minimum residential square footage, excluding townhouses, shall be two-thousand and two-hundred (2,200) square feet.

Decks and porches on rears that face the golf course must be painted, stained, etc. They may not be left to weather naturally.

No private fences will be allowed in rear yards of single family lots facing the golf course; a consistent private fence can be constructed in rear yards of attached houses facing the golf course.

Rear yard landscape plans facing the golf course shall be selected from a limited group of options to be installed by the developer.

25. Provide a separate Specific Design Plan for all proposed architecture.

26. Every Specific Design Plan for Oak Creek Club shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers.

27. The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	**N/A**	**Complete by 287th building permit**
Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Swimming Pool Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Two (2) Tennis Courts Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
8-foot-wide Asphalt Trail System (not on public park land)	**Prior to 250th building permit**	**Complete by 800th building permit**
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 circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. 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 the dwelling units.		

The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property.

28. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.

29. All recreational facilities to be constructed on park land shall be built in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*.

30. Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements, along with any necessary signal, signage, and pavement marking modifications, shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

   a. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

   b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

   c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

   d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

   e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

31. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.

32. Prior to the approval of the Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

33. At the time of final plat approval, the applicant shall dedicate right-of-way along Oak Grove Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include

acceleration, deceleration, and left-turn lanes at the proposed access point at a minimum.

34. All record plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."

35. All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.

36. The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:

   a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

   b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

   c. Buses having a capacity of 20 persons.

   Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek homeowners association shall be approved by the Planning Board concurrent with approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity and shall be recorded in the land records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

37. Prior to the issuance of residential building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.

38. No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.

39. Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.

40. Prior to the issuance of the Certificate of Occupancy for the golf course all reforestation/afforestation on the golf course parcels shall be completed, all other reforestation/afforestation shall be completed prior to the issuance of the 287th residential permit.

41. The Preliminary Plan of Subdivision shall reflect lots along A-44 of no less than 300 feet in depth unless a variation for lot depth is approved as part of the Preliminary Plan approval.

42. As part of the SDP submittal that shows A-44 a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.

43. Prior to signature approval of the preliminary plan the applicant shall submit information to support the platting of the 41 lots that contain Marlboro clay which do not satisfy the existing and/or proposed 1.5 safety factor line. The final decision with regard to the platting of the 41 impacted lots shall be referred to the Planning Director, as designee of the Planning Board, for approval.

44. The applicant and the applicant's heirs, successors and/or assignees shall provide the following:

   a. Construct a Class I hiker-biker trail along the subject property's entire frontage of Church Road, as reflected on the submitted CDP.

   b. Construct a Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road, as reflected on the submitted CDP.

   c. Dedicate the land along the Black Branch Stream Valley to the M-NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plat, and construct the multi-use, hiker-biker trail the entire length of the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.

   d. The trails network shall be shown on the preliminary plat and final plat.

   e. All trails shall be assured of dry passage. If wet areas must be traversed, suitable structures shall be constructed.

45. The applicant shall submit to the DPR of a performance bond, a letter of credit or other suitable financial guarantee, for the Phase-I of the park development, in an amount to be determined by the DPR, within at least two weeks prior to issuance of the 287th building permit.

46. The applicant, his successors, and/or assignees, shall construct the public recreational facilities in two phases. Prior to issuance of the 383rd building permit, the applicant shall construct the following recreational facilities, accessible from Kettering Neighborhood Park:

    Phase I
    (1) combination soccer/football fields @ 230' x 350'
    (1) softball field @ 300' x 350'
    155 space parking lot
    playground for children 2-12 years of age
    1,000 linear feet of 8' wide master plan trails

47. The applicant shall submit to the DPR of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DPR, for Phase-II of the park development, within at least two weeks prior to issuance of the 574th building permit.

48. Prior to issuance of the 765th building permit, the applicant shall construct the following recreational facilities:

    Phase II
    (1) combination soccer/football fields @ 230' x 350'
    60 space parking lot accessible from Oak Creek Club
    (2) youth soccer fields @ 100' x 200
    (1) gazebo with 5 picnic tables
    2,200 linear feet of 8' wide trails

49. The applicant shall construct the master plan trail in the Black Branch Stream Valley and feeder trails with sewer line construction along the Black Branch.

50. Prior to signature approval of the CDP-9902 & 9903, the concept plan as shown on DPR Exhibit "A" shall be incorporated into the approved CDP plans.

51. The recreational facilities on park property shall be designed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines*.

52. Prior to issuance of the 250th residential building permit, the applicant shall submit detailed construction drawings for park facilities to DPR for review and approval.

53. Prior to approval of the first Specific Design Plan for residential lots, the applicant shall submit for review by the Planning Board a Homeowners' Association reserve fund analysis for the required private bus service to insure adequate funds for bus maintenance and replacement.

54. Prior to the issuance of the 574th building permit for Oak Creek, the applicant shall prepare and submit for Planning Board's (or its designee's) review, an evaluation of the on-going funding, maintenance, operation and utilization of the bus service.

55. The applicant shall not utilize a diesel bus for purposes of providing private bus service.

Ordered this 13th day of May, 2002, by the following vote:

In Favor: Council Members Shapiro, Dernoga, Hendershot, Russell, Scott, and Wilson

Opposed:

Abstained:

Absent: Council Members Bailey, Estepp

Vote: 6-0

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

By: [signature]
Peter A. Shapiro
Chair

ATTEST:
[signature]
Redis C. Floyd
Acting Clerk of the Council

ADDENDUM TO DISTRICT COUNCIL DECISIONS

The subject, Oak Creek Club Comprehensive Design Plan, CDP-9902 (R-L) and Oak Creek Club Comprehensive Design Plan, CDP-9903 (L-A-C)

is composed of:

# of sheets	Item
3	Comprehensive Design Plan
2	Environmental Constraints Plan
9	Tree Conservation Plan
2	Recreation Opportunity Plan
2	Circulation Plan
2	Water and Sewer Concept Plan
4	Golf Course and Errant Shot Plan
2	Forest Stand Delineation
2	Soils Map
1	Exhibit A – MNCPPC Park Layout – One Sheet
1	Exhibit B – Open Space including MNCPPC Dedicated Land
1	Comprehensive Design Plan Amendment Text for the R.L. Zone
1	Comprehensive Design Plan Amendment Text for the L.A.C. Zone

This plan has no expiration date.

UPDATES/REVISIONS :
01/08/2025 UPDATE FOR FINAL PHASE BUILD-OUT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2027

STATE OF MARYLAND — ANDREW PEYTON FUNSCH — No. 4207 — LANDSCAPE ARCHITECT

Not valid without signature

CDP-9902-06 AND CDP-9903-05
APPROVAL SHEET

OAK CREEK CLUB
7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CARROLLTON OAK CREEK LLC.
9821 RHODE ISLAND AVENUE
COLLEGE PARK, MD 20740

WSSC GRID: 201SE12
TAX MAP: 76-F1, 69-E4
DESIGN: APF
DRAFT: MAM
DATE: JANUARY 2026
SCALE: N/A
SHEET 2 OF 12
FILE NO: 2003-1099\90-01

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Attached Xrefs: _TB30x42 – PLANNING/TB30x42/37-099/21-099/TOPO/17-099/11-099

Last Saved 1/8/2026 Last Plotted 1/8/2026 11:45 CDP-9902-06 & CDP-9903-05 Backup Part 2 (2 of 3)

CERTIFICATE OF APPROVAL

OAK CREEK CLUB, R-L ZONE
CDP-9902/02

The resolution for this Comprehensive Design Plan was approved on October 4, 2007 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 07-172, which contains the conditions listed below:

1. That Condition No. 27 of the approval of CDP-9902 be amended to read as follows:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	N/A	Commence construction prior to the 350th building permit or March 2010, whichever is sooner (permits may be suspended for noncompliance)

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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.

2. That prior to signature approval of the subject plans, the applicant shall:

   a. If necessary, amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club Course be amended to reflect Condition 1above.

   b. Add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners' association be permitted to meet in the Bowieville mansion.

3. The applicant, his heirs, successors and assigns, shall contribute 50% of the total costs of the roundabout located at Oak Grove Road and Church Road. The contribution shall be paid upon the issuance of the construction permits to the permittee for said roadwork but also provided that Oak Creek shall post, prior to any issuance of a building permit in Phase V, a bond or irrevocable letter of credit to the permittee for their estimated share of the costs based on an estimate proposed by the permittee and approved by Oak Creek until the actual construction takes place. The total costs shall be determined according to AASHTO or other applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee. In no way shall the permits (storm drain, paving, grading, model permits, or construction/building permits of any type) for Oak Creek Club be conditioned upon any event other than the issuance of the bond or irrevocable letter of credit and/or the contribution by the applicant to the permittee upon issuance of the permit. The roundabout is not an APF requirement for Oak Creek and the applicant's contribution satisfies road frontage requirements at this intersection per the road Code and Condition 42 (PGCPB 01-178(C)) of the Oak Creek Preliminary Plan or subsequent plans.

This approval includes:

1 Cover Sheet
2 Approval Sheets
1 Comprehensive Design Plan

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Comprehensive Design Plan is valid indefinitely.

CERTIFIED BY AUTHORITY OF:
The Prince George's County Planning Board

Signed: Steven D. Adams, Urban Design Supervisor

CERTIFICATE OF APPROVAL

OAK CREEK CLUB
CDP-9902/01

The resolution for this revision to a Comprehensive Design Plan was approved on July 20, 2006 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 06-150, which contains the conditions listed below:

1. In the townhouse stick behind single-family Lots 1 and 2 in the northwestern quadrant of the intersection of Mary Bowie Parkway and Bottsford Road, a four-foot setback inclusive of side-entry stoops, entry porches and chimneys shall be maintained in the side yard.

2. Intrusions into the previously required 4-foot setback shall only apply to units for which side-entry stoops, entry porches and chimneys on end-unit townhouses are planned.

This approval includes:

1 Cover Sheet
1 Approval Sheet
1 Comprehensive Design Plan Text

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Comprehensive Design Plan is valid indefinitely.

CERTIFIED BY AUTHORITY OF:
The Prince George's County Planning Board

Signed: Steven D. Adams, Urban Design Supervisor

ADDENDUM TO DISTRICT COUNCIL DECISIONS

Project Name: OAK CREEK CLUB

The Subject (case #): CDP-9902-03

Is composed of: 1 Cover Sheet
1 Approval Sheet

The validity period of this application is: valid indefinitely

The expiration date is: N/A

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

February 2, 2012

RE: CDP 9902/03 Oak Creek Club
(Companion Case: CDP 9903/02)
Oak Creek Club Corporation, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on January 30, 2012.

CERTIFICATE OF SERVICE

This is to certify that on February 2, 2012 this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

Redis C. Floyd
Clerk of the Council

(10/97)

County Administration Building – Upper Marlboro, Maryland 20772

Case No.: CDP-9902/03

Applicant: Oak Creek Club Corporation

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 11-41, approving with conditions a comprehensive design plan to amend Condition 27 of CDP-9902, as modified in Condition 1 of CDP-9902/02, regarding the trigger for commencing construction of the golf course clubhouse and its attendant parking, located east of Church Road in the central northern section of the site and bounded to the north by open space, zoned Residential-Agricultural (R-A), and Residential-Estate (R-E), and to their east, west, and south by other portions of the Oak Creek development, on the east and west sides of Church Road, approximately 2,800 feet south of its intersection with Central Avenue (214), Mitchellville, is:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. That Condition 27 of the approval of CDP-9902, as revised by CDP-9902/02, be amended to read as follows (additions are indicated by underline and deletions by "strike-through"):

CDP-9902/03

2. That a condition be added to the approval of CDP-9902 stating the following:

   The co-owners of Oak Creek Club, Club Group, Inc., Club Group, Inc. II, Oak Creek Golf, LLC and/or the developer, Montgomery Development, and the heirs, successors, and assigns for the above legal entities, shall provide up to date information in quarterly reports to the Prince George's County Planning Board as an administrative item including, but not limited to, the following items:

   (a) Information regarding the exact number of building permits issued by the Department of Environmental Resources in the Oak Creek Club development.

   (b) A report on the progress of the phasing of amenities in accordance with the schedule contained in Condition 30 of the approval of CDP-9903/02 and Condition 27 of CDP-9902/03. This report shall also note the relationship of the current permits issued to all of the outstanding triggers for amenities that if reached by the future issuance of permits would result in suspension of the issuance of permits for Oak Creek Club.

3. The applicant and the property owners of record, specifically Oak Creek Club Corporation, Club Group, Inc., Club Group, Inc., II, Oak Creek Golf, LLC and the Oak Creek Homeowners' Association (individual homeowners shall not be required to sign the CDP application) shall sign the CDP-9902/03 and CDP-9903/02 application forms prior to certification of the subject amended CDP plans; and

4. Issuance of building permits shall be suspended and denied in the event that any condition contained herein is not complied with by the applicant, record property owners and/or their heirs, successors and assigns.

   Such reporting requirement shall commence six months after the final approval of the case by either the Prince George's County Planning Board or District Council and shall cease when a certificate of occupancy is issued for the golf clubhouse. Proof of issuance of such Certificate of Occupancy shall be furnished to the Prince George's County Planning Board at such time.

Ordered this 30th day of January, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

3

CDP-9902/03

Absent:

Vote: 9-0

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

By: Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

CERTIFICATE OF APPROVAL

OAK CREEK CLUB
CDP-9902-05

The resolution for this Detailed Site Plan was approved on January 10, 2013 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 12-110, which contains the conditions listed below:

1. That Condition 27 of the approval of CDP-9902 be amended to read as follows (additions are indicated by underline and deletions by strike-through):

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	**BOND**	**FINISH CONSTRUCTION**
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	Prior to 750th building permit	Commence construction prior to the 850th building permit (permits may be suspended for noncompliance)

*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf course clubhouse structure of at least ~~25,000~~ 13,000 square feet on the golf course property.

2. The SDP to include the combined golf clubhouse and the community building approved herein shall be posted pursuant to Section 27-125.03(b) of the Zoning Ordinance for a minimum of 20 days and shall be approved by the Planning Board or its designee.

This approval includes:

1 Cover Sheet
1 Approval Sheet

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Comprehensive Design Plan is valid indefinitely.

CERTIFIED BY AUTHORITY OF:
The Prince George's County Planning Board

Signed: Steven D. Adams, Urban Design Supervisor

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2027

STATE OF MARYLAND · ANDREW PEYTON FUNSCH · No. 4207 · LANDSCAPE ARCHITECT

Not valid without signature

UPDATES/REVISIONS :
01/08/2025 UPDATE FOR FINAL PHASE BUILD-OUT

CDP-9902-06 AND CDP-9903-05
APPROVAL SHEET

OAK CREEK CLUB

7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT : CARROLLTON OAK CREEK LLC.
9821 RHODE ISLAND AVENUE
COLLEGE PARK, MD 20740

WSSC GRID: 201SE12	TAX MAP: 76-F1, 69-E4	
DESIGN APF	SHEET 3	OF 12
DRAFT MAM		
DATE JANUARY 2026		
SCALE N/A	FILE NO : 2003-1099\90-01	

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Case No. CDP 9903

Applicant: Oak Creek Club Corp.

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the entire record, that the Planning Board's decision in Resolution PGCPB No. 01-181, to approve a Comprehensive Design Plan for the L-A-C portion of a residential golf course community on property described as approximately 923 acres of land in the R-L and L-A-C Zones, located northwest and northeast of the intersection of Oak Grove Road and Church Road, Upper Marlboro, Maryland, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is 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 an updated market study to reflect the currently proposed phasing plan with regard to dwelling units and the amount of supportable commercial space. Furthermore, the commercial component shall be capped at 26,000 square feet. If market conditions change, an increase in square footage may be approved by the Planning Board up to, but not exceeding, 40,000 square feet. Any future application to increase the commercial component area shall be accompanied by a current market study, and any necessary supporting documentation.

   b. Provide evidence of a written agreement with the Historic Preservation Commission that defines/outlines responsibilities and timing for the provision of a security/fire alarm system connected to central station monitoring and maintenance/stabilization of all historic outbuildings within the Environmental Setting.

   c. The applicant shall illustrate the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community by providing a conceptual alignment for the new access on the plan.

   d. Provide sidewalks or walkways (minimum five-feet-wide) on at least one side of all primary roads, and sidewalks or walkways (minimum four-feet-wide) on at least one side of all secondary roads.

   e. Coordinate the staging schedule and staging plan to reflect the same development information and nomenclature, Phase III or Phase 3, etc.

   f. The proposed golf course and recreation center shall be included as part of the Phasing Schedule in the CDP text, and be assigned Phase 1A with a projected completion time equal to that of Phase 1, one to two years after construction commences.

   g. TCP I shall be revised to correct the "Reforestation Calculation" and "Forest Save Calculation" tables on sheet 9 of 9 of the TCP. These tables shall be revised to correctly reference the plan sheet on which each woodland conservation area is located.

   h. Provide written documentation to the Environmental Planning Section that states that the M-NCPPC Department of Parks and Recreation agrees to all woodland conservation areas on the parcels to be dedicated to M-NCPPC. If the documentation is not provided, the TCP I shall be revised to show additional on-site preservation, on-site afforestation, or off-site mitigation.

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

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

4. 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 any Specific Design Plan.

5. 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 submittal of the SDP.

6. All nontidal wetland mitigation areas shall be shown on the SDP.

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

8. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area of the nearby commercial center.

9. The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of all future Specific Design Plans.

10. The applicant, his heirs, successors or assignees shall submit an Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.

11. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding

procedures shall follow those in place for private recreational facilities agreements.

12. Prior to submission of a Specific Design Plan for the areas in question around the historic house, the applicant shall receive a written determination from the Historic Preservation Commission regarding the need for Phase II and/or Phase III archeological studies. If either or both are required, they shall be completed and approved by HPC prior to the approval of the relevant SDP.

13. Appropriate uses for the Bowieville Mansion and tobacco barn may include but not be limited to the following:

    a. Reception hall/rental facility
    b. Art gallery
    c. Restaurant
    d. Country Inn
    e. Antique shop or other such low intensity retail use
    f. Eleemosynary or philanthropic use
    g. Low intensity office use
    h. Library or similar cultural use
    i. Private residence
    j. Private school
    k. A combination of the above uses

    Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission.

14. The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

15. Specific Design Plan review by the Historic Preservation Commission shall be required on non-residential structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

16. All commercial and public assembly structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13 and all applicable county laws.

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

18. Prior to approval of each Specific Design Plan the applicant shall submit an overall open space plan with calculations for areas of tree preservation, wetlands, and floodplain, to ensure preservation of areas approved as open space per CDP-9902 and CDP-9903.

19. Prior to approval of each residential Specific Design Plan the applicant shall provide a detailed analysis of the individual holes which abut, or may impact, the residential lots contained within the submitted SDP to demonstrate that the residential development will not be at risk with regard to errant golf shots. The errant ball studies shall include, but not be limited to, grading, topography, spot elevations, slopes, existing vegetation, proposed landscaping, golf course hazards, etc. Furthermore, the applicable SDPs with golf holes adjacent to Church Road and Oak Grove Road shall demonstrate safety for vehicles traveling the said thoroughfares.

20. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.

21. Prior to Specific Design Plan approval and to the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Specific Design Plan review. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character. Furthermore, the applicant shall provide a photographic and plan inventory of all agricultural structures within a proposed plan area for submission and review at the time of Specific Design Plan approval.

22. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum

50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerows within the right-of-way, it may be combined with on-site woodland to contribute toward the 50-foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

23. Prior to the approval of the 200th residential building permit for Oak Creek, the Specific Design Plan for fine grading in Phase 1A (Golf Course) shall be submitted and accepted for review. Furthermore, prior to the approval of the 287th residential building permit for Oak Creek, the golf course shall be completed and in operation. Furthermore, the proposed recreation center, swimming pool and bathhouse, tennis courts, and any other recommended community structures shall be included in the said Phase 1A SDP.

24. On-street parking shall be prohibited throughout the proposed development.

25. Public utilities should be buried wherever possible on site.

26. Prior to/or concurrent with the submission of the first Specific Design Plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the "neo-traditional" area of the L-A-C Zone. This SDP shall also address signage, and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.

27. The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 60 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintel, brick or stone foundations, creative window and door treatment, cornice lines, quoins, reverse gables, dormer windows, and varied roof lines. Roofing material shall consist of standing seam metal, cedar shake shingles, imitation slate, or high quality dimensional asphalt shingles.

All side and rear elevations visible from roads, parking areas, the golf course, and the existing two-acre pond 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.

The minimum roof pitch for all dwelling units shall generally be 8/12. A minimum ceiling height for the first floor shall be nine feet.

The minimum residential square footage, excluding townhouses, shall be two-thousand and two-hundred (2,200) square feet.

Decks and porches on rears that face the golf course must be painted, stained, etc. They may not be left to weather naturally.

No private fences will be allowed in rear yards of single family lots facing the golf course; a consistent private fence can be constructed in rear yards of attached houses facing the golf course.

Rear yard landscape plans facing the golf course shall be selected from a limited group of options to be installed by the developer.

28. Provide a separate Specific Design Plan for all proposed architecture.

29. Every Specific Design Plan for Oak Creek Club shall include on the cover sheet a clearly legible overall plan of the project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers.

30. The private recreational facilities shall have bonding and construction requirements as follows. All of those facilities below except the golf course and associated facilities shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	**N/A**	**Complete by 287th building permit**
Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Swimming Pool Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
Two (2) Tennis Courts Adjacent to Main Community Building	**Prior to 250th building permit**	**Complete by 500th building permit**
8-foot-wide Asphalt Trail System (not on public park land)	**Prior to 250th building permit**	**Complete by 800th building permit**
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 circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. 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 the dwelling units.		

The recommended Community Building and the proposed Golf Course Clubhouse shall be two separate structures, with the Community Building being located on Homeowners Association property.

31. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.

32. Prior to the issuance of any building permits within the subject property during the given phase, the following road improvements, along with any necessary signal, signage, and pavement marking modifications, shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

    a. At MD 214/MD 193, provision of a second left-turn lane on the eastbound MD 214 approach.

    b. At MD 214/Church Road, conversion of the existing eastbound right-turn lane along MD 214 into a shared through/right-turn lane through the intersection. With this change, the existing free-flow right-turn lane along northbound Church Road would effectively become non-free-flowing.

    c. At MD 214/Church Road, provision of a second left-turn lane along the northbound Church Road approach.

    d. At MD 214/Church Road, provision of a second left-turn lane along the eastbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

    e. At MD 214/Church Road, provision of a second left-turn lane along the westbound MD 214 approach. This shall include provision of an additional receiving lane, with a minimum length of 500 feet and appropriate taper, along southbound Church Road.

33. At the time of final plat approval, the applicant shall dedicate right-of-way along Church Road as shown on the submitted plan. Improvements within the dedicated right-of-way shall be determined by DPW&T, and will include acceleration, deceleration, and left-turn lanes at each access point at a minimum.

34. Prior to the approval of the Specific Design Plan for the subject property, the applicant shall submit and have reviewed an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for the intersection of Church Road and the northernmost site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall provide the signal and/or other warranted physical improvements at that location within a schedule to be determined by DPW&T. Alternatively, the applicant may consider the placement of roundabouts at this location and at the proposed intersection of Church Road and the southernmost access point. The design of such roundabouts must be approved by DPW&T prior to Planning Board approval of the Specific Design Plan.

35. All record plats shall indicate the A-44 facility as shown on the submitted plan with the notation "Future Access-Controlled Highway Facility A-44."

36. All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.

37. The applicant shall file a bond or other suitable financial guarantee with the County Department of Public Works and Transportation (DPW&T) to operate a private bus service which will connect the subject property to the nearest Metrorail station. The service shall have the following parameters:

    a. Service every 15 minutes during weekday AM and PM peak hours at a minimum.

    b. Buses generally operating along routes as proffered by the applicant during review of CDP-9902 and preliminary plan 4-01032. The final routing shall be determined at the time of Specific Design Plan review, and may be changed by future agreement with DPW&T.

    c. Buses having a capacity of 20 persons.

    Other necessary services may be required. Final details of an agreement among DPW&T, the applicant and the Oak Creek homeowners association shall be approved by the Planning Board concurrent with approval of the initial Specific Design Plan. The timetable for bonding and initiating the service shall be determined at the same time. The agreement shall be in the form of a covenant that runs with the land in perpetuity and shall be recorded in the land records of Prince George's County. It shall include an easement granting the public bus operating agency permanent access to all internal private streets for the provision of public transportation.

38. Prior to the issuance of residential building permits, the applicant, his heirs, successors and/or assignees shall pay an Adequate Public Facilities fee of $2,160.00 per dwelling unit for schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This adequate public facilities fee would be placed in an account to relieve overcrowding at Perrywood and/or Woodmore Elementary and Largo High Schools.

39. No residential building permits, beyond the permit for the 558th dwelling unit, shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130 percent or four years have elapsed since date of the adoption of the resolution of the approval of this preliminary plan of subdivision.

40. Prior to the approval of the first final plat for any area beyond response time requirements for ambulance service, the applicant, his heirs, successors and/or assignees shall pay a fee to Prince George's County which shall serve as a fair share contribution towards the provision of a fire station and ambulance. Proof of payment shall be submitted to the Planning Department, Subdivision Section prior to approval of that final plat. A final determination of the fair share contribution to be paid by the applicant will be made by the Planning Department at the time of that final plat review. This determination will be based on all of and portions of residential and non-residential parcels/lots that are found to be beyond the recommended ambulance response time guideline with an appropriate inflation factor.

41. The Preliminary Plan of Subdivision shall reflect lots along A-44 of no less than 150 feet in depth unless a variation for lot depth is approved as part of the Preliminary Plan approval.

42. As part of the SDP submittal that shows A-44 a Phase II Noise Study shall be provided for residential areas adjacent to A-44 with projected noise levels in excess of 65 dBA. The SDPs shall include detailed information on the noise attenuation measures that will be used to mitigate the adverse noise impacts associated with the A-44 Master Plan Roadway.

43. Prior to signature approval of the preliminary plan the applicant shall submit information to support the platting of the 41 lots that contain Marlboro clay which do not satisfy the existing and/or proposed 1.5 safety factor line. The final decision with regard to the platting of the 41 impacted lots shall be referred to the Planning Director, as designee of the Planning Board, for approval.

44. Prior to approval of the first Specific Design Plan for residential lots, the applicant shall submit for review by the Planning Board a Homeowners' Association reserve fund analysis for the required private bus service to insure adequate funds for bus maintenance and replacement.

45. Prior to the issuance of the 574th building permit for Oak Creek, the applicant shall prepare and submit for Planning Board's (or its designee's) review, an evaluation of the on-going funding, maintenance, operation and utilization of the bus service.

46. The applicant shall not utilize a diesel bus for purposes of providing private bus service.

Ordered this 13th day of May, 2002, by the following vote:

In Favor: Council Members Shapiro, Dernoga, Hendershot, Russell, Scott, and Wilson

Opposed:

Abstained:

Absent: Council Members Bailey and Estepp

Vote: 6-0

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

By: [signature]
Peter A. Shapiro
Chair

ATTEST: [signature]
Redis C. Floyd
Acting Clerk of the Council

ADDENDUM TO DISTRICT COUNCIL DECISIONS

The subject, Oak Creek Club Comprehensive Design Plan, CDF-9902 (R-L) and Oak Creek Club Comprehensive Design Plan, CDF-9903 (L-A-C)

is composed of:

# of sheets	Item
3	Comprehensive Design Plan
2	Environmental Constraints Plan
9	Tree Conservation Plan
2	Recreation Opportunity Plan
2	Circulation Plan
2	Water and Sewer Concept Plan
4	Golf Course and Errant Shot Plan
2	Forest Stand Delineation
2	Soils Map
1	Exhibit A – MNCPPC Park Layout – One Sheet
1	Exhibit B – Open Space including MNCPPC Dedicated Land
1	Comprehensive Design Plan Amendment Text for the R.L. Zone
1	Comprehensive Design Plan Amendment Text for the L.A.C. Zone

This plan has no expiration date.

UPDATES/REVISIONS :
01/08/2025 UPDATE FOR FINAL PHASE BUILD-OUT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2027

STATE OF MARYLAND ANDREW PEYTON FUNSCH No. 4207 LANDSCAPE ARCHITECT

Not valid without signature

CDP-9902-06 AND CDP-9903-05
APPROVAL SHEET

OAK CREEK CLUB
7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT : CARROLLTON OAK CREEK LLC.
9821 RHODE ISLAND AVENUE
COLLEGE PARK, MD 20740

WSSC GRID: 201SE12
TAX MAP: 76-F1, 69-E4
DESIGN APF
DRAFT MAM
DATE JANUARY 2026
SCALE N/A
SHEET 4 OF 12
FILE NO : 2003-1099\90-01

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CERTIFICATE OF APPROVAL

OAK CREEK CLUB, L-A-C
CDP-9903/01

The resolution for this Comprehensive Site Plan was approved on October 4,2007, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 07-173, which contains the conditions listed below:

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-9903/01, Oak Creek Club for the above described land, subject to the following conditions:

1. That Condition No. 27 of the approval of CDP-9902 and Condition 30 of CDP-9903 be amended to read as follows:

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	N/A	Commence construction prior to the 850th building permit or March 2010, whichever is sooner (permits may be suspended for noncompliance)

*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.

*The originally recommended community and the proposed golf clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.

*Denotes correction
[Brackets] denotes deletion
Underlining denotes addition

2. That prior to signature approval of the subject plans, the applicant shall:

a. If necessary, amend the Declaration of Covenants, Conditions and Restrictions and the Deed of Grant and Reservation of Easements for Development and Operation of the Oak Creek Club Course be amended to reflect Condition 1above.

b. Add a note to the plans stating that, until the golf course clubhouse is completed, the homeowners' association be permitted to meet in the Bowieville mansion.

3. The applicant, his heirs, successors and assigns, shall contribute 50% of the total costs of the roundabout located at Oak Grove Road and Church Road. The contribution shall be paid upon the issuance of the construction permits to the permittee for said roadwork but also provided that Oak Creek shall post, prior to any issuance of a building permit in Phase V, a bond or irrevocable letter of credit to the permittee for their estimated share of the costs based on an estimate proposed by the permittee and approved by Oak Creek until the actual construction takes place. The total costs shall be determined according to AASHTO or other applicable guidelines as determined by DPW&T and reviewed and approved by the applicant and permittee. In no way shall the permits (storm drain, paving, grading, model permits, or construction/building permits of any type) for Oak Creek Club be conditioned upon any event other than the issuance of the bond or irrevocable letter of credit and/or the contribution by the applicant to the permittee upon issuance of the permit. The roundabout is not an APF requirement for Oak Creek and the applicant's contribution satisfies road frontage requirements at this intersection per the road Code and Condition 42 (PGCPB 01-178(C)) of the Oak Creek Preliminary Plan or subsequent plans

This approval includes

1 Cover Sheet
2 Approval Sheet
1 Comprehensive Design Plan

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Comprehensive Design Plan is valid indefinitely.

CERTIFIED BY AUTHORITY OF:
The Prince George's County Planning Board

Signed: [signature]
Steven D. Adams, Urban Design Supervisor

ADDENDUM TO DISTRICT COUNCIL DECISIONS

Project Name: OAK CREEK CLUB

The Subject (case #): CDP-9903-02

Is composed of: 1 Cover Sheet
1 Approval Sheet

The validity period of this application is: valid indefinitely

The expiration date is: N/A

ADDENDUM TO DISTRICT COUNCIL DECISIONS

Project Name: Oak Creek Club

The Subject (case #): CDP -9903-02

Is composed of:

1	Cover Sheet
1	Approval Sheet

The validity period of this application is: Valid indefinately

The expiration date is: [scribbled out]

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

February 2, 2012

RE: **CDP 9903/02 Oak Creek Club**
(Companion Case: CDP 9902/03)
Oak Creek Club Corporation, Applicant

NOTICE OF FINAL DECISION
OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on January 30, 2012.

CERTIFICATE OF SERVICE

This is to certify that on February 2, 2012 this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

[signature]
Redis C. Floyd
Clerk of the Council

(10/97)

County Administration Building – Upper Marlboro, Maryland 20772

Case No.: CDP-9903/02

Applicant: Oak Creek Club Corporation

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 11-40, approving with conditions a comprehensive design plan to amend Condition 30 of CDP-9903, as revised by CDP-9903/01, regarding the trigger for commencing construction of the golf course clubhouse and its attendant parking, located east of Church Road in the central northern section of the site and bounded to the north by open space, zoned Residential-Agricultural (R-A), and Residential-Estate (R-E), and to their east, west, and south by other portions of the Oak Creek development, on the east and west sides of Church Road, approximately 2,800 feet south of its intersection with Central Avenue (214), Mitchellville, is:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. That Condition 30 of the approval of CDP-9903, as revised by CDP-9903/01, be amended to read as follows (additions are indicated by underline and deletions by "strike-through"):

CDP-9903/02

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	Prior to 750th building permit	Commence construction prior to the 850th building permit (permits shall be suspended for noncompliance)
*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 circumstances, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.		

The originally recommended community building and the proposed golf clubhouse shall be satisfied by providing a golf clubhouse structure of at least 25,000 square feet on the golf course property.

2

CDP-9903/02

2. That a condition be added to the approval of CDP-9903 stating the following:

The co-owners of Oak Creek Club, Club Group, Inc., Club Group, Inc. II, Oak Creek Golf, LLC and/or the developer, Montgomery Development, and the heirs, successors, and assigns for the above legal entities, shall provide up to date information in quarterly reports to the Prince George's County Planning Board as an administrative item including, but not limited to, the following items:

(a) Information regarding the exact number of building permits issued by the Department of Environmental Resources in the Oak Creek Club development.

(b) A report on the progress of the phasing of amenities in accordance with the schedule contained in Condition 30 of the approval of CDP-9903/02 and Condition 27 of CDP-9902/03. This report shall also note the relationship of the current permits issued to all of the outstanding triggers for amenities that if reached by the future issuance of permits would result in suspension of the issuance of permits for Oak Creek Club.

3. The applicant and the property owners of record, specifically Oak Creek Club Corporation, Club Group, Inc., Club Group, Inc., II, Oak Creek Golf, LLC and the Oak Creek Homeowners' Association (individual homeowners shall not be required to sign the CDP application) shall sign the CDP-9902/03 and CDP-9903/02 application forms prior to certification of the subject amended CDP plans; and

4. Issuance of building permits shall be suspended and denied in the event that any condition contained herein is not complied with by the applicant, record property owners and/or their heirs, successors and assigns.

Such reporting requirement shall commence six months after the final approval of the case by either the Prince George's County Planning Board or District Council and shall cease when a certificate of occupancy is issued for the golf clubhouse. Proof of issuance of such Certificate of Occupancy shall be furnished to the Prince George's County Planning Board at such time.

Ordered this 30th day of January, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, and Turner.

Opposed:

3

CDP-9903/02

Abstained:

Absent: Council Member Toles.

Vote: 8-0

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

By: [signature]
Andrea C. Harrison, Chair

ATTEST:
[signature]
Redis C. Floyd
Clerk of the Council

CERTIFICATE OF APPROVAL

OAK CREEK CLUB
CDP-9903-04

The resolution for this Detailed Site Plan was approved on January 1, 2013 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 12-111, which contains the conditions listed below:

1. That Condition 30 of the approval of CDP-9903, as revised by CDP-9903/01, be amended to read as follows (additions are indicated by underline and deletions by strike-through):

OAK CREEK CLUB PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 287th building permit
Swim/Tennis Center	Prior to 250th building permit	Complete by 500th building permit
Swimming Pool	Prior to 250th building permit	Complete by 500th building permit
Two (2) Tennis Courts	Prior to 250th building permit	Complete by 500th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 250th building permit	Complete by 800th building permit
Golf Clubhouse	Prior to 750th building permit	Commence construction prior to the 850th building permit (permits may be suspended for noncompliance)
*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 circumstaces, 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 percent, and an adequate number of permits shall be withheld to assure completion of all facilities prior to the completion of all the dwelling units.		

The originally recommended community building and the proposed golf course clubhouse shall be satisfied by providing a golf course clubhouse structure of at least ~~25,000~~ 13,000 square feet on the golf course property.

2. The SDP to include the combined golf clubhouse and the community building approved herein shall be posted pursuant to Section 27-125.03(b) of the Zoning Ordinance for a minimum of 20 days and shall be approved by the Planning Board or its designee.

This approval includes:

1 Cover Sheet
1 Approval Sheet

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Comprehensive Design Plan is valid indefinitely.

CERTIFIED BY AUTHORITY OF:
The Prince George's County Planning Board

Signed: [signature]
Steven D. Adams, Urban Design Supervisor

UPDATES/REVISIONS :
01/08/2025 UPDATE FOR FINAL PHASE BUILD-OUT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2027

STATE OF MARYLAND · ANDREW PEYTON FUNSCH · No. 4207 · LANDSCAPE ARCHITECT

Not valid without signature

CDP-9902-06 AND CDP-9903-05
APPROVAL SHEET

OAK CREEK CLUB
7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates **Charles P. Johnson & Associates, Inc.**
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT : CARROLLTON OAK CREEK LLC.
9821 RHODE ISLAND AVENUE
COLLEGE PARK, MD 20740

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WSSC GRID: 201SE12	TAX MAP: 76-F1, 69-E4		
DESIGN APF	SHEET 5	OF 12	
DRAFT MAM			
DATE JANUARY 2026	FILE NO : 2003-1099\90-01		
SCALE N/A			

Attached Xrefs: _TB30x42 – PLANNING/TB30x42/37-099/21-099/TOPO/17-099/11-099

mamitchell

Last Saved 1/8/2026 Last Plotted 1/8/2026 11:52 AM CDP-9902-06 & CDP-9903-05_Backup.DWG 5 of 12

PROPOSED
CAMERON GROVE
Zoned R-E
OWNER: EVANGEL TEMPLE, INC.
USE: UNDEVELOPED

PARK DEDICATION
35± Acres

RECREATION FACILITIES

EVANGEL TEMPLE, INC.
L. 6314 - F. 686.692
439.76 Acres
P. 21
Zoned R-L
USE: UNDEVELOPED

SCENIC POND

DEVELOPMENT PARCEL
A
SINGLE FAMILY DETACHED
85 Lots

DEVELOPMENT PARCEL
B
SINGLE FAMILY DETACHED
122 Lots

DEVELOPMENT PARCEL
C
SINGLE FAMILY DETACHED
175 Lots

DEVELOPMENT PARCEL
D
SINGLE FAMILY DETACHED
60 Lots

DEVELOPMENT PARCEL
E
SINGLE FAMILY DETACHED
93Lots

SIERRA MEADOWS
PLAT # 54 - P.B. 163
USE: UNDER DEVELOPMENT/ RESIDENTIAL
(R-E)

OUTLOT "A"
SIERRA MEADOWS
PLAT # 56 - P.B. 163
MEDALION INVESTMENTS
USE: ACCESS DRIVEWAY

BEALL HOUSE 9.0 Acs

BEHNKE NURSERIES
L. 5031 - F. 191
80.0 Acres
Zoned R-E
USE: NURSERY

DEE CORPORATION "PERRYWOOD"
L. 5552 - F. 463.466
94.3188 Acs.
ZONED: R-S
USE: UNDER DEVELOPMENT/ RESIDENTIAL

DEE CORPORATION "PERRYWOOD"
OFF PARCEL "A"
3.30 Acres
Zoned R-E
USE: UNDEVELOPED

W.F. CHESLEY
L. 5437 - F. 836
Zoned R-R
USE: PKG

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
USE: UNDEVELOPED Zoned R-E

THE VESTRY OF ST. BARNABAS CHURCH
(201 N ANN, 1900SQ.)
L. 1671 - F. 378
7.91 Acres
Zoned R-E
USE: CEMETERY

THE VESTRY OF QUEEN ANNE PARISH
L. 3666 F. 57
2.00 Acres

ST. BARNABAS CHURCH AND QUEEN ANNE SCHOOL

SEE OAK CREEK CLUB SHEET 2

GOLF

CULTIVATED FIELD

TREES

BLACK BRANCH

COLLINGTON BRANCH

BRANCH

ROAD

SOUTH

CHURCH

GROVE

LOCATION MAP

KEY
- SWM TREATMENT AREAS
- TRANSPORTATION NETWORK
- TREE LIMITS

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1995 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-03	A.C.	2-12-03

IRENE ANNE CARRARO No. 15003 REGISTERED PROFESSIONAL ENGINEER

COMPREHENSIVE DEVELOPMENT PLAN

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE: 1" = 200'

NO.	DATE	REVISIONS
1	4-14-03	REV. LAYOUT
2	Mar. 03, 2003	REV. LAYOUT
3	June 10, 2002	REV. TO REFLECT LATEST PLANS
4	FEB. 11, 2002	ADDED CONNECTION TO BEALL HOUSE & NO TREE
5	APR. JAN 2026	UPDATED PLANS FOR FINAL PHASE

CPJ Charles P. Johnson & Associates, Inc.

OAK CREEK CLUB
THE ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

COMPREHENSIVE DESIGN PLAN
CDP-9902-06 AND CDP-9903-05
JANUARY 2026
1" = 200'
SHEET 6 of 12

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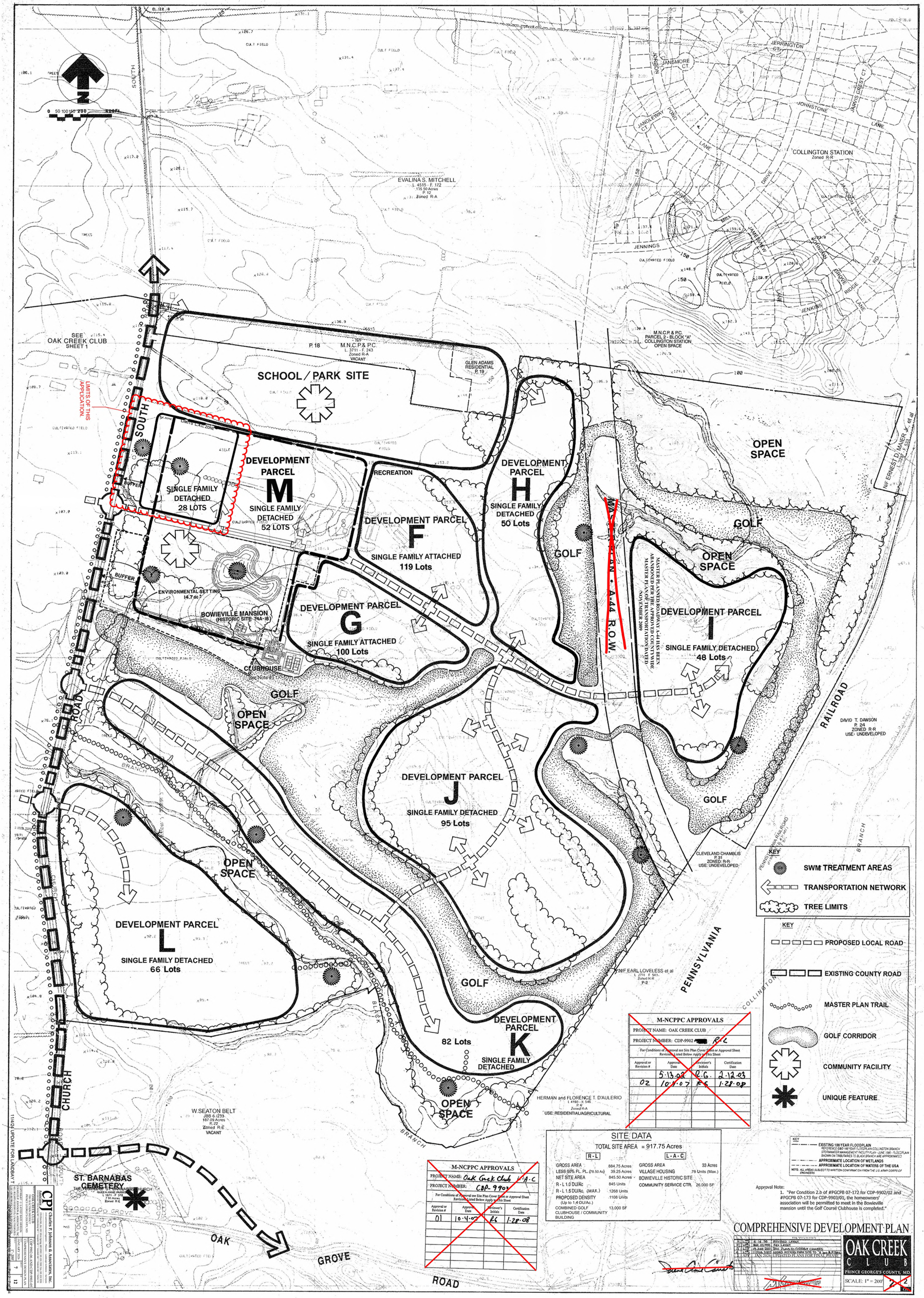
MONTGOMERY KONTOGIANNIS, INC.



M-NCPPC APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: CDP-9902 [redacted] R-L			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5.13.03	R.G.	2.12.03
02	10.4.07	RG	1.28.08

M-NCPPC APPROVALS			
PROJECT NAME: Oak Creek Club L-A-C			
PROJECT NUMBER: CDP-9903			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	10.4.07	RG	1.28.08

SITE DATA

TOTAL SITE AREA = 917.75 Acres

R-L		L-A-C	
GROSS AREA	884.75 Acres	GROSS AREA	33 Acres
LESS 50% FL. PL. (78.50 Ac)	39.25 Acres	VILLAGE HOUSING	76 Units (Max.)
NET SITE AREA	845.50 Acres	BOWIEVILLE HISTORIC SITE	
R - L 1.0 DU/Ac	845 Units	COMMUNITY SERVICE CTR.	26,000 SF
R - L 1.5 DU/Ac. (MAX.)	1268 Units		
PROPOSED DENSITY (Up to 1.4 DU/Ac.)	1108 Units		
COMBINED GOLF CLUBHOUSE / COMMUNITY BUILDING	13,000 SF		

Approval Note:

1. "Per Condition 2.b of #PGCPB 07-172 for CDP-9902/02 and #PGCPB 07-173 for CDP-9903/01, the homeowners' association will be permitted to meet in the Bowieville mansion until the Golf Course Clubhouse is completed."

COMPREHENSIVE DEVELOPMENT PLAN

NO.	BY	DATE	REVISIONS
5	CJP	5.14.08	REVISED LAYOUT
4	CJP	JAN.03,2008	REV. LAYOUT
3	CJP	9 JAN 2008	REV. PLANS TO CURRENT STANDARDS
2	CJP	11 FEB. 2007	ADDED ACCESS PARK SITE TO "A" and "B" Parcels
1	AJP	JAN 2007	UPDATED PLANS FOR FINAL PHASE

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE: 1" = 200'
SHEET 2 OF 2

CPJ Charles P. Johnson & Associates, Inc.
Planning Consultants • Landscape Architects • Engineers • Surveyors
4 Professional Drive, Suite 120, Gaithersburg, Maryland 20879 (301) 948-0240

CDP-9902/02 & CDP-9903/01
COMPREHENSIVE DESIGN PLAN
JANUARY 2007
7
12

11x17 UPDATE FOR LANDSAT

CAMERON GROVE
Zoned R-E

PARK DEDICATION
35± Acres

RECREATION FACILITIES

EVANGEL TEMPLE, INC.
L. 6314 - F. 686,692
439.76 Acres
P. 21
Zoned R-L

BLACK BRANCH

CULT FIELD

TREES

SOUTH

0 50 100 150 200 400Ft

LOCATION MAP

SCENIC POND

DEVELOPMENT PARCEL
A
SINGLE FAMILY DETACHED
85 Lots

GOLF

DEVELOPMENT PARCEL
B
SINGLE FAMILY DETACHED
121 Lots

SIERRA MEADOWS
PLAT # 54 - P.B. 163

(R-E)

DEVELOPMENT PARCEL
C
SINGLE FAMILY DETACHED
17[illegible] Lots

DEVELOPMENT PARCEL
D
SINGLE FAMILY DETACHED
65 Lots

DEVELOPMENT PARCEL
E
SINGLE FAMILY DETACHED
93 Lots

BEALL HOUSE 9.0 Acs

OUTLOT "A"
SIERRA MEADOWS
PLAT # 56 - P.B. 163

BEHNKE NURSERIES
L. 5031 - F. 191
80.0 Acres
Zoned R-E

PERRYWOOD
L. 5552 - F. 463,466
94.3188 Acres
Zoned R-S

PERRYWOOD
(OUTPARCEL "A")
1.50 Acres
Zoned R-E

W.F. CHESLEY
L. 5437 - F. 836
Zoned R-R

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARISH
L. 1671 - F. 3/8
7.91 Acres
Zoned R-E

THE VESTRY OF QUEEN ANNE PARISH
L. 3666 F. 57
Zoned R-E

ST. BARNABAS CHURCH AND QUEEN ANNE SCHOOL

BURLEIGH STREET
CLAIRBORNE STREET
TAMARACK CT.
MACKERNUT CT.
WHITEBARK CT.
HILLROD
ANDEAN COURT
GOOSE WAY
WHISTLING DUCK DRIVE
NENE GOOSE DRIVE
POCHARD CT.
OAK GROVE ROAD
CHURCH ROAD SOUTH

M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	6-13-02	RG	2-12-03

KEY

- ENTRANCE ROAD
- PRIMARY ROAD
- SECONDARY ROAD
- NEIGHBORHOOD ACCESS
- VILLAGE STREET
- SIDEWALK

KEY

- SWM PONDS
- TRANSPORTATION NETWORK
- TREE LIMITS

Sidewalks or walkways shall be provided on at least one side of primary and secondary roads.

KEY

- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED.
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS.

IRENE ANNE CARROLL
No. 15003
REGISTERED PROFESSIONAL ENGINEER
STATE OF MARYLAND

CIRCULATION PLAN

No.	Date	Description
1	4-14-98	REV. LAYOUT
2	Mar 03 1999	REV. LAYOUT
3	Sep 28 2000	REV. MASTER PLAN TRAIL
4	JUN 12 2001	ADDED SIDEWALKS & HIKE/BIKER TRAIL
5	FEB 2002	ADDED CONNECTION TO BEALL HOUSE.
6	JAN 2026	UPDATED PLANS FOR FINAL PHASE

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD
SCALE: 1" = 200'

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
4900 Fitzhugh Rd., Ste. 200 Suitland, MD 20746 Ph. 301-316-1000 Fax. 301-316-1001

OAK CREEK CLUB
THE ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

CDP-9902-06 AND CDP-9903-05
CIRCULATION PLAN

JANUARY 2026

1" = 200'

8 | 12

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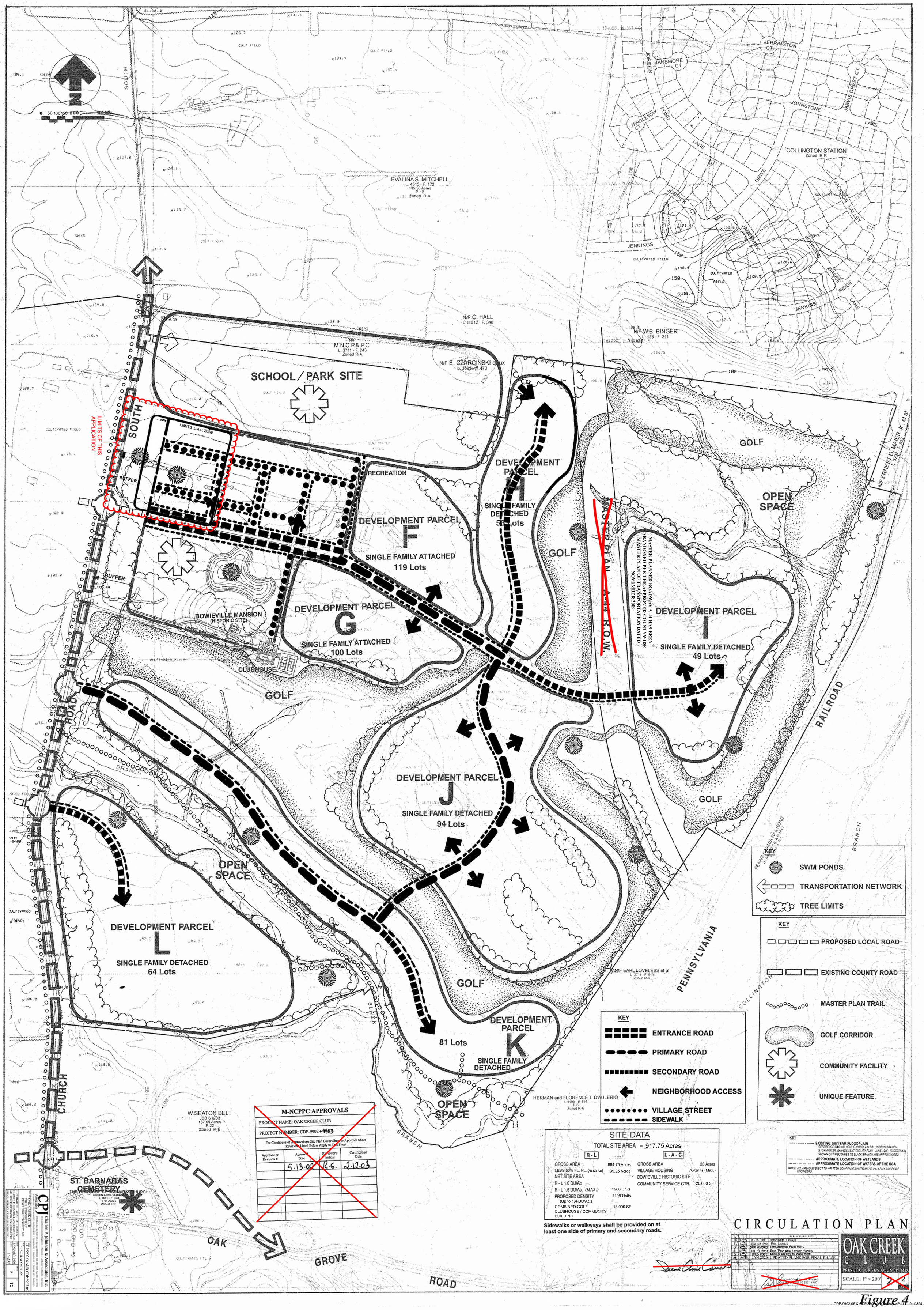
Figure 4

CIRCULATION PLAN



M-NCPPC APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: CDP-9902 +9903			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-03	R.G.	2-12-03

SITE DATA

TOTAL SITE AREA = 917.75 Acres

R-L		L-A-C	
GROSS AREA	884.75 Acres	GROSS AREA	33 Acres
LESS 50% FL. PL. (78.50 Ac)	39.25 Acres	VILLAGE HOUSING	76 Units (Max.)
NET SITE AREA		BOWIEVILLE HISTORIC SITE	
R-L 1.0 DU/Ac		COMMUNITY SERVICE CTR.	26,000 SF
R-L 1.5 DU/Ac. (MAX.)	1268 Units		
PROPOSED DENSITY (Up to 1.4 DU/Ac.)	1108 Units		
COMBINED GOLF CLUBHOUSE / COMMUNITY BUILDING	13,000 SF		

Sidewalks or walkways shall be provided on at least one side of primary and secondary roads.

REVISIONS		
1.	4-14-98	REVISED LAYOUT
2.	MAR. 03,1999	REV. LAYOUT
3.	SEP. 28,2000	REV. MASTER PLAN TRAIL
4.	JAN 19, 2001	REV. PER NEW layout Options
5.	JUNE 2002	ADDED Access To Park Site
6.	APR. JAN 2026	UPDATED PLANS FOR FINAL PHASE

MONTGOMERY ENGINEERS, INC.

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD
SCALE: 1" = 200'

Charles P. Johnson & Associates, Inc.
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD
CDP-9902-06 AND CDP-9903-05
CIRCULATION PLAN
JANUARY 2026
1" = 200'
9
12

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Figure 4

WATER & SEWER CONCEPT PLAN

EX. 6" F.M. SEWER (TEMPLE)

CAMERON GROVE
Zoned R-E

PARK DEDICATION
35± Acres

RECREATION FACILITIES

EVANGEL TEMPLE, INC.
L. 6314 - F. 686,692
439.76 Acres
P. 21
Zoned R-L

BLACK BRANCH

SOUTH

LOCATION MAP

SCENIC POND

DEVELOPMENT PARCEL
A
SINGLE FAMILY DETACHED
85 Lots

DEVELOPMENT PARCEL
B
SINGLE FAMILY DETACHED
121 Lots

DEVELOPMENT PARCEL
C
SINGLE FAMILY DETACHED
172 Lots

DEVELOPMENT PARCEL
D
SINGLE FAMILY DETACHED
65 Lots

DEVELOPMENT PARCEL
E
SINGLE FAMILY DETACHED
93 Lots

GOLF

CULTIVATED FIELD

TREES

EX. 12" WATER
EX. 12" P.S.
EX. 8" SEWER

SIERRA MEADOWS
PLAT # 54 - P.B. 163
(R-E)

MACKERNUT CT.
WHITEBARK CT.
TAMARACK CT.
TAMARACK LANE
CLAIRBORNE STREET
HILLROD

OUTLOT "A"
SIERRA MEADOWS
PLAT # 56 - P.B. 163

BEALL HOUSE 9.0 Acs

BIEHNKE NURSERIES
L. 5031 - F. 191
80.0 Acres
Zoned R-E

W.F. CHESLEY
L. 5437 - F. 836
Zoned R-R

PERRYWOOD
L. 5552 - F. 463,466
94.3186 Acres
Zoned R-S

PERRYWOOD
UNPLATTED "A"
3.30 Acres
Zoned R-E

ANDEAN GOOSE WAY
WHISTLING SWAN COURT
GOOSE DUCK NENE DRIVE
HOTOMTOT
HOOHARD CT.

PROP. 24" WATER MAIN
(PERRYWOOD SUBDIVISION)
4-96105

PROP. 16" WATER MAIN

OAK GROVE ROAD

CHURCH ROAD

ST. BARNABAS CHURCH
AND
QUEEN ANNE SCHOOL

THE VESTRY OF QUEEN ANNE PARISH
L. 3666 F. 57
Zoned R-E

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARISH
L. 1671 - F. 378
7.91 Acres
Zoned R-E

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

IRENE ANNE CARRATO
No. 15009
STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-02	RG	2-12-03

KEY

- PROPOSED SEWER
- EXISTING SEWER
- EXISTING WATER

KEY

- SWM PONDS
- TRANSPORTATION NETWORK
- TREE LIMITS

KEY

- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED.
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

1	4-14-98 Rev. LAYOUT
2	03-03-1999 Rev. LAYOUT
3	SEP 28 2001 REV. SEWER LAYOUT
4	APRIL/JAN 2002 UPDATED PLANS FOR FINAL PHASE

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD
SCALE: 1" = 200'

Charles P. Johnson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
1751 Elton Rd. Ste. 300 Silver Spring, MD 20903 (301) 434-7000 Fax: (301) 434-9394

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PRINCE GEORGE'S COUNTY, MD
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OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD

WATER & SEWER CONCEPT PLAN

CDP-9902-06 AND CDP-9903-05

JANUARY 2018

1" = 200'

10

12

Figure 5

WATER & SEWER CONCEPT PLAN

M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902 AMENDED

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-02	R.G.	2-12-03

EVALINA S. MITCHELL
L. 4515 - F. 172
135.50 Acres
P. 12
Zoned R-A

N/F C. HALL
L. HB12 - F. 340

N/F M.N.C.P.& P.C.
L. 3711 - F. 243
Zoned R-A

N/F W.B. BINGER
423 - F 211

N/F E. CZARCINSKI et ux
L. 3695 - F. 473

N/F ERNEST D. MAIER, JR. et al
L. 1797 - F. 537

W.SEATON BELT
JBB 6 /Z33
187.09 Acres
P. 22
Zoned R-E

HERMAN and FLORENCE T. D'AULERIO
L. 4193 - F. 546
P. 6
Zoned R-A

N/F EARL LOVELESS et al
L. 2711 - F. 543
Zoned R-R

ST. BARNABAS CEMETERY
THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARISH
L. 1671 - F. 378
7.91 Acres
Zoned R-E

LIMITS OF THIS APPLICATION

SCHOOL / PARK SITE

DEVELOPMENT PARCEL M
SINGLE FAMILY DETACHED
28 LOTS

DEVELOPMENT PARCEL M
SINGLE FAMILY DETACHED
52 LOTS

DEVELOPMENT PARCEL F
SINGLE FAMILY ATTACHED
119 Lots

DEVELOPMENT PARCEL G
SINGLE FAMILY ATTACHED
100 Lots

DEVELOPMENT PARCEL H
SINGLE FAMILY DETACHED
53 Lots

DEVELOPMENT PARCEL I
SINGLE FAMILY DETACHED
49 Lots

DEVELOPMENT PARCEL J
SINGLE FAMILY DETACHED
94 Lots

DEVELOPMENT PARCEL K
SINGLE FAMILY DETACHED
81 Lots

DEVELOPMENT PARCEL L
SINGLE FAMILY DETACHED
64 Lots

RECREATION

OPEN SPACE

GOLF

BUFFER

ENVIRONMENTAL SETTING
14.7 ac.±

BOWIEVILLE MANSION
(HISTORIC SITE 74A-18)

CLUBHOUSE

MASTER PLAN R.O.W. A-44

MASTER PLANNED ROADWAY A-44 HAS BEEN ABANDONED PER THE APPROVED COUNTYWIDE MASTER PLAN OF TRANSPORTATION DATED NOVEMBER 2009

COLLINGTON STATION
Zoned R-R

EX. 8" SEWER

EX. 12" WATER

EX. 8" SEWER

EX. 36" SEWER

JERRINGTON CT.
JANSMORE CT.
JORDON
JANDLEWAY CT.
POND LANE
JARVIS CREST CT.
JOPRICK CT.
JAMESMEW
JACKSON VALLEY CT.
JOHNSON
GROVE RIDGE LANE
JENKINS
SOUTH
CHURCH ROAD
OAK GROVE ROAD
BLACK BRANCH
PENNSYLVANIA RAILROAD

KEY

- PROPOSED SEWER
- EXISTING SEWER
- EXISTING WATER

KEY

- SWM PONDS
- TRANSPORTATION NETWORK
- TREE LIMITS

KEY

- PROPOSED LOCAL ROAD
- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
- COMMUNITY FACILITY
- UNIQUE FEATURE

KEY

- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

SITE DATA

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R-L		L-A-C	
GROSS AREA	884.75 Acres	GROSS AREA	33 Acres
LESS 50% FL. PL. (78.50 Ac)	39.25 Acres	VILLAGE HOUSING	76 Units (Max.)
NET SITE AREA	845.50 Acres	BOWIEVILLE HISTORIC SITE	
R - L 1.0 DU/Ac	845 Units	COMMUNITY SERVICE CTR.	26,000 SF
R - L 1.5 DU/Ac. (MAX.)	1268 Units		
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COMBINED GOLF CLUBHOUSE / COMMUNITY BUILDING	13,000 SF		

REVISIONS		
5	2-14-03	REVISED LAYOUT
4	MAR. 03 1999	REV. LAYOUT
3	SEP. 28 2000	REV. SEWER LAYOUT
2	APR	JAN 2026 UPDATED PLANS FOR FINAL PHASE
1		

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.

SCALE: 1" = 200'

2 of 2

CPJ Charles P. Johnson & Associates, Inc.
Civil Engineers • Planners • Landscape Architects • Surveyors

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.

CDP-9902-06 AND CDP-9903-05

WATER & SEWER CONCEPT PLAN

JANUARY 2026

1" = 200'

11

12

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Figure 5

N 2,050

E 66,800

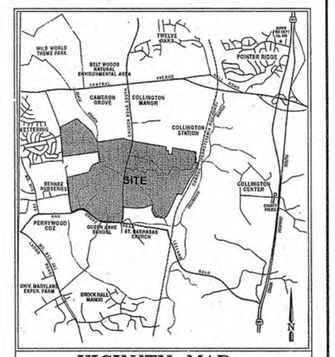
OPEN SPACE LEGEND

- GOLF COURSE PARCELS (225.00 Acs.)
- LAND TO BE MAINTAINED BY THE H.O.A. (146.70 Acs.)
- RECREATIONAL OPEN SPACE
- M-NCP&PC STREAM VALLEY PARK DEDICATION (63.14 Acs.)
- M-NCP&PC PARK DEDICATION (35.18 Acs.)
- M-NCP&PC PARK/SCHOOL DEDICATION (26.11 Acs.)

SCALE: 1"=300'

N

LIMITS OF THIS APPLICATION.



VICINITY MAP
PRINCE GEORGES COUNTY
NTS

M-NCPPC APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: CDP-9902 + 9903			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-02	RG	2-12-03

OAK CREEK CLUB

QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

UPDATES/REVISIONS :
8/22/01 REVISED PER P&P COMMENTS. MLB
5/13/02 REVISED PER PARKS DEPARTMENT COMMENTS. MLB
REV - JANUARY 2026 - UPDATED PLANS FOR FINAL PHASE. APB

OPEN SPACE EXHIBIT
Exhibit "B"
OAK CREEK CLUB
QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
Associates
4 Professional Dr., Ste. 300 · Gaithersburg, MD 20879 · 301-670-0840 · Fax 301-948-0693
11780 Baltimore Ave., Ste. 101 · Beltsville, MD · Annapolis, MD · Centreville, MD · Frederick, MD · 800-924-7824

OAK CREEK CLUB 7TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MD	CDP 9902-06 AND CDP-9903-05
	EXHIBIT "B" - OPEN SPACE EXHIBIT
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	1"=300'
	SHEET 12 OF 12

GRAPHIC SCALE
300 0 150 300 600
SCALE : 1" = 300'

EXHIBIT "B"

Plotted: May 20, 2002

OAK CREEK CLUB

COMPREHENSIVE DESIGN PLAN AMENDMENT R-L ZONE CDP-9902-06

March 2026

M-NCPPC APPROVALS		
PROJECT NAME: Oak Creek Club		
PROJECT NUMBER: CDP-9902		
Approval or Revision #	Approval Date	Description
_	5/13/2002	Original Approval
1	6/22/2006	Reduce side yard setback for townhouses from 5 ft. to 0 ft.
2	9/13/2007	Merge the community bldg. into the golf course clubhouse and amend the recreation facility location & schedule.
3	1/30/2012	Amend condition #27 of CDP-9902 regarding commencing construction of the combined golf/community building.
4	---------	Recalled
5	12/6/2012	Revision of CDP condition of approval to allow clubhouse to be reduced from 25,000 sq. ft. to 13,000 sq. ft.
6		Create 28 single-family detached lots in the R-L Zone and L-A-C zone.

COMPREHENSIVE DESIGN PLAN DOCUMENT REVISION NOTE:

Please note that any text shown in blue is revised per proposed revision 5 of the LAC Comprehensive Design Plan (CDP) amendment document.

Any text that is shown in black refers to text that is unchanged from the original approved CDP text.

Oak Creek Club

Comprehensive Design Plan
R-L Zone
Amendment CDP-9902-06

January 2026

OWNER/DEVELOPER
Carrollton Oak Creek LLC 11785 Beltsville Drive
Beltsville, Maryland 20705 • (301) 572-7800

LEGAL COUNSEL
CLHatcher, LLC
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707 • (301) 709-7317

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
Charles P. Johnson & Assoc. Inc.
1751 Elton Road Lane • Suite 300
Silver Spring, Maryland 20904 • (301) 434-9394

TRAFFIC CONSULTANT
Lenhart Traffic Consulting, Inc.
645 B&A Blvd, Suite 214
Severna Park, MD 21146 • (410) 216-3333

Oak Creek Club

R-L Zone

Comprehensive Design Plan

Amendment to the approved CDP for "The Greens"

April 2000
Revised May, 2008 per CDP-9902/01, Res. 06-150
Revised March 2012 per CDP-9902-02

OWNER/DEVELOPER
Oak Creek Club Corporation 2900 Linden Lane • Suite 200
Silver Spring, Maryland 20910 • (301) 585-6272

LEGAL COUNSEL
Rifkin, Livingston, Levitan & Silver.
7979 olld Georgetown Road, Suite 400
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Comprehensive Design Plan

R-L Zone

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December 2025

Maryland National Capital Park & Planning Commission
Prince George's County Planning Dept.
Development Review Division
1616 McCormick Drive
Largo, MD 20774

RE: Oak Creek Club
Conceptual Design Plan Amendment CDP-9903-05

Presented herewith for your review and recommendation is the amended Comprehensive Design Plan submittal for Oak Creek Club. This plan has been prepared through the efforts of the Comprehensive Design Team listed below.

We look forward to working with you in the processing of this submission and stand ready to assist you in any way possible. Should assistance be needed at any time, please direct your request to our design team correspondent, Christopher Hatcher, Esq.

Submitted by,

Owner applicant:	Mark Allison Carrollton Oak Creek Club LLC
Legal Counsil:	Christopher Hatcher, Esq. CLHatcher LLC
Land Planner:	Andrew Funsch, PLA Charles P Johnson & Assoc. Inc.
Civil Engineer:	Tim Stedmann, PE Charles P Johnson & Assoc., Inc.
Traffic Consultant:	Mike Lenhart Lenhart Traffic Consulting, Inc.

March 1999

Ms. Faroll Hamer
Urban Design Section
Maryland National Capital
Park & Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Oak Creek Club

Dear Ms. Hamer,

Presented herewith for your review and recommendation is the amended Comprehensive Design Plan submittal for Oak Creek Club, formerly known as The Greens. This plan has been prepared through the efforts of the Comprehensive Design Team listed below.

We look forward to working with you in the processing of this submission and are ready to assist you in any way possible. Should assistance be needed at any time, please direct your request to our design team correspondent, Norman Rivera.

Respectfully submitted by,

Applicant:/Owner/Developer

Mr. Marcus W. Montgomery
Oak Creek Club Corporation

Legal Counsel:

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Mr Robert M. Cohen
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Landscape Architect:

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Environmental Consultant:

Credits

Portions of this text were excerpted from “The Greens of Dumbarton - Comprehensive Design Plan, “CDP-9203” June 1992, prepared by Greenhorne & O'Mara, Inc., Greenbelt, Maryland.

Figure 1-Regional Map

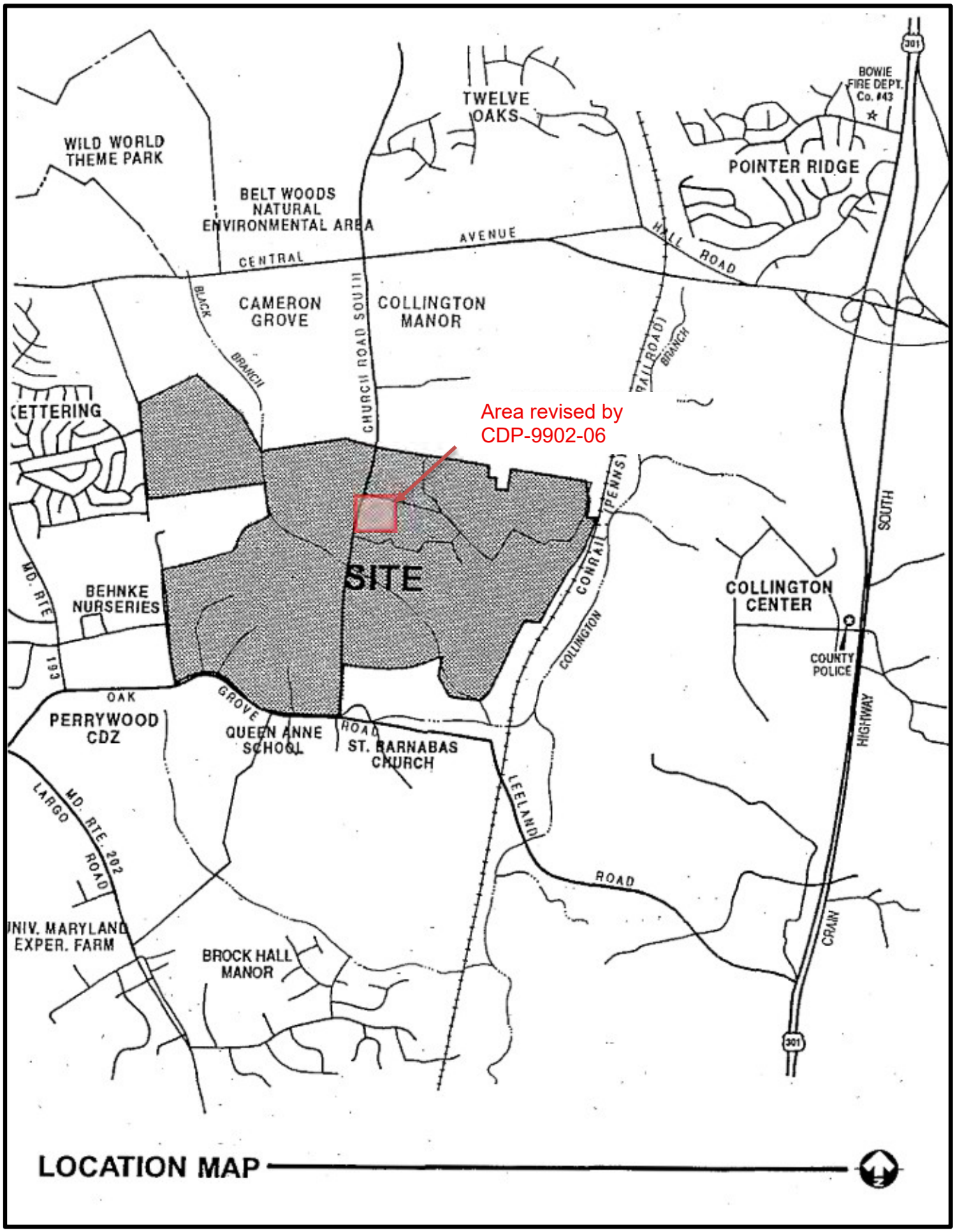

Figure 2-Location Map

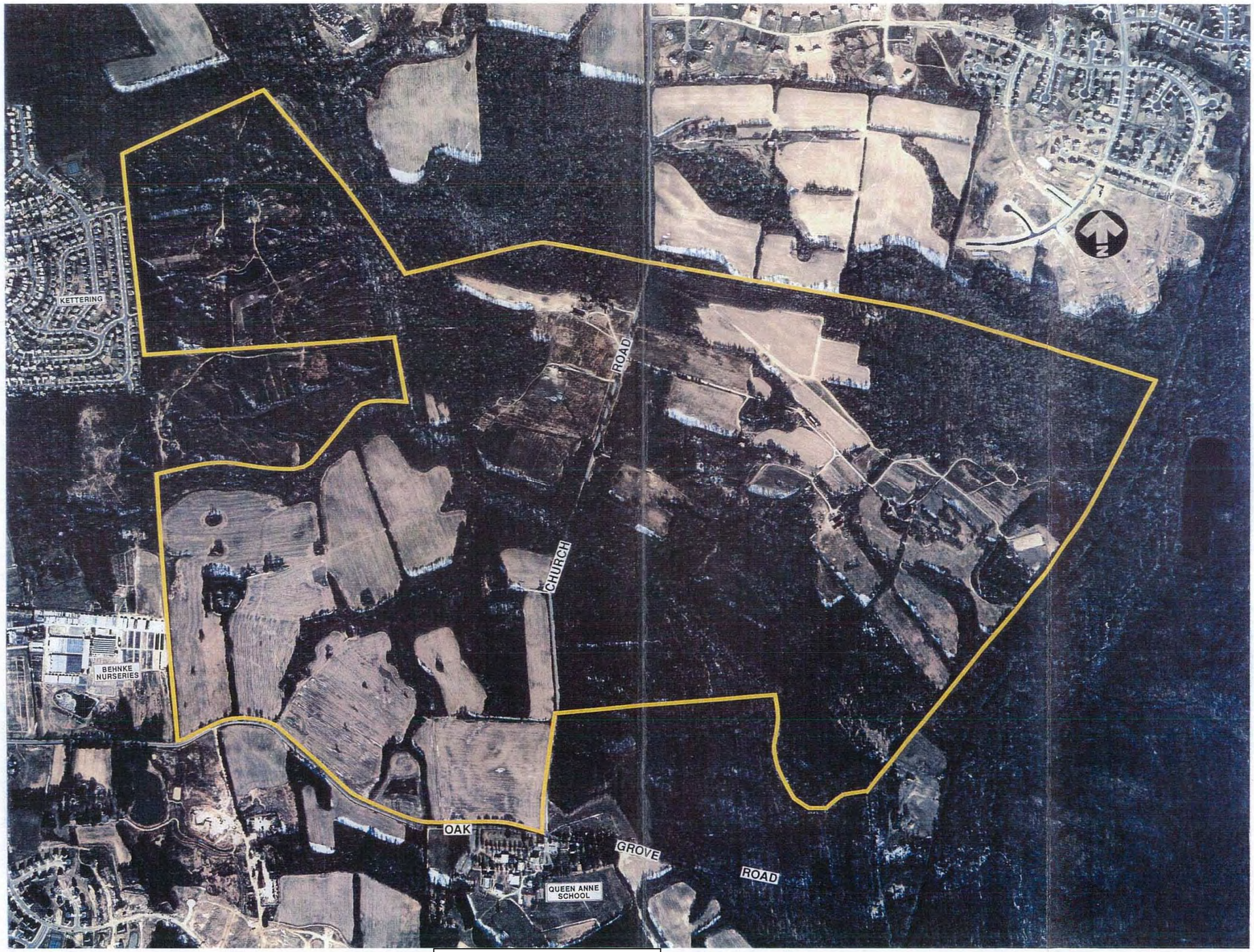

Figure 3- Aerial Map 1990

Figure 4- Aerial Map 2025

Oak Creek Club
R-L Zone

INTRODUCTION

This report is submitted for the purpose of providing the Maryland - National Capital Park and Planning Commission with information needed to evaluate an Amendment to the Comprehensive Design Plan, ("CDP,") for Oak Creek Club, formerly "The Greens." The plan under consideration proposes a combination of Residential - Low Density (R-L), and Local - Activity - Center (L-A-C), zoning covering a total of 917.75 acres. Approval for Oak Creek Club, as amended, allows a total of 1,176 single-family homes, which includes 28 additional single-family homes beyond the original 1,148 approved. The approved amenities include up to 26,000 square feet of mixed-use community service center, an 18 - hole golf course, ~~a day care center,~~ preservation of an historic site, recreation facilities, a school and park dedication and open space which preserves many specimen trees and an existing pond. Oak Creek Club, located along both sides of Church Road, north of Oak Grove Road in Prince George's County, is planned as an upscale residential community with a variety of recreational, cultural and community features with emphasis on low density (up to 1.4 du/ac) development to retain the rural character of this area. The historic Bowieville Mansion has been renovated and the surrounding landscape enhanced to provide a central focus for community activity. This project also intends to preserve the existing scenic rural character of Church Road by maintaining the most prominent stands of roadside trees and features.

Amendment 9902-06 is submitted for property consisting of ±8.09 acres composed of Parcel B Bowieville ("Parcel B") and Pt. Parcel 003 (also known as Parcel 00) ("Parcel 3") within the Oak Creek Club subdivision described above. Per the Prince George's County Zoning Ordinance implemented on April 1, 2022, the Property was zoned LCD (Legacy Comprehensive Design). Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively. As permitted by the current Zoning Ordinance, the Applicant is amending CDP-9902 and CDP-9903, to develop the Property with 28 single-family detached housing units in accordance with the Prior Zoning Ordinance. This amendment will increase the number of allowable lots to 1176 single family homes. Density in the R-L zone will increase to up to 1.4 du/ac.

This book addresses specifically the R-L portion of the site. A separate amended application for CDP-9903 has been made for the L-A-C zoned portion of the site.

Site Description

The subject property is located one mile south of Central Avenue, located in the Church Road corridor. Most of the surrounding uses are zoned residential. To the east of the property is a small amount of vacant land in the R-R Zone, the Conrail Railway tracks and the Collington Center and Willowbrook projects in the E-I-A Zone (office and warehouse use). To the south of the property is the historic St. Barnabas Church vestry and cemetery. Also, adjacent to the church is the Queen Anne private school. A preliminary plan has been approved for the Perrywood community opposite the southwest portion of Oak Creek Club. To the west, the Behnke Nursery Company operates a commercial nursery with retail sales and production of commercial plants. Sierra Meadows, a proposed subdivision of 30,000 sq. ft. lots, lies north of the nursery. Northwest of the site is Kettering, a single-family detached community, in the R-80 Zone, on lots of 9,000 sf. or more. North of the site is the proposed Cameron Grove CDZ development also in the R-L Zone and Evangel Temple which has recently constructed the first phase of the church and parking lot. Lastly, to the northeast of the property is Collington Station, a single-family detached project under construction in the R-R Zone and vacant land in the R-A Zone

. Amendment 9902-06 covers property located at the northeast quadrant of Church Road and Mary Bowie Parkway.

History

The Basic Plan A-8427, A-8578 and A-8579 for Oak Creek Club, (formerly called The Greens of Dumbarton,) was approved in on November 26, 1991 (CR-120-1991). In addition to the areas depicted for single family residences, the Basic Plan, (see Figure 2) indicates areas to be set aside for~~; a church, day care center~~, community center, preservation of the historic site, County school and park sites and recreational facilities and other environmental amenities. The plan allows for development in the already cultivated agricultural fields and preservation of the existing woodlands and other natural features. The site was rezoned from the R-A (Residential Agricultural) and R-R (Rural Residential) Zones to the R-L (Residential Low Density) Zone (884.75 acres based on most recent survey) and the L-A-C (Local Activity Center) Zone (33 acres,) by the approval of the Bowie-Collington Master Plan and Sectional Map Amendment via CR-120-91. The original Conceptual Development Plan for this property, CDP-9203 "The Greens", was approved on March 11, 1996.

The first amendment to Basic Plans A-8427, A-8578, and A-8579 for the overall Oak Creek Club property was approved by District Council on July 24, 2000 (Zoning Ordinance No. 11-2000). The revision included the addition of a 18-hole golf course, and relocation of the school-park site. The addition of a golf course, and relocation of the school-park site, was approved on July 24, 2000 by the District Council of Prince George's County.

Amendments to Basic Plans A-8427-C-02, A-8578-C-02 and A-8579-C-02 to increase residential density in the R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre and to increase dwelling units in the L-A-C from 52 to 76 dwelling units were approved on July 8, 2025 by the District Council, Zoning Ordinance Nos. 2-2025, 3-2025 and 4-2025.

SECTION I
PLAN PROPOSAL

THE COMPREHENSIVE DESIGN PLAN

Oak Creek Club Comprehensive Design Plan, (Figure 7) has been designed to provide the framework for both the County and the applicant to ensure quality community development in keeping with the goals and objectives of the adopted Bowie - Collington and Vicinity Master Plan. Oak Creek Club emphasizes preservation of the existing rural and historic character of the Church Road corridor. To respond to the long-term process of implementing development in the Comprehensive Design Zone, the Comprehensive Design Plan establishes parcel delineation, design standards, the coordination of community facilities and the concepts for preservation, rather than lot layout and detailed design solutions. This will provide a basis for the review process throughout the Specific Design Plan phases while providing the developer with the opportunity to respond to a changing marketplace and more detailed site information as it becomes available. The Comprehensive Design Plan delineates the major circulation components, open space elements, recreation facilities, historic resources and environmentally sensitive features for Oak Creek Club.

Incorporation of the Bowieville Mansion, (Historic Site 74A-18), an outstanding historic resource in the fabric of the community at Oak Creek Club, also represents an excellent preservation opportunity for the County. Plans for its adaptive use are an integral part of the concept for the community. Further details regarding the specifics of this historic site are provided in the separate CDP text for the L-A-C Zone.

Under current approval of CDP-9902 and amendments, the 884.75-acre R-L Zone on both sides of Church Road is planned for a total of 1,096 units with 877 previously approved single-family detached homes on a variety of lots sizes and 219 single family attached units. The R-L Zone was previously listed in approved CDP-9903-04 as measuring 890 acres but was updated to reflect the latest survey acreage. The attached dwelling units have been located adjacent to the L-A-C Zone to provide a transition from the L-A-C Zone to conventional single-family dwellings. Single family detached houses on large lots front Church Road and Oak Grove Road to provide open views from the roadways and retain the existing rural character of the area. Existing trees, hedgerows and other site features which add to the rural character of the Church Road corridor and will be preserved where feasible.

Amendment CDP-9902-06 increases the density of the property by 28 lots. The R-L zone is planned for total of up to 1,108 units with up to 889 single family detached homes and 219 single family attached homes. The L-A-C zone is planned to include up to 76 single family detached homes.

The Comprehensive Design Plan also delineates the limits of a 35-acre park dedication adjacent to the Kettering neighborhood and a 26 acre dedication to M-NCPPC and the Board of Education, for a school-park site. The school site is located adjacent to existing M-NCPPC property, on the northeastern portion of the property.

Creating a positive sense of community has been a primary objective of Oak Creek Club Comprehensive Design Plan. The approved Basic Plan provides for a valuable mix of uses including institutional, local service facilities and a wide variety of potential uses at the Bowieville Historic site. Residential units , from attached dwellings to large lots create a mix of housing types and sizes, are grouped into neighborhoods separated by existing natural features and clearly demonstrate the intent of the Comprehensive Design Zone. Recreation facilities are provided to serve all residents of the community.

COMMUNITY-WIDE DESIGN PRINCIPLES

The establishment of design standards, or guidelines, is one of the most critical aspects of a Comprehensive Design Plan. Such standards provide the necessary general review criteria for the Specific Design Plan phase and represent an opportunity to tailor the final product to specific site features, project objectives and preservation goals. The flexibility created by this process is based upon the requirement of a site-specific plan review, where the implementation of standards can be inspected for their performance. Therefore, the standards addressed here are designed to function as a general guide, but they may be varied, subject to detailed plan review, when warranted by an appropriate design consideration. These guidelines will provide a basis and constant reference point during the design and implementation process for the following areas:

- Residential Lot Standards
- Streetscape Concept
- Vehicular Circulation and Access
- Utilities
- Architectural Guidelines
- Landscape Elements

The design principles to be implemented by this plan are intended to preserve the rural and historic character of the Church Road corridor and to create an environmentally sensitive development. This is rejected by the density proposed by Oak Creek Club, which is well below typical suburban densities, and using the Comprehensive Design Zone which permits clustering and other techniques designed to conserve consolidated open space and protect environmental features.

The following goals serve as a guide in the preparation of these Design Standards:

- Preserve and enhance the site features with historic significance
- Preserve exiting vegetation when possible.

- Careful siting of facilities to respond to the site's physical features and the outlined design objectives.
- Design public and private open space to be focal to the community providing the dominant image of the development.

RESIDENTIAL LOT STANDARDS

Lot Type

The visual perception of density is determined more by lot width than actual lot size. A streetscape of houses sited on 70-foot wide lots will appear the same from the street regardless of the lot depth and area. Conversely, a 20,000 square foot lot could have a frontage of 80 feet as easily as 125 feet. Therefore, one objective of the Oak Creek Blub CDP is to focus on lot width, rather than area in determining a hierarchy of single family detached lot "types". In general, small lots would be those with building frontages at the building line of 65-75 feet; midsize lots would have frontages of 80 to 100 feet; and large lots would have frontages over 100 feet. Under these standards, Oak Creek would have a 20/60/20 percent mix of small, medium, and large lots, (excluding townhomes and the L-A-C village lots).

The second design goal of Oak Creek Club is to provide an integration of lot types within each development pod rather than segregate small, medium, and large size lots. This serves three objectives:

1. Provide a varied streetscape by encouraging a variety of house models and avoid the monotony typical in many conventional subdivisions.
2. Allow the plan to take into account environmental constraints and visual opportunities in determining the appropriate lot type within a block, or pod.
3. Allow builder and consumers a greater range of housing product within each development pod.

The following guidelines are proposed regarding lot distribution:

1. Provide 30,000 square foot lots adjacent to existing platted lots and the Seaton Belt parcel, as called by the Basic Plan resolution
2. Restrict lots under 10,000 square feet to areas where these lots would back up to open space or the golf course. Because of the adjoining open space, these lots would have the visual impact of a much deeper lot.

Table 1
Lot Performance Standards

R-L LOT PERFORMANCE STANDARDS				
Lot Type	Small	Mid-Size	Large	Towns
MAX LOT COVERAGE	40%	35%	25%	60%
MIN. LOT WIDTH AT THE STREET LINE	25'	25'	25'	N/A
MIN. LOT WIDTH AT FRONT B.R.L.	65'	80'	100'	20'
MAXIMUM HEIGHT (stories)	3	3	3	3'
a. Minimum Front Yard Internal roads: Oak Grove & Church Rd:	25' from R/W 50' from R/W			8' (non-garage) 19' (garage) N/A
b. Minimum Side Yard[3]	5' one side 12' both sides	7' one side 15' both sides	10' one side 20' both sides	0'
NOTES:				
1. Applicable Fire Codes may require additional building separation to that shown above based on Fire Rating of walls.				
2. Minor variations to the above standards may be permitted subject to the site specific review at the time of Specific Design Plan approval				
3. Minimum building separation for the single family attached units applies to buildings and not to individual units.				
4. Accessory structures are exempt from setback requirements.				
5. In the townhouse stick behind single-family Lots 1 and 2 in the northwestern quadrant of the intersection of Mary Bowie Parkway and Bottsford Road, a four-foot (4 ft.) setback inclusive of side-entry stoops, entry porches and chimneys shall be maintained in the side yard. Intrusions into previously required 4-foot-setback shall only apply to units for which side-entry stoops, entry porches, and chimneys on end-unit townhouses are planned.				

Streetscape

The streetscape standards address building setback from the roadway and are established for each type of street section proposed. Along with the lot-type standard, the streetscape standards will help create a unique character for Oak Creek Club. The streetscape objectives are:

1. Provide a village character in the L.A.C. Zone (see separate CDP text for the L.A.C. Zone).
2. Provide a semi-rural character along Oak Creek Road and Church Road.
3. Minimize impervious areas.

These objectives may be met by adhering to the following *design guidelines:*

1. Require varied setbacks for lots along Church and Oak Grove Roads.
2. Maintain sufficient lot depth along Church Road to preserve existing trees in front yards where feasible.
3. Pair or combine driveways for lots along Church and Oak Grove Roads to reduce impervious area and minimize intrusions on to these roadways and save trees.
4. Maintain a consistent minimum setback along internal roads of 25 feet from street right-of-way.
5. Utilize side entry garages for lots fronting. along Church and Oak Grove Roads.
6. Generally, larger lot types should be located around the perimeter of the project, at street intersections and at main entrances into the community.
7. Use private roads with standardized 50-foot rights-of-way. Maintain consistent building setbacks and minimize driveway lengths on internal lots.
8. The current application for CDP-9902-06 proposes to amend the previous condition (CDP-9902, Condition #21) prohibiting on-street parking, to allow street parking within designated parking spaces along streets with curb and gutter.

.

VEHICULAR CIRCULATION AND ACCESS

The Oak Creek Club Basic Plan proposes public road improvements and an internal system of private roads to preserve the rural character of the community. The proposed circulation plan, (Figure 4,) provides several access points to Church Road and Oak Grove Road and limits the crossing of Black Branch to only two points. Following is a description of the proposed roadway program in the R-L Zone.

- **Church Road** (Figure 8) is designated as a scenic and historic road and will be designed to preserve the existing streetscape as much as possible. The portion of Church Road from just north of Blacks Branch, south to relocated Oak Grove Road will provide a 24-foot-wide open section road with 6 foot paved shoulders. A 10-foot-wide hiker-biker trail will be constructed within the 100 foot wide right of way along the east side of Church Road. A 30-foot-wide envelope will be provided for the hiker-biker trail so that it may be "woven" through existing trees.

  North of Blacks Branch the road will transition to a divided section in a 120 foot right of way with two, 24-foot lanes with 6 foot paved shoulders (open section). There will be a 24-foot wide, curb and gutter median located to allow preservation of the existing cedar trees in this area

  Both sections of Church Road will have an off-set centerline to allow for the hiker-biker trail, within the right of way.
- **Oak Grove Road** (Figure 9) will be closed section, divided highway with two 26-foot roadways and a 10 foot hiker-biker trail along the north side. This plan proposes improvements from the centerline north. The realignment will be in accordance with that proposed by the adjacent Perrywood Subdivision.
- **Primary Streets** (Figure 10) will be the main "loops" within the project to connect with Church Road or Oak Grove Road. These private streets will provide a 30-foot-wide roadway within a 50 foot right-of-way and have a 4 foot sidewalk or an 8 foot hiker-biker trail along one side only.
- **Secondary Streets** (Figure 11) will also be private, closed section streets with 20-foot road widths in a 50 foot right-of-way. Parallel parking to be allowed along one side of these streets.

- **Entry Road** (Figure 12) will serve as the "Main Street" for Oak Creek Club and the frontage road for the historic Bowieville Mansion property. The plan proposes a divided, closed section roadway inside a 90-foot right-of-way. A twenty-two-foot paving width will be provided for each side of the 14-foot landscaped median. Five-foot sidewalks will be provided on each side within the right-of-way.

On-street parking

Final approval of CDP-9902-06 included condition 21 which states, "On-street parking shall be prohibited throughout the proposed development." CDP-9903-06 proposes to amend condition 21 to address concerns by the Oak Creek Club community about insufficient parking in the existing neighborhoods by providing designated parallel parking spaces along the private streets adjacent to and within the new development. The proposed parallel parking spaces shown will be located on only one side of the private roadways and will be recessed out of the drive aisle and located on streets with curb and gutter. In addition, these designated parallel spaces will be striped and will meet County design standards for parallel parking spaces. These spaces are included as part of the Statement of Justification submitted with the updated CDP-9902-06 and CDP-9903-05 submission package. See Figure 18, Private Road with Parallel Parking, for dimensions and layout of proposed parallel spaces.

The approval of Basic Plan A-8427-01, Basic Plan A-8578-01, Basic Plan A-8579-01, on November 26, 1991, amends Basic Plans A-8427, A-8578, and A-8579 to allow for the additional development of 28 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans which states that ; in no even shall the maxi um number of dwelling units exceed 1,096 in the R-L zone, which equates to 1.3 dwelling units per adjusted gross acre and 52 in the L-A-C zone. The revised condition as approved with the 01 revision states that, in no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone.

Please note that the request does not involve a change in the overall land area of the approved basic plan or requests for any other conditions of the approved basic plans. The increase in density is proposed to take place as currently shown for single-family detached dwelling units with the previous church and day care uses no longer proposed as a part of this development. The A-8427-01 approval amends the previous Basic Plans to propose this area for single -family detached residential uses only, although additional land in the L-A-C south of Mary Bowie

Parkway retained the nonresidential future development uses to satisfy L-A-C zone requirements within the Oak Creek Club development.

UTILITIES

Although final utility locations are largely determined by a variety of utility authorities, efforts to coordinate the installation of underground utilities will be emphasized by the applicant in conjunction with the Maryland National Capital Park and Planning Commission Department of Natural Resources and other agencies to ensure that minimum disturbance occurs to high quality natural features.

ARCHITECTURAL GUIDELINES

The purpose of these architectural guidelines is to provide a framework for higher standards of design and diversity in a controlled manner that enhances the overall cohesiveness of the neighborhoods. These standards anticipate accommodating a variety of home builders and products and allow for individuality while maintaining certain standards to create a unified streetscape.

General Standards (R-L Zoned Neighborhoods)

The residential architecture shall be attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl siding and decorative trim shall be required. At least 50 percent of all units shall have brick fronts. All exterior fireplace chimneys shall be brick or stone. A strong emphasis shall be placed on details such as dentil molding, jack arches, lintels, brick or stone foundations, creative window and door treatments, cornice lines, reverse gables, dormer windows, and varied roof lines. Roofing materials shall consist of standing seam metal, cedar shake shingles, imitation slate, or high-quality dimensional asphalt shingles

Townhomes

The townhomes facing Bowieville Commons, while technically not in the L-A-C zone should conform to similar streetscape standards as established for the single-family lots in that Zone in order to enhance the "Village Street" character. Large variation in offset between adjoining townhome units should be avoided. End unit townhomes on street corners or any other location where the site will be exposed to a street should have fully "dressed" side facades. Design guidelines for townhomes not adjacent to the L-A-C should be less strict. However, the architectural design should meet the general standards for R-L neighborhoods and help to create a transition between the neo-traditiona1 village and the R-L single family neighborhood.

LANDSCAPE AND RECREATIONAL DESIGN STANDARDS

Although site specific landscape and recreation elements for Oak Creek Club will be addressed in detail at the Specific Design Plan phase of the design process, it is the intention of the Recreational Opportunity Plan (Figure 6) to provide a homework for the appropriate type and distribution of such amenities. Additionally, design guidelines have been included which establish goals and develop overall themes for implementation during later phases of the Comprehensive Design Process. In general, the overriding design consideration for improvements at Oak Creek Club will be to implement concepts which maintain or harmonize with the existing rural character of the Church Road corridor.

Open Space

As planned, Oak Creek Club will make significant contributions to the area wide open space system in this part of Prince George's County. Approximately 215 acres will be devoted to the golf course. Another 147 acres will be open space under Homeowner's Association ownership, including 14.7 acre "environmental setting" around the Bowieville Mansion. A 35-acre park site in the northeast corner of the project will be dedicated to Maryland National Capital Park and Planning Commission, with an additional 78 acre dedication of wooded open space along the Black Branch stream valley. These areas account for approximately **475 acres** of open field and woodland, or **50 percent of** the total land area in Oak Creek Club. In addition, a 26-acre parcel will be dedicated to the County as a school site in combination with an adjoining M-NCPPC parcel.

(NOTE: Approximately 17 acres of proposed H.O.A. property falls within the **L-A-C Zone).**

Golf

The center piece of Oak Creek Club is the 18-hole, semi-private golf course. The facility will include a driving range and clubhouse on its 215± acres. The golf course will help to satisfy the demand in the County for additional golf facilities, as the sport continues to increase in popularity, both locally and nationally.

The golf course at Oak Creek Club will be designed to be a 7,200-yard, quality course to take advantage of the existing topography and vegetation, while maintaining adequate safety buffers from the adjacent residential development. As a general guideline, the centerline of each golf hole will be a minimum of 150' from private lot lines. Variations from this distance will be determined by depth and density of existing vegetation between the lot line and fairway as well as by vertical differential. (An "Errant Golf Shot" study has been prepared by Ault-Clark Associates See Fig. 14). Golf hazards such as sand traps and ponds may be strategically placed to deter golfers from more sensitive areas. The golf cart path layout will be separate from pedestrian paths and trails and will minimize sharing or crossing road right-of-ways as much as possible. The golf facilities will also include a 13,000 sq. ft. combined golf course clubhouse and community building available to the homeowner's association for meetings and events.

Facilities

The combined Golf clubhouse and community center is located fully in the R-L Zone. The second revision, CDP-9902-02, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-172), for a revision prior to approved Condition 27 to combine the community building and golf course clubhouse into a single facility, and to amend the location and the construction schedule for recreational facilities. In addition to golf clubhouse, a recreation center provides a swimming pool, bath house and tennis courts. Several tot-lots will be provided convenient to other neighborhoods throughout the site. Thirty-five acres of land in the northwest corner of the site will be dedicated to Maryland National Capital Park and Planning Commission for construction of recreational facilities. Another 78 acres of land will be preserved along the Black Branch flood plain, and around the existing ponds providing opportunities for passive recreation. Internally, an 8-ft. wide hiker biker trial will traverse the site within private road rights of way connecting the 35-acre park in the northwest corner of the site, to Black Branch in the southeast corner. A Master Plan trail, 10 feet wide, is also proposed along Oak Grove Road and Church Road. The school site dedication provides an opportunity for sharing open play areas and sports fields.

LANDSCAPE CONCEPTS

The overall theme for planting at Oak Creek Club will focus on preservations, enhancement and the utilization of indigenous species to naturalize the development and to emphasize the pastoral character of the existing site and its surroundings. The implementation of this concept may require some special treatment areas and a potential departure from standard street tree planting and requirements established in the Landscape Manual that have been developed for more suburban developments. Specifically, to achieve the goal of harmonizing with the existing rural character of the Church Road corridor, planting will have to be designed with an informal composition emphasizing tree canopies, massing and the retention of open space and unobstructed views where possible. The scale and placement of plant groupings will be critical in achieving the desired visual effect.

For instance, the plant buffering that would typically be required by the Landscape Manual along Church and Oak Grove Roads (both collector roads) would be thirty five feet of planting which parallels the roadway and consists of shade, evergreen and ornamental trees combined with shrub plantings, which would not contribute to the preservation of rural character. A better solution in this location, which is currently agricultural and flat with open views and proposed for large lots, would be to avoid the typical linear planting described above. The proposed deep setbacks along Church Road will allow an opportunity to preserve existing trees in the hour yards. Where trees do not exist to screen the development of living areas, landscape plantings should emphasize large masses of trees to filter views. Afforestation may be considered to meet this objective if space for this is needed to achieve the required level of woodland conservation.

The streetscape at Oak Creek Club should be designed to harmonize with areas of preserved trees, the historic site and those areas which have the most value as scenic or rural views. In keeping with the rural character design objectives, the streetscape will avoid regimented tree plantings. Varied species of canopy, ornamental and evergreen trees will be selected for compatibility with native trees and planted in informal groupings.

At each access point off Church Road and Oak Grove Road, entrance buffers 100 feet wide on each side of access road and 100 feet deep along the access road will be provided.

The above informal planting concepts should be utilized throughout Oak Creek Club to create a sense of continuity. However, some areas internal to the development which are more suburban with smaller lots, may more appropriately be planted with design detail including a well-developed understory, shrub. component and ground cover. Streetscape planting that occurs in open space and stormwater management planting will be credited against the Landscape Manual requirements. Planting adjacent to the Bowieville environmental setting will emphasize species that have been planted here in the past.

Functional requirements of landscape planting will be to provide shade at activity areas, focus views, provide screening where necessary, enhance architectural elements, and stabilize the ground plain to increase infiltration and to reduce runoff. Focal points such as entry areas and recreation centers should receive additional accent planting to enhance the view terminus and to create a sense of arrival. The following plant list (Table 2) is provided to document suggested species which would be appropriate given the above emphasis placed on indigenous species and the history of cultivated varieties that occur on the site and in the area The plant palette is not intended to be all-inclusive, but it should establish the theme for planting and coordinate the selection of plant material between future Specific Design Plan applications.

TABLE 2

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
SHADE TREES	
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Liquidambar styraciflua	American Sweetgum
Liriodendron tulipifera	Tulip Tree
Tilia cordata	Littleleaf Linden
Tilia americana	American Linden
Quercus rubra	Red Oak
Quercus falcata	Southern Oak
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Quercus alba	White Oak
Quercus phellos.	Willow Oak
Platanus occidentalis	American Sycamore
Fagus grandifolia	American Beech
Zelkova serratta	Zelkova
EVERGREEN TREES	
Ilex opaca	American Holly
Picea abies	Norway Spruce
Picea spp.	Spruce species
Pinus nigra	Austrian Pine
Pinus thunbergii	Japanese Black Pine
Pinus strobus	White Pine
Pinus taeda	Loblolly Pine
Tsuga canadensis	Canadian Hemlock
Magnolia spp.	Magnolia
UNDERSTORY TREES	
Cornus spp.	Dogwood
Cercis canadensis	Redbud
Amalanchier canadensis	Serviceberry
Crataegus spp.	Hawthorne
Oxydendron arboreum	Sourwood
Betula nigra	River birch
Salix babylonica	Weeping Willow
Prunus x yeodensis	Yoshino Cherry

Buffers and Conservation

Conservation of existing woodland areas is important to achieve the desired rural character for Oak Creek Club. This is an especially important consideration along Church Road and Oak Grove Road, (Figure 13). Buffers along these corridors will be established to preserve the road side vegetation and treescape as much as possible. Where residential lots front on these roadways, a variable setback will be established at a minimum of 50 feet from the right-of-way, with an average setback of 75 feet. This not only allows for a staggered, rural appearance, but provides ample room for retaining wooded areas in front yards. The plan envisions that the existing tree line will be maintained at the proposed right-of-way line, broken only for dual driveway access.

Residential development on the west side of Church Road will be buffered by the golf course, or open fields — rear lot lines will be set back 300 feet from the Church Road right of way. Internally, the plan intends to preserve the most prominent tree rows, using these wherever possible to define lot lines, buffer between neighborhoods, or frame golf holes. Additionally, areas of trees will be retained along the Black Branch stream valley and its tributaries. In all, approximately 260 acres, (56% +/-), of existing trees will be retained (including forested floodplain). Reforestation will be provided to meet County tree conservation requirements. A conceptual tree conservation plan (Figure 7) has been prepared that identifies the location of the primary conservation and afforestation areas. A Type-I TCP will be prepared with submission of the preliminary plan. The Tree Conservation Work Sheet, Figure 7-A shows the conservation requirements based on grading estimates for both R-L and L-A-C Zones.

SIGNAGE

Primary entrances to Oak Creek Club will feature special treatment consisting of gateway elements with project logo, name and other identification or directional information. The primary entrance locations are identified on the Recreational Opportunity Plan (Figure 6) for reference. Detailed signage at these locations will be designed at the specific Design Plan phase concurrent with sub-stage one which contains two of the primary entrances. The design of the remaining entrance will be based on the design established in this stage one Specific Design Plan. In keeping with the character of Oak Creek Club, the composition, materials and details of the signage will emphasize naturalistic material Additionally, a signage program addressing informational/directional signage, and identity signage for the recreation facilities, etc. will be established in conjunction with the initial Specific Design Plan emphasizing coordinated graphic style, technique and materials (See Appendix B).

LIGHTING

A lighting program for Oak Creek Club will also be established in conjunction with the stage one Specific Design Plan which may propose alternatives to the County standard street lighting. Signage, primary entrances, and other focal points may be treated with lighting as well.

SECTION II

STAGING

II STAGING PLAN

Oak Creek Club will be developed in four stages. The staging will be determined, in part, by the logical progression of sewer line construction within the project and the desire to have the golf course in place with the opening of the first sections.

Stage one will have, in addition the golf course, the residential elements of Bowieville Commons plus some of the adjacent townhouse development. Also included will be the single-family lots along the northeast side of Black Branch, west of Church Road, (Development Parcel "B"). The recreation center in the L-A-C Zone will also be constructed as part of this stage. Stage two will see completion of the townhouse communities and the lots surrounding the L-A-C zone and also include Development Parcels "E" and "L". The retail element will also be constructed in this phase. Stage three will complete the community south of Black Branch and west of Church Road (Parcel "C" and "D") and extend development on the east side of Church Road into the center of the site ("J" & "H"). The Stage four adds communities in the northwest and northeast corners of the project ("A" and "B"). Stage five adds 28 additional single-family detached dwelling units in the approximately 8.09 acres area in the Development Parcel M, including 12 single-family detached dwelling units in R-L Zone and 24 single-family detached dwelling units in L-A-C Zone, at the northeast corner of Church Road and Mary Bowie Parkway.

TABLE 3

STAGING SCHEDULE

Table 3				
STAGING SCHEDULE				
Phase	SFD	Townhouses	Retail	Years
1 - East	133	31		2001 - 2002
1 - West	123			2001 - 2003
2 - East	66	188	26,000 SF*	2002 - 2002
2 - West	91			2002 - 2003
3 - East	137			2002 - 2003
3 - West	236			2002 - 2004
4 - East	58			2002 - 2005
4 - West	85			2002 - 2005
5	28			2027 - 2029
*Note: Retail component is not proposed at this time.				

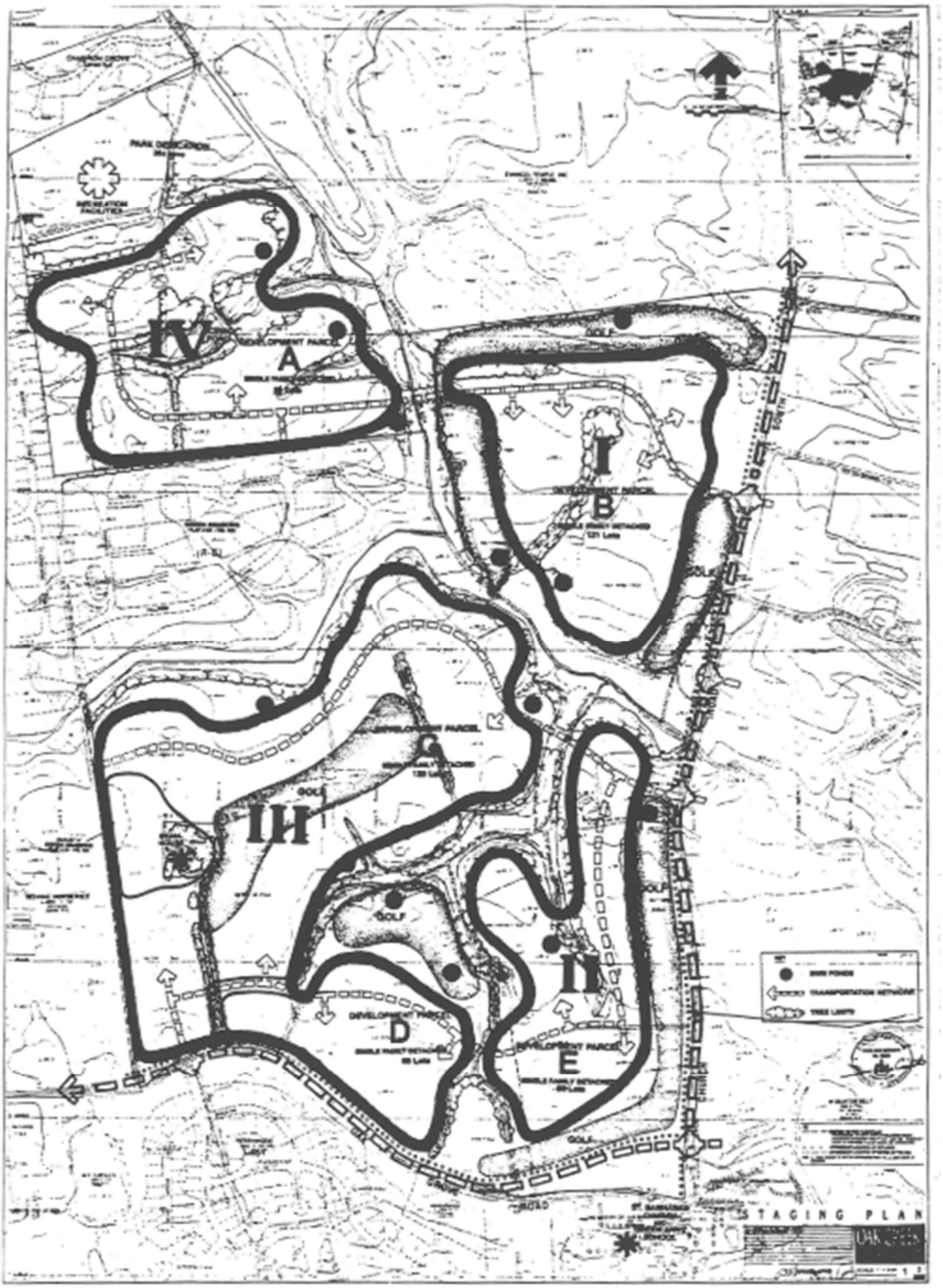

Figure 5A- Staging Plan West

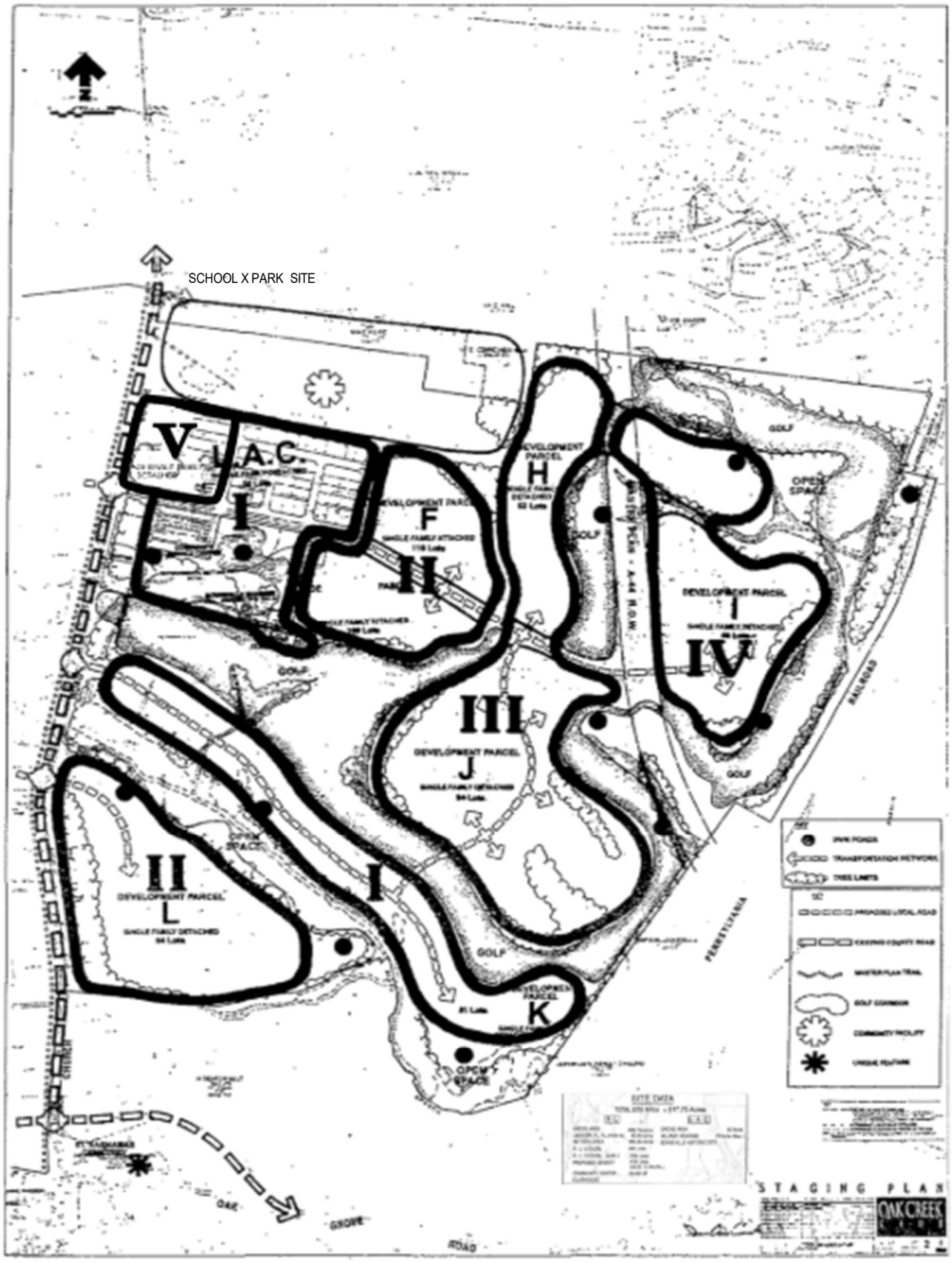

Figure 5B- Staging Plan East

SECTION III

JUSTIFICATION

Table 4
R-L Zone Density Calculations and Public Benefits Features

DENSITY: Adjusted Gross Area 845.5 Acres*

Density	Residential Low Density 1.3	Total DU
Base Density	1.0 DU / Acre	845
Density Maximum	1.5 DU / Acre	1,268
Density Permitted	Up to 1.4 DU / Acre	1,183
Density Requested	1.31 DU / Acre	1,108

PUBLIC BENEFIT FEATURES AND DENSITY INCREMENT FACTORS

	FEATURE	MAXIMUM ALLOWABLE INCREMENT FACTOR	EARNED INCREMENT FACTOR	INCREASE ALLOWED IN BASE DENSITY	INCREASE ALLOWED IN DWELLING UNITS
1.	For open space land at a ratio of at least 3.5 acres per 100 DU	25%	25%	0.25 DU / Ac	211
2.	For enhancing existing physical features	2.5%	N/A	0.05 DU / Ac	N/A
3.	For pedestrian system separated from vehicular rights-of-way	5%	5%	0.05 DU / Ac	42
4.	For recreational development of open space	10%	N/A	0.10 DU / Ac	N/A
5.	For public facilities	30%	17.5%	0.175 DU / Ac	148
DENSITY INCREASE EARNED			47.5%	0.475 DU / Ac	401
DENSITY INCREASE REQUESTED			31.1%	0.31 DU / Ac	263

* 917.75 acres (total gross) - 33 acres (L-A-C gross) = 884.75 (R-L gross)

884.75 acres (gross acreage) — 39.25 acres (50% of 78.5 acres floodplain) = 845.50 acres for density calculations

Public Benefit analysis updated with CDP-9902-06

Public Benefit Increment Requirements for the R-L Zone.

CDP-9902-06 is submitted in accordance with the applicable requirements of Sections 27-514.08, Purposes; 27-514.09, Uses; and 27-514-10(a) Regulations-General Standards Permitted in the R-L (Residential Low Development, 1.0) Zone as set forth in the Prior Zoning Ordinance.

Section 27-514-10(a), General Standards, establishes residential base density for zone Residential Low Density 1.0 at 1 dwelling units per gross acre/ 1.5 dwelling units per gross acre maximum.

Section 27-514-10(b), Public Benefit Features and Density Increment Factors, provides the guidelines and criteria for calculating the density increases for the R-L Zone. As noted in the submitted Statement of Justification, CDP-9902-06 proposes an increase of 12 units, from 1096 units to 1,108 units or up to 1.4 DU per acre, based on a total 917.75 acres in the R-L zone.

The Applicant proposes to achieve the required Density Increment Factors through three of the Density Increment Factors set forth in Section 27-496(b), each of which is discussed below.

Section 27-514.10(b) (1).

For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre), an increment factor may be granted, not to exceed.

COMMENT: The overall development of Oak Creek Club includes a total of 470.02 acres of open space consisting of HOA-owned open space (146.70 acres), an 18-hole golf course (225.00 acres), Black Branch Stream Valley Park (63.14 acres dedicated to M-NCPPC) and Oak Creek Park (35.18 acres dedicated to M-NCPPC).

The HOA-owned open space is qualified to be counted towards this factor. Within the 146.70 acres HOA-owned open space area provided, approximately 127 acres will be usable land outside the floodplain and wetland areas. This usable land is proposed for active and passive recreation activities to be provided and maintained by the HOA. Based on the ratio of 3.5 acres per 100 dwelling units, this CDP application seeks approval of 1,108 dwelling units in the R-L Zone, which require approximately 39 acres of open space. The dedicated 127 acres is more than three times the required minimum. The 127 acres do not include the

land dedicated to M-NCPPC for Black Branch Stream Valley Park or Oak Creek Park to fulfill the mandatory dedication of parkland requirement. This 127 acres of HOA land does not include the 225 acres occupied by the golf course or land dedicated to future school sites either.

Section 27-514-10 (b) (3)

For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed 5% in dwelling units.

COMMENT: The proposed layout provides pedestrian links via sidewalks to the existing pedestrian system of the surrounding neighborhoods as well as links to internal open space. It is anticipated that all future commercial development will follow this same pattern of connections. This pedestrian system qualifies the applicant for an increment factor of 5% in dwelling units.

Section 27-514-10 (b) (5)

For public facilities (except streets and open space areas), an increment factor may be granted, not to exceed 30% in dwelling units.

RESPONSE: The CDP allocated a 35.18-acre parcel for Oak Creek Park, a 63.14-acre parcel for Black Branch Stream Valley Park, and a 26-acre parcel designated as a potential park/ school site. All parcels have been officially dedicated to M-NCPPC. All facilities required by the Recreation Facilities Agreements (RFAs) have been built. The list of public recreational facilities has been provided under the 'Public Facilities' section of this text document. The provided public facilities qualifies the applicant for a density increment factor of 30% in dwelling units in the R-L zone.

SECTION IV

ENVIRONMENTAL MANAGEMENT

IV **ENVIRONMENTAL MANAGEMENT**

Water

Oak Creek Club will be served by Washington Suburban Sanitary Commission (WSSC) public water service. The site lies within the Central Avenue water zone.

There is an existing 16 inch water line approximately 500 feet to the north of the site in Church Road. This water main will be extended to Oak Grove Road. A 12 inch water line is adjacent to the western property line in Keverton Drive. There is an existing 24 inch water main to the west in Oak Grove Road that will be extended to Church Road. This extension is to serve the Oak Creek and Perrywood Subdivision. Water service throughout Oak Creek Club would be accomplished by extensions of these existing mains.

Sewer

The site lies within the Western Branch Drainage Sewer Basin and is serviced by the Western Branch Sewer Treatment Plant. According to W.S.S.C. as of March 1999, there is remaining capacity for the Oak Creek project.

There will need to be two main outfall sewers from Oak Creek Club that will need to tunnel under the railroad tracks and connect into the Collington trunk sewer. One outfall sewer will extend into Parcel K and the other will be into Parcel I as shown on the CDP.

Unique Natural Features

Black Branch - The stream valley and associated tributaries and floodplain will be preserved to the maximum extent possible. New road crossings of Black Branch will be limited to only one point.

Trees - Existing mature tree rows will be preserved in crucial areas and used to define lot lines and buffers between neighborhoods. (Discussed in detail in "buffer" section of this report.) Wooded edges along Church Road will be maintained to keep the rural character of the road intact. A Conceptual Tree Conservation Plan has been prepared for this application and is reproduced in Figure 7.

Ridgelines - Ridgelines will be respected with lots and streets sited to take advantage of the views and natural contours.

Water Quality

Water quality will be provided within the many stormwater management ponds, either by providing a permanent pool or marshland bottom facilities.

Air and Noise Pollution

A noise analysis for proposed A-44 was prepared at the time of the original CDP application. The CDP provides for a 12' high berm to be located about 30' from the proposed right-of-way, which will protect proposed lots from the 65dBA noise contour. The study also concluded that there would be no noise impact from Church Road on the property. A minimum 100 foot building setback from the A-44 right of way is proposed.

Floodplain

All identified floodplain will be mostly undisturbed, except for necessary crossing by roads and utilities as needed. Utilities will be designed to keep such crossings to an absolute minimum

Slopes and Soils

Grading concepts for Oak Creek Club will be designed to limit disturbance to natural features, balance cut and fill and create landforms that compliment design objectives to retain the rural character of the site. In areas of significant vegetation, efforts shall be made to minimize grading and to retain existing trees.

Slopes, in general, will not exceed 3:1. In some instances, steeper slopes up to 2:1 shall be permitted where a quick transition between natural and graded portions of the site would limit disturbance to significant vegetation. These slopes will be stabilized with appropriate plant material or other methods to ensure adequate protection from erosion is established.

Preliminary investigation indicates the existence of Marlboro Clays in the eastern portion of the site which may require special grading consideration. Outcrops of this clay stratum are not expected in low lying areas, but may occur on the sideslopes along the Collington Branch watershed at elevations below El. 130. Where finished slopes in these locations cannot be kept to 5:1, special measures to control groundwater and/or surface water may be necessary. Final designs for grading in these areas will depend on depth of cut/fi11 and proximity to the Marlboro Clay subsoil. Slope stability analysis will be required

for evaluation of specific critical proposed slopes. A Marlboro Clay study will be prepared for this site and submitted with the preliminary plan as required by a condition of approval of the Basic Plan.

Soils on site, as determined by the Soils Survey of Prince George's County, are generally well drained except in floodplain areas and pose little restriction to development.

Stormwater Management

Oak Creek Club lies entirely within the Collington Branch Watershed. The Collington Branch and its tributaries are Use I waters. The site is comprised of 923 acres and is bisected by Church Road in a North-South direction. The Black Branch is the main tributary through the site.

Storm Drainage

Oak Creek Club storm drainage will be comprised of a public storm drainage system The public storm drainage will be constructed by the developer and then owned and maintained by Prince George's County. The storm drainage system will be designed in accordance with the Department of Environmental Resources guidelines and the General Conditions and Standard Specifications.

Sediment Control

The property is currently continuing to be farmed. Except in woodlands, areas of poor crop soils or other unsuitable conditions, all usable property is planted and farmed. Agricultural operations adjacent to the stream increase sediment levels to greater than the level that would be associated with adjoining residential developments.

During the development of the site, sediment control measures will be installed to control sediment and avoid stormwater related water quality problems in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual. The sediment control design for this project will incorporate devices such as sediment basins, sediment traps, diversion dikes and silt fence to control runoff during construction. The sediment control features will be installed prior to land disturbance activity, as applicable, to prevent construction related sediment from entering the waterways.

SECTION V

TRANSPORTATION STUDY

An traffic study by The Traffic Group, Inc. was submitted with Amended CDP-9902-01 under separate cover. The summary of findings is reproduced on the following two pages.

An updated traffic study by Lenhart Traffic Consulting Inc., dated August 2024, is submitted with Amended 9902-06. The summary findings follow the original report noted above.

INTRODUCTION and SUMMARY OF FINDINGS

The Traffic Group, Inc. has conducted a Traffic Impact Analysis to accompany the Preliminary Plan of Subdivision for the proposed development of the Oak Creek Club which is located along Church Road between MD 214 (Central Avenue) and Oak Grove Road in Prince George's County, Maryland This property is planned to be developed with 1,148 residential units, 40,000 sq.ft. of retail space and an 18 hole golf course.

The primary purpose of this analysis is to determine what impact the proposed development of the subject property would have on the adjacent road system when taking into consideration the requirements of the Adequate Public Facilities Ordinance for Prince George's County. The parameters for this traffic study were established through a Scoping Agreement with the Maryland- National Capital Park and Planning Commission (M-NCPPC) Staff. A copy of the Scoping Agreement is contained in Appendix A to this report.

The principal scope of services undertaken as part of this report was as follows:

- Field investigation to collect physical information concerning the nearby road system to include a photo survey and condition diagrams.
- Conduct intersection turning movement counts from 7-9.4M and 4-6 PM at the key intersections in the vicinity of the subject site.
- Projection of traffic along the adjacent roadways to account for regional growth.
- Obtain information from the M-NCPPC Staff relative to other approved developments planned in the vicinity of the subject site.

- Projection of traffic to be generated by the other nearby developments.
- Projection of traffic to be generated by the subject site.
- Conduct intersection capacity analyses to determine existing and projected levels of services at the key intersections in the vicinity of the site.

The results of our analysis indicate that several intersections would require improvements in order to achieve satisfactory levels of service during the peak periods. These intersections include MD 214/MD 193, MD 214/Church Road, MD 193/Oak Grove Road, and Church Road South and the north access to the subject property. The improvements required at each of these locations are discussed later in this report.

With the implementation of the improvements at each of these locations, satisfactory levels of service would be achieved and therefore, the development of the subject property would not have an adverse effect on the nearby road system.

The methodology used to undertake our analysis is contained in the sections that follow.

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum: *Date:* **August 8, 2024**

TO: M-NCPPC
Transportation Planning Division
1616 McCormick Drive
Largo, MD 20774

FROM: Mike Lenhart

RE: Oak Creek Club Landbay T Rezoning Application (A-8579-01)

The purpose of this memorandum is to provide a transportation related traffic brief for the referenced rezoning application.

The ZMA proposes to increase residential density in the R-L zone from 1.3 to 1.4 DU's per acre and to increase the DU's in the L-A-C from 52 to 76 DU's and eliminate the commercial development in the L-A-C zone located at the north east corner of Marie Bowie Parkway and South Church Road.

The location of the proposed rezoning is shown in the graphic below.

Lenhart Traffic Consulting, Inc.
645 B&A Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

The Zoning Map Amendment for the property does not require a Traffic Impact Analysis. However, if this amendment is approved, the application will require a Preliminary Plan of Subdivision, which will require a Traffic Impact Analysis for the purpose of assessing Adequate Public Facilities for Transportation.

A Transportation Pre-Application Checklist for the Preliminary Plan has been submitted to M-NCPPC and approved, and a Traffic Impact Assessment will be included with the Preliminary Plan of Subdivision. In addition, the Preliminary Plan of Subdivision will include a Bike and Pedestrian Impact Statement. The Scoping Agreement for the Bike and Pedestrian Impact Statement has been approved by M-NCPPC. A copy of the approved checklist and scoping agreement is included with this memorandum, and the reports will be submitted for the record with the Preliminary Plan of Subdivision.

It should be noted that the area of the proposed ZMA contains R-L and L-A-C zoning, and it was always considered that development would occur within this area. If the ZMA is approved, it is anticipated that the development in this area would be approximately 28 single family homes which is well within any trips that could otherwise be generated by the previously approved uses. Based on this information, it is our opinion that this ZMA will not have any adverse effect upon the adjacent properties and surround neighborhood. Additionally, it is our opinion that this ZMA will not have any detrimental effect on the health, safety, or welfare of pedestrians or motorists in the area. Furthermore, a full Adequate Public Facilities analysis will be required at the time of Preliminary Plan of Subdivision.

If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike

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645 B&A Blvd, Suite 214
Severna Park, MD 21146

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SECTION VI
PUBLIC FACILITIES

The following information addresses schools, fire, police and library facilities and is an excerpt from the M-NCPPC staff report on the Basic Plan for Oak Creek. School enrollment numbers have been updated to reflect 2000 data.

PROJECTED IMPACT ON AFFECTED SCHOOLS								
School Name	D.U. Type	Pupil Yield Factor	Development Pupil Yield	5-Year Projection	Adjusted Enrollment	Total Projected Enrollment	State Rates Capacity	Projected % Capacity
Perrywood Elementary	1148 sq. ft.	0.22	252.66	797		1049.56	750	139.9%
Kettering Middle	1148 sq. ft.	0.08	91.84	1074		1165.84	977	119.3%
Largo High	1148 sq. ft.	0.13	149.24	2062		2211.24	1958	112.9%

Source: Prince George's County Planning Department MNCP&PC January, 2000
Note: East Central Middle School to be funded in July, 2000 will draw some students from Kettering Middle School

FIRE AND RESCUE SERVICES

Residential Response Time				
Required Service	Station	Travel Time Std. (minutes)	Actual Travel Time (minutes)	With Beyond Recommended Standard
Engine	43	5.25	5.34	Beyond Standard
Ambulance	43	6.25	6.25	Within Standard
Medic	43	7.25	7.25	Within Standard

Commercial Response Time				
Required Service	Station	Travel Time Std. (minutes)	Actual Travel Time (minutes)	With Beyond Recommended Standard
Engine	43	3.25	5.34	Beyond Standard
Ambulance	43	4.25	5.34	Within Standard
Medic	43	7.25	5.34	Within Standard
Ladder Truck	33	4.25	13.11	Beyond Standard

PARK & RECREATION FACILITES

There are several recreational facilities close to the subject property, according to the Adopted Bowie - Collington - Mitchellville and Vicinity Master Plan, September 1990. Watkins Regional Park is a 438 acre facility to the south of the site. It offers picnic tables, lighted athletic fields, tennis courts, miniature trains, a children's zoo, a snack bar and play equipment. Plans are in progress to expand the park to include a nature center/arboretum.

South Branch and Western Branch Stream Valley Parks provide passive recreation and the preservation of natural area

Kettering Park, which is adjacent to the site, is a seven acre park that provides a playground and playing fields. On the Oak Creek Club site, a 35 +/- acre park dedication is proposed to be contiguous with the seven acre park. A community recreation center is proposed within Oak Creek Club on the west side of Church Road The facility will provide pond, trails, benches and playground equipment A pool and tennis facility is proposed on the eastern half of the site in the L-A-C Zone (See L-A-C Text). A number of tot lots are proposed to serve each neighborhood. Full breakdown of constructed/provided facilities is listed as follows:

Public Recreation Facilities

Black Branch Stream Valley Trails- dedicated to MNCPPC

- Approx. 9200 linear feet 8 ft. asphalt trail
- Approx. 730 linear feet 6 ft. asphalt connector trails

35 Acre Neighborhood Park (Oak Creek Park)-DEDICATED TO mncppc

Phase 1

-Combination soccer/football field (one provided) @ 230' x 350'
-Softball field (one provided) @ 300' x 350'
-155 space parking lot and access road through Kettering #2 Park
-Playground for children 2-12 years of age
-1,000 linear feet of 8' wide asphalt hiker/biker trails from Whiteholm Drive to the above-mentioned parking lot and playground.

Phase 2

-Combination soccer/football fields (one provided) @ 230' x 350'

-60 space parking lot and access road from Oak Creek Club

- Youth soccer fields (two provided) @ 100' x 200'

-Gazebo with 5 picnic tables (one provided)

-2200 linear feet 8 ft. asphalt hiker/biker trails

Private Recreation Facilities

- Golf course

-Swim/Tennis building

-Swimming Pool

-2 tennis courts

-8 ft. asphalt trails, not on public land

-Golf Clubhouse

COMMERCIAL AREAS & LOCAL ACTIVITY CENTERS

The goal of the Activity Centers mentioned in the Master Plan requires provision of reasonable amounts and distribution of various types of commercial space in attractive and well-located settings. Commercial development should be mixed with the residential development to give a well-balanced system that supports each other according to the Master Plan. Within Oak Creek Club, the commercial area sits adjacent to the main road and between the two residential neighborhoods. A mixture of uses in the commercial development gives the space added marketability and diversity. Oak Creek Club proposes a community service center with some retail and office in the commercial development.

The Master Plan also recommends that "future commercial uses be concentrated in activity centers". Oak Creek Club proposes neighborhood activity center within the L-A-C zone. A neighborhood activity center, as described by the Master Plan, proposes two (2) to six (6) acres of commercial development, 8 to 12.1 dwelling units per resident acres, serves about 8,000 people, a service area of about one (1) mile, a convenience center, limited professional offices and may include neighborhood oriented recreational uses.

Oak Creek Club proposes a community service center with some commercial space (26,000 sf.) 76 residential units (6,000 sf. lots), ~~a community church~~ and an historic site. ~~A daycare will be included within~~ the church.

Recommendations given by the Master Plan take into consideration "the number, type and location of the proposed centers" which are "based on an analysis of market demand." Although an activity center is not proposed in the Master Plan at this time, there is a need for one in Oak Creek Club vicinity. No existing activity centers are in the immediate vicinity of Oak Creek Club. The Perrywood community to the south does not have any proposed commercial elements. Oak Creek Club commercial development is justified by the economic analysis prepared in conjunction with the original Comprehensive Design Plan Application.

SECTION VII

COMPLIANCE WITH MASTER PLAN

The following is updated information excerpt from M-NCPPC staff report on Amended Basic Plans A-8427-02, A-8578-02 and A-8579-02, dated August 2025.

General Plan, Master Plan, and Sectional Map Amendment (SMA) Recommendations:

General Plan -The 2014 Plan Prince George's 2035 Approved General Plan (General Plan) classifies the subject property in the Established Communities plan area. The vision for Established Communities is to create the most appropriate and context-sensitive infill for low- to medium-density development.

Master Plan - The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (master plan) recommends residential low and neighborhood mixed-use land uses on the subject property. The R-L portion of the subject property is designated as residential low. Residential low land uses are defined as residential areas between 0.5 and 3.5 dwelling units per acre, with primarily single-family detached dwellings. The L-A-C portion of the subject property is designated as neighborhood mixed-use. Neighborhood mixed-use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre.

Additional analysis is contained in Section V.B. and Section V.C of the Statement of Justification.

The Oak Creek Club Basic Plan has been developed in accordance with the 1991 Master Plan for Bowie - Collington - Mitchellville and Vicinity. The following pages describe how the Basic Plan meets the objectives and guidelines of the Master Plan.

From "Plan Highlights"

☐ *Emphasizes the importance of the preservation, enhancement and protection of established and proposed residential and employment areas from encroachment by incompatible uses.*

Lots adjacent to existing and proposed residential subdivisions are compatible in size. Much of the perimeter will be a buffer, developed as golf course or left undisturbed.

☐ *Defines an environmental envelope, based on natural arid manmade features, which will serve to guide the location and character of future development and to facilitate conservation of environmentally sensitive areas such as the Patuxent Primary Management Area.*

Great care was exercised to minimize disturbance to Black Branch and associated tributaries, wetlands and trees.

☐ *Delineates a total parkland system of approximately 2,590 acres of M-NCPPC land to provide both active and passive recreation, meeting the needs of differing age groups and users.*

The Basic Plan identifies 113 acres +/- to be dedicated to M-NCPPC for parkland.

☐ *Recommends comprehensive water and sewerage policies intended* to *guide development into specific portions of the Planning Areas, with the goal of minimizing environmental impacts and achieving a desired development character for each individual community and watershed.*

The development plan was constructed with the guideline that sewer lines be placed adjacent to and not in the stream valleys.

☐ *Encourages the preservation of historic assets and the establishment of an historic district in Huntington.*

Preserving the Bowieville Mansion is a central component of the CDP. The mansion is on the register of historic places and will be adaptively reused.

☐ *Recommends new and improved public facilities and services to meet future local and Countywide needs, including future school sites, approximately 890 acres of additional M- NCPPC parkland, a trails system, 2 fire stations, 21 stormwater detention facilities and a health campus located on the Bowie Health Center property.*

A 24 acre parcel will be reserved for a school site on the east side of Church adjacent to existing M-NCPPC property. Over 5 miles of hiker-biker trails and 113 acres of dedicated parkland are proposed as part of this Basic Plan.

From "Living Areas"

☐ *To assure that future housing and neighborhoods are designed and located to provide protection from floods, stormwater damage, erosion, unstable soil conditions, noise, vibration, aircraft accidents and other incompatible uses and to place a high priority on correcting and preventing these deficiencies.*

The CDP has considered and will address all environmental constraints. The golf course will be located to serve as a buffer from the railroad and Church Road and will provide an extra measure of safety between floodplain and proposed lots in several areas.

☐ *To provide for an effective transition between residential areas and adjoining nonresidential uses through the imaginative use of design applications and the development of effective buffering techniques and standards.*

The surrounding land is rural or residential in nature and is compatible with the proposal for Oak Creek Club. Larger lots will be located around the periphery, smaller lots and townhouses will be

internal. The golf course will double as a buffer along several edges of the property. Substantial setbacks along Church Road will provide an adequate transition between the road and the proposed village center. Internally, transition between neighborhoods will utilize existing tree rows, ridges and stream valleys wherever possible.

☐ *To locate and design neighborhoods such that an efficient circulation system is possible.*

Several points of access will & provided to the site. Imernal roadways will be interconnected and designed to minimize long cul-de-sacs.

☐ *To encourage the development of a range of housing and neighborhood choices which meet the needs of different age groups, family sizes, life styles and income capacities.*

Oak Creek Club will provide a wide range of housing types, including townhomes, neo-traditional village lots, (6,000 sf,) quarter-acre single family lots and larger lots, (l5,000+ sf.) The Comprehensive Design Plan provides different types of neighborhoods as well: neo-traditional, wooded, larger lot neighborhoods, townhouse communities, golf-oriented sections and parkside enclaves.

☐ *To encourage upward mobility in housing choices within the Planning Areas as an alternative to out-migration.*

The variety of housing types and price ranges will allow upward mobility within the project.

☐ *To encourage the design of residential neighborhoods which preserve as much of the original land form and tree cover as possible.*

Much of the proposed development is placed in open fields presently being farmed. Existing tree rows will be preserved and, where appropriate, used as buffers or divides between neighborhoods. The proposed internal road network strives to preserve ridge lines. Lots will be designed to take

advantage of natural slopes and views. The golf course will follow existing terrain, incorporating woodland edges to define limits of play wherever possible.

☐ *New residential development should remain compatible with the specific intended character for each community.*

☐ *Residential housing type diversity should provide for both upward mobility and moderately prices starter units. Methods for achieving diversity and bolstering residential housing values in large subdivision projects include provision for more than one builder; the use of several subdivision methods, (lot averaging, cluster and conventional;) the allocation of a proportion of lots for custom homes; and the use of moderately priced dwelling unit provisions.*

The intent of the Master Plan is to "designate these communities as Permanent Low-Density areas…" The Comprehensive Design Plan will preserve the overall low density, but proposes, . through alternative development methods, to "trade off" lot area for additional open space in the form of golf course development. In effect, what would have been open, rear yard area of larger lots will be incorporated into land to be used for the golf course. The density will remain consistent with that of the previous "Greens of Dumbarton" plan, but a greater portion of land will be in open space or golf course rather than in private yard area. The proposed setbacks along Church Road and Oak Grove Road reinforce the character of a low-density community. The largest lots will have frontage on these roads, with increased house setbacks to allow for tree preservation in front yard. Furthermore, preservation of the Bowieville Mansion and Barn, the Beall House and driveway and retention of trees, especially those trees along existing road frontage, will especially enhance the perception of a low-density community.

☐ *A variety of residential densities should be encouraged to provide housing and social diversity between and within communities, but only in accordance with the specific land use and density ranges recommended on the Plan Map.*

Oak Creek Club Comprehensive Design Plan provides for a broad range of densities and markets including townhouses, village lots, quarter-acre and half-acre lots, allowing for a variety of price ranges.

☐ *Development of new legislation creating several "alternative low-density development techniques" occurred subsequent to approval of this Master Plan, providing for an alternative to low-density, traditional large-lot subdivisions for the large, mostly undeveloped parcels in Communities VI, VII, VIII and IX. The intended character of these new alternatives is to help preserve aspects of a low-density rural character within these communities. Design elements should provide for, among other things, the following:*

- *Extensive development envelope setbacks from the primary roadways.*
- *Protection of viewsheds and landscaping along the primary roadways.*
- *Preservation of woodlands and/or open fields as well as other natural or manmade rural amenities.*
- *Effective on-site density transfers to promote a low-density appearance and public facility efficiency.*
- *The use of clustering techniques having a mixture of dwelling types and lot sizes including a large lot component.*
- *Maintaining natural environmental features and creating substantial open space areas in concert with a unique living environment.*

The Comprehensive Design Plan utilizes all of the design elements suggested by the Master Plan excerpt above as previously discussed.

☐ *Within Community IX, the proposed Suburban Estate area surrounding Kettering should be considered for alternative low-density development techniques to provide a transition between the existing Suburban development in Kettering and the areas east and south along Church Road Corridor.*

☐ *Within Community IX, beyond the Evangel Temple property fronting on Central Avenue, the extensive undeveloped properties making up the majority of the Black Branch drainage basin are*

recommended for Large Lot development. However, in addition to the traditional large lot subdivisions, alternative low-density development techniques should be considered for large parcels and/or consolidated acreage where the alternative techniques, including the proposed "Village Overlay" concept, will preserve aspects of the low-density rural character.

These guidelines specific to the Oak Creek Club site, (Community IX,) are reflected in the Comprehensive Design Plan. The golf element reduces some lot acreages, but the overall density is maintained. The net result is a significant increase in total open space, which provides, along with larger lots at the project perimeter, a transition from the Kettering Community. In addition to the extensive unlotted acreage in the project, the proposed treatment along Church Road and Oak Grove Road will preserve the low-density character.

From "Circulation and Transportation"

- *To facilitate the safe and orderly movement of both local and through traffic by minimizing conflicts where possible between types of traffic and by reducing through traffic in residential areas.*

There are three intersections proposed along Church Road from which the site will be accessed. One additional access point along Oak Grove Road will be aligned with the proposed entrance to Perrywood subdivision. The location of the village center adjacent to Church Road will provide convenient access for residents of Oak Creek Club and allow access for other communities without drawing traffic through the project.

- *Properties adjacent to PT-1, ~~A-44~~, A-58, US 50 (1-595), MD 3/US 301, Central Avenue and area railroads should be required, at the time of subdivision or building permit approval, to preserve existing vegetation and/or to have a landscape/buffering plan approved. Such plans should provide appropriate noise and visual mitigation measures to reduce the impact of these new or improved transportation facilities on future development.*

The proposed golf course will provide a buffer of at least 300 feet along the railway east of the property.

~~Proposed lots adjacent to A-44 will be set back 100 feet to allow screening, berming or preservation of existing trees where possible to provide an adequate buffer.~~

☐ *Occupants of new developments adjoining highways shall be protected from visual intrusion by the use of reverse frontage, setbacks, landscaping and fencing, as required by County Ordinances, and should be protected from the negative impacts of noise and air pollution to the degree that it is legally possible.*

☐ *Church Road (C-48), Enterprise Road (A-27), and Iceland-Oak Grove Road (C-S6) should be designed to preserve their scenic qualities in accordance with the recommendations for these roads. Efforts to minimize access points, preserve existing natural vegetation/buffering, and provide landscaped monumental entrances to internal subdivision streets should be demonstrated at the time of development review. The Collector Boulevard concept would be appropriate on collector facilities.*

Particular attention is given to the frontage along Church Road and Oak Grove Road. Open space and golf course development provide adequate buffer from visual and noise impacts. However, lots fronting on these roads will be deep to allow for sufficient house setback and preservation of trees between the house and the highway wherever possible. The scenic nature of these two roads is evident by the number of mature roadside trees and established groves. The Comprehensive Design Plan proposes that improvements to Church Road be carefully planned to maximize preservation of tree rows and significant scenic features.

☐ *Properly designed street networks should be provided to facilitate desired traffic flow and continuity. Arterials should not be through a neighborhood, residential streets should be designed to discourage through traffic, and points of ingress and egress should be minimized to avoid conflicts with through traffic flow while retaining adequate access to properties.*

The Comprehensive Design Plan reflects the design guidelines set forth in the Master Plan. Points of access are limited and there is no provision for through traffic.

From “Environmental Envelope”

☐ *To identify natural and manmade features that have a significant influence on the environmental and aesthetic quality of the Planning Areas.*

☐ *To locate development according to the opportunities and constraints presented by local environmental characteristics.*

☐ *To guide development in a manner that will minimize any adverse impacts on the natural environment, giving particular emphasis to the protection of significant rare natural features and tree preservation.*

The natural features of greatest importance include Black Branch, its tributaries and associated wetlands, mature groves of trees and established tree rows, ridge lines and soils. Oak Creek Club maximizes development of existing farmed fields in order to preserve as many trees as possible. Streams and drainage ways are preserved and frequently used to define neighborhoods. The golf course is designed to take advantage of areas that otherwise could not be developed without much clearing and grading. The golf holes will be laid out to utilize natural features to define boundaries and create a pleasing visual element. Ridgelines will be developed to take advantage of views and establish points of visual reference.

☐ *To define a permanent open space system comprised of private, governmental, and institutional facilities.*

475± acres of the total project will remain in some type of open space as golf course, parkland or private HOA space, excluding the school site.

☐ *To ensure the provision of adequate open space within each community based on application of adopted M-NCPPC park and recreation standards.*

The plan will provide 113± acres of land to be dedicated to M-NCPPC, including a 35 acre active park site.

☐ *To maintain the natural character and aesthetic qualities of stream valleys and wetlands -- properly planning for stormwater management to prevent loss of life, minimize property damage, and avoid interruption of services*

Disturbances to wetland and stream valleys will be minimized. Stream crossings will be limited. Stormwater management ponds will be located outside of the floodplain. Black Branch will be crossed by roads at only one point to access the northwest corner of the site. Crossing of the smaller tributaries will be limited.

☐ *To encourage the use of careful site planning and construction techniques to minimize the adverse impact of noise, vibrations, fumes, visual intrusion, etc. on the human environment.*

Noise from Church Road will be addressed by using the golf course for a buffer, by maintaining other open space buffers or by establishing extra deep lots to allow adequate house set-back and screening.

☐ *Black Branch - Public sewerage should only be considered in Black Branch on a limited basis for large parcels utilizing unified planned development and alternative low-density development techniques. The introduction of extensive sewer lines into this basin will require CIP funded facilities.*

There will be limited utility crossings of Black Branch.

☐ *To maintain water quality to provide for the protection and propagation of fish and wildlife and the enjoyment of water recreation activities.*

A number of stormwater ponds will be constructed, many will double as golf course amenities.

The golf course management plan will provide for stream and ground-water monitoring and an integrated pesticide/fertilizer program.

SECTION VIII

COMPLIANCE WITH ZONING ORDINANCE

§27-521 – Required Findings for CDP Approval.

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

(1) The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

Comment: The subject Comprehensive Design Plan is in compliance with all the conditions of approval, (see Compliance with Basic Plan section for more detail in this text). Development areas and open space areas are still being provided in the same areas. Roadways, trails, and recreational facilities are approximately in the same location as shown on the Amended Basic Plan. As previously approved with respect to the parent CDP approvals, CDP-9902-06 and CDP-9903-05 both conform to the approved Basic Plan A-8427-C-02, A-8578-C-02, and A-8579-C-02 (as amended by the pending Basic Plan amendment applications, A-8427-01, A-8578-01, A-8579-01).

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

Comment: Provisions of public facilities over and beyond what is required, allows for the requested increase in density for the R-L Zone. In the case of the L-A-C Zone, no density increases have been taken, but an excess of facilities are still to be provided. This combination creates a better environment than the conventional zone that was the alternative. As previously approved with respect to the parent CDP approvals, CDP-9902-06 and CDP-9903-05, the Proposed Development will 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 unique mix of facilities provided at Oak Creek Club are discussed in the Recreational Guidelines section of this text. As previously approved with respect to the parent CDP approvals, approval of CDP-9902-06 and CDP-9903-05 is warranted by the way in which the comprehensive design plan includes design elements, facilities, and amenities. Additional housing within the Oak Creek Club development will continue to satisfy the needs of the residents of the Oak Creek Club development.

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

Comment: Generous setbacks and buffering on the proposed development will ensure compatibility with the adjacent land use, zoning, and facilities in the immediate surroundings. As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to 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;

Comment: Within the Design Guidelines section of this text are detailed specifications for building coverage, open space setbacks, and circulation access points. Each housing type has a separate set of guidelines to guarantee compliance within and between the different neighborhoods. As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to be compatible other land uses and facilities covered by the CDP's in relation to amounts of building coverage and open space, building setbacks from streets, abutting land uses, and 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;

Comment: Development phasing of Oak Creek Club is discussed in more detail within the "Staging Plan" section. Each neighborhood is serviced by a recreational facility. The L-A-C Zone houses the majority of the community services. The historic site, a church, and a community service center provide a focal point for the development. The Proposed Development is not proposed to be staged. Accordingly, this provision is inapplicable to this CDP application.

(7) The staging of development will not be an unreasonable burden on available public facilities;

Comment: Development phasing of Oak Creek Club is discussed in more detail within the "Staging Plan" section. Each neighborhood is serviced by a recreational facility. The L-A-C Zone houses the majority of the community services. The historic site, a church, and a community service center provide a focal point for the development. The Proposed Development is not proposed to be staged. Accordingly, this provision is inapplicable to this CDP application.

(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 of important historic landscape features in the established environmental setting;

Comment: Preservation of the exterior architectural features and the historic landscape features are a part of the restoration plans for Bowieville Mansion. The adaptive use will not adversely affect or change the existing house or surrounding landscape features. This CDP application does not propose any adaptive use of a Historic Site. Accordingly, this provision is inapplicable to this CDP application.

(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

Comment: Restoration of the historic site to its original state will preserve the integrity and character of the Bowieville Mansion. The adaptive use will not interfere with the architectural features, but will enhance them. This CDP application does not propose any adaptive use of a Historic Site. Accordingly, this provision is inapplicable to this CDP application.

(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of an Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;

Comment: No enlargement or extension of the Historic Site is proposed at this time. The existing house will be restored and slight modifications will be made to accommodate the new adaptive use. This CDP application does not propose any adaptive use of a Historic Site. Accordingly, this provision is inapplicable to this CDP application.

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

Comment: The plan takes into consideration the applicable design guidelines set forth in the above mentioned section to produce an historic site analysis. A list of possible uses are mentioned within the "Bowieville Historic Site" section of this text. Further decisions concerning the Historic Site use will take place at the Specific Design Plan stage. (See L-A-C CDP Amendment for detailed proposal for historic site). As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to incorporate and comply with the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of the Prior Zoning Ordinance.

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

Comment: The Applicant has submitted a Type 1 Tree Conservation Plan in connection with this CDP application. The Proposed Development will conform to the Type 1 Tree Conservation Plan.

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

Comment: No regulated environmental features exist in the area of amendment of subject CDP-9902-06 and

CDP-9903-05. Accordingly, this provision is inapplicable to this CDP application.

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

Comment: This provision is inapplicable to the Proposed Development.

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

Comment: This provision is inapplicable to the Proposed Development.

SECTION IX

FIGURES

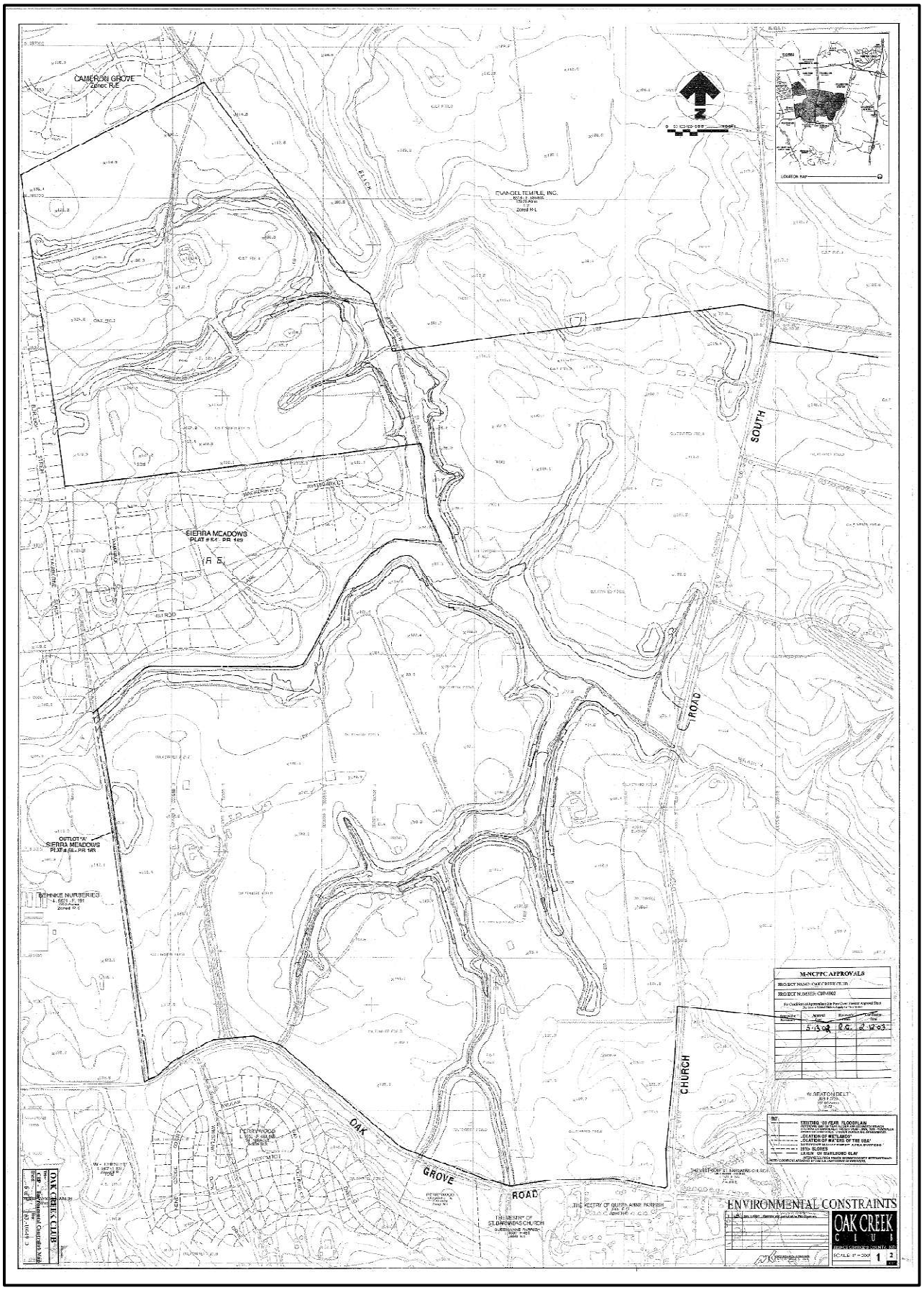


Figure 6A-Environmental Constraints West

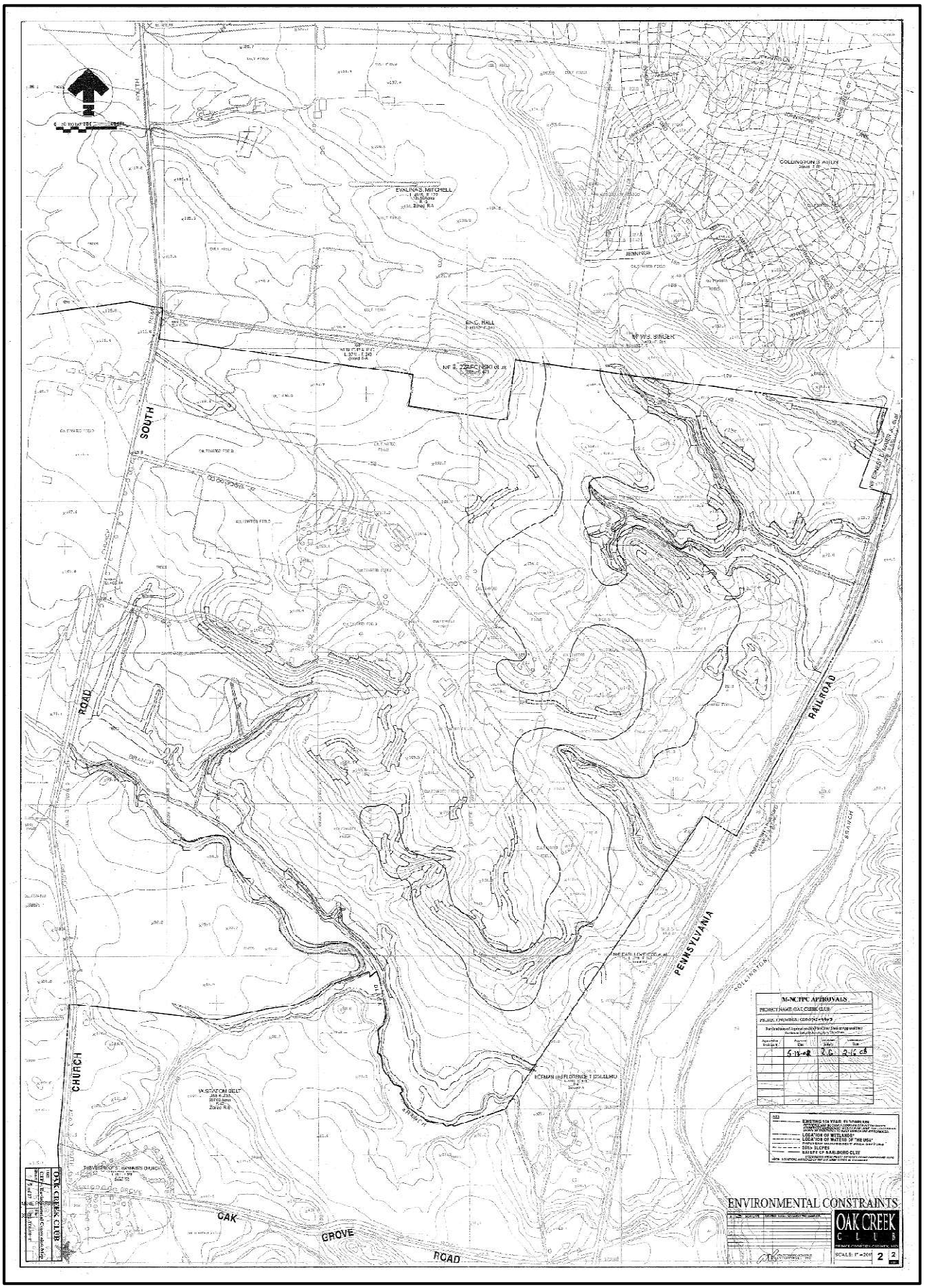


Figure 6A-Environmental Constraints East

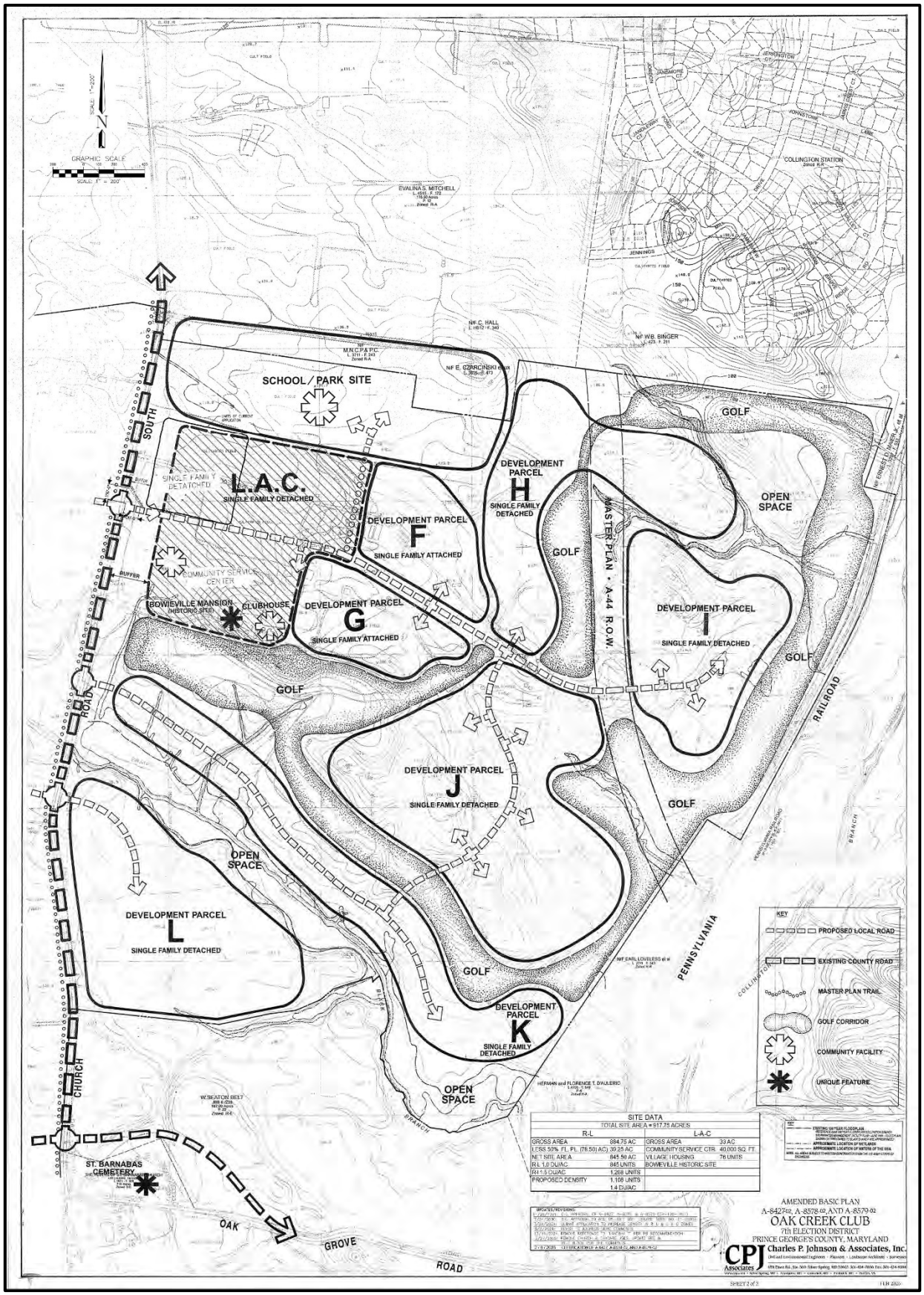


Figure 7A-Basic Plan East

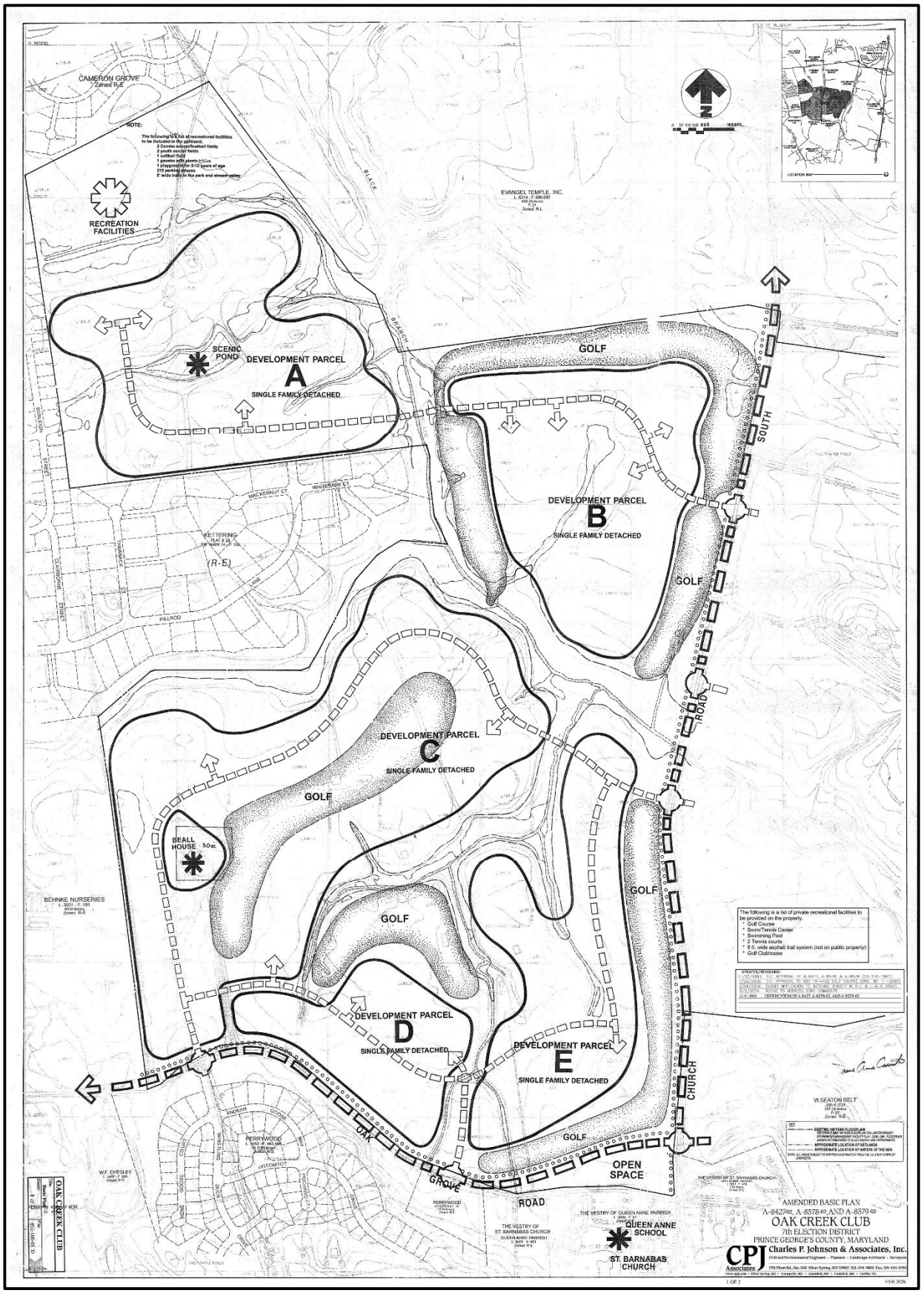


Figure 7B-Basic Plan West

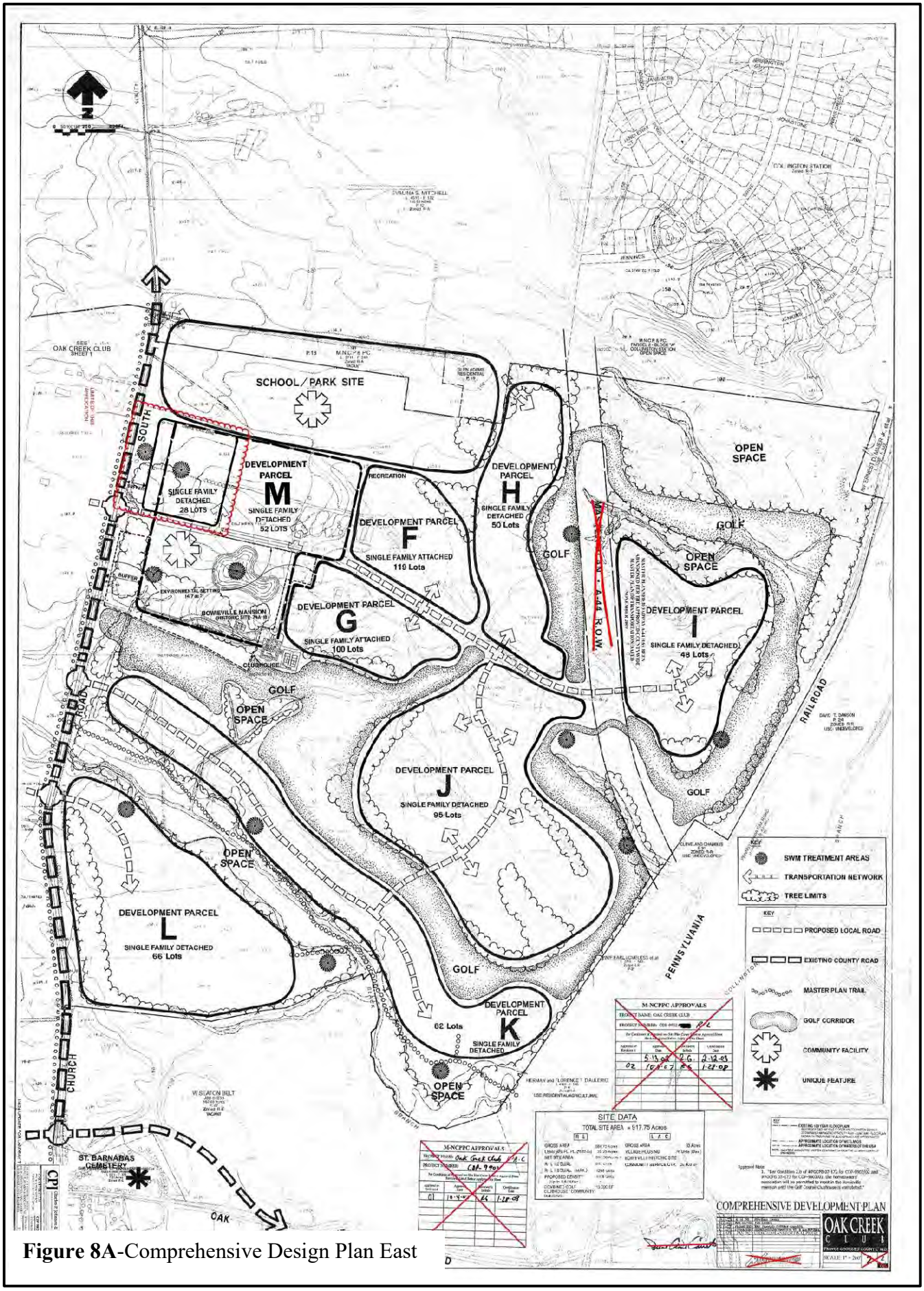


Figure 8A-Comprehensive Design Plan East

Figure 8B-Comprehensive Design Plan West

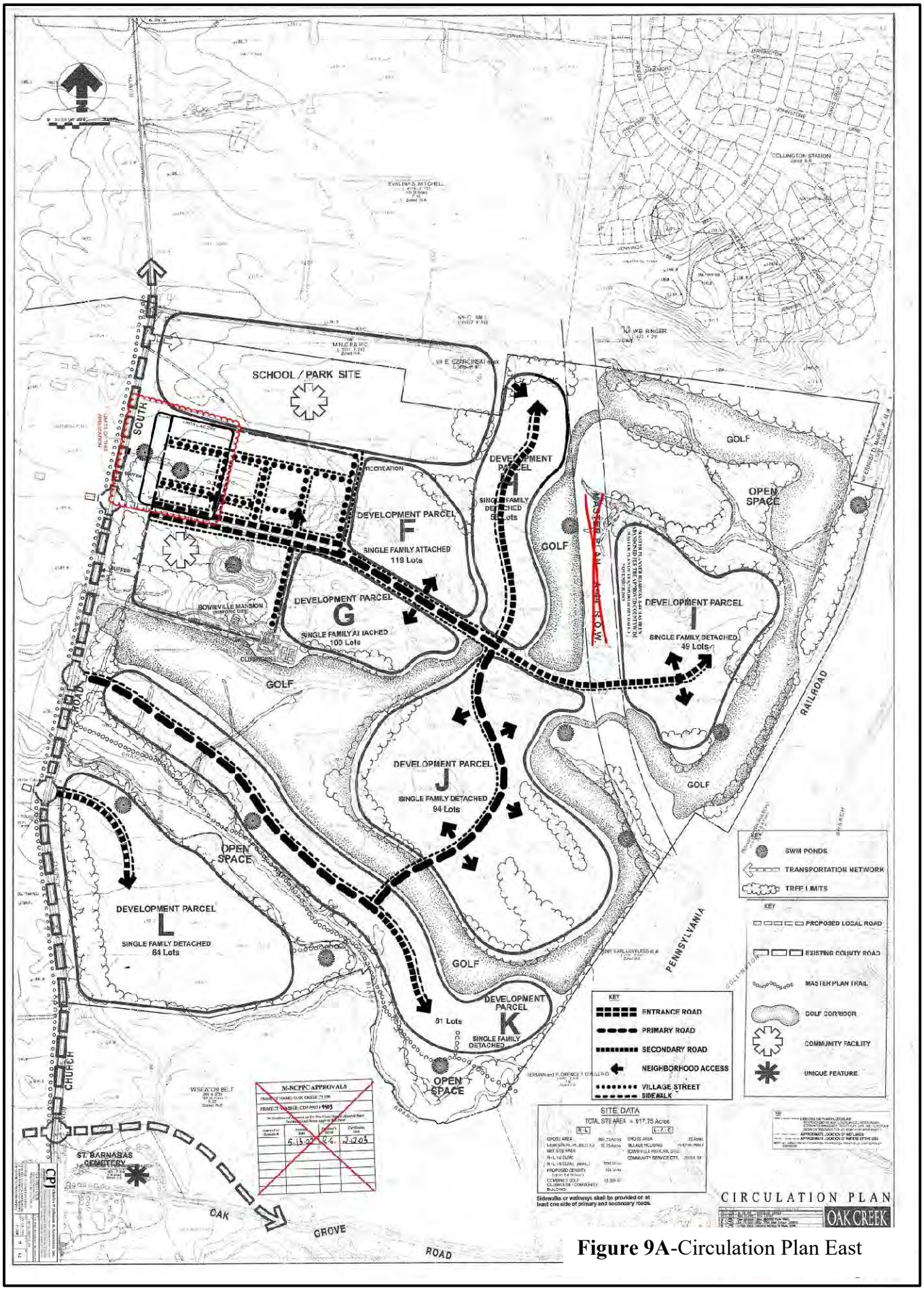


Figure 9A-Circulation Plan East

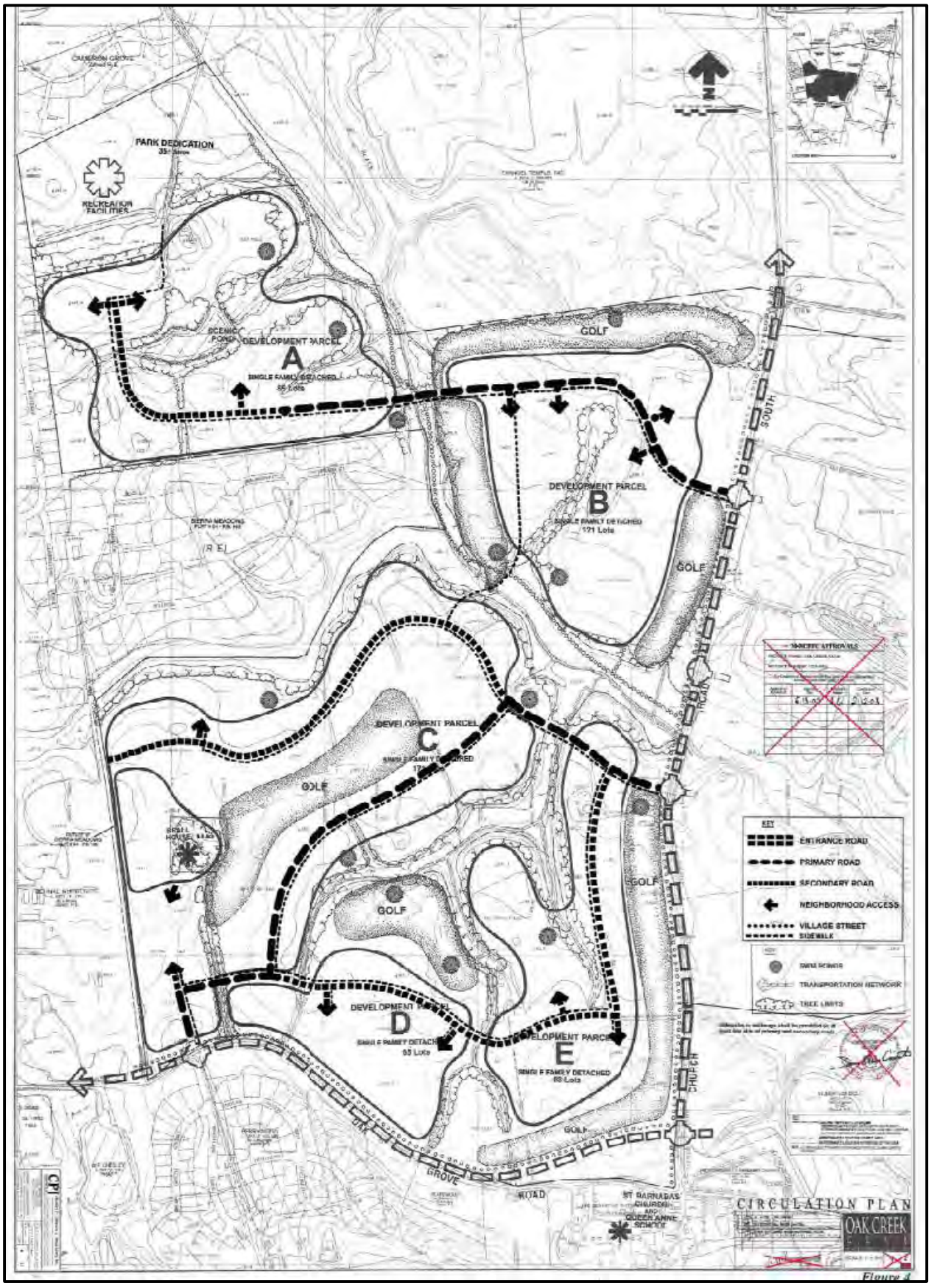


Figure 9B-Circulation Plan West

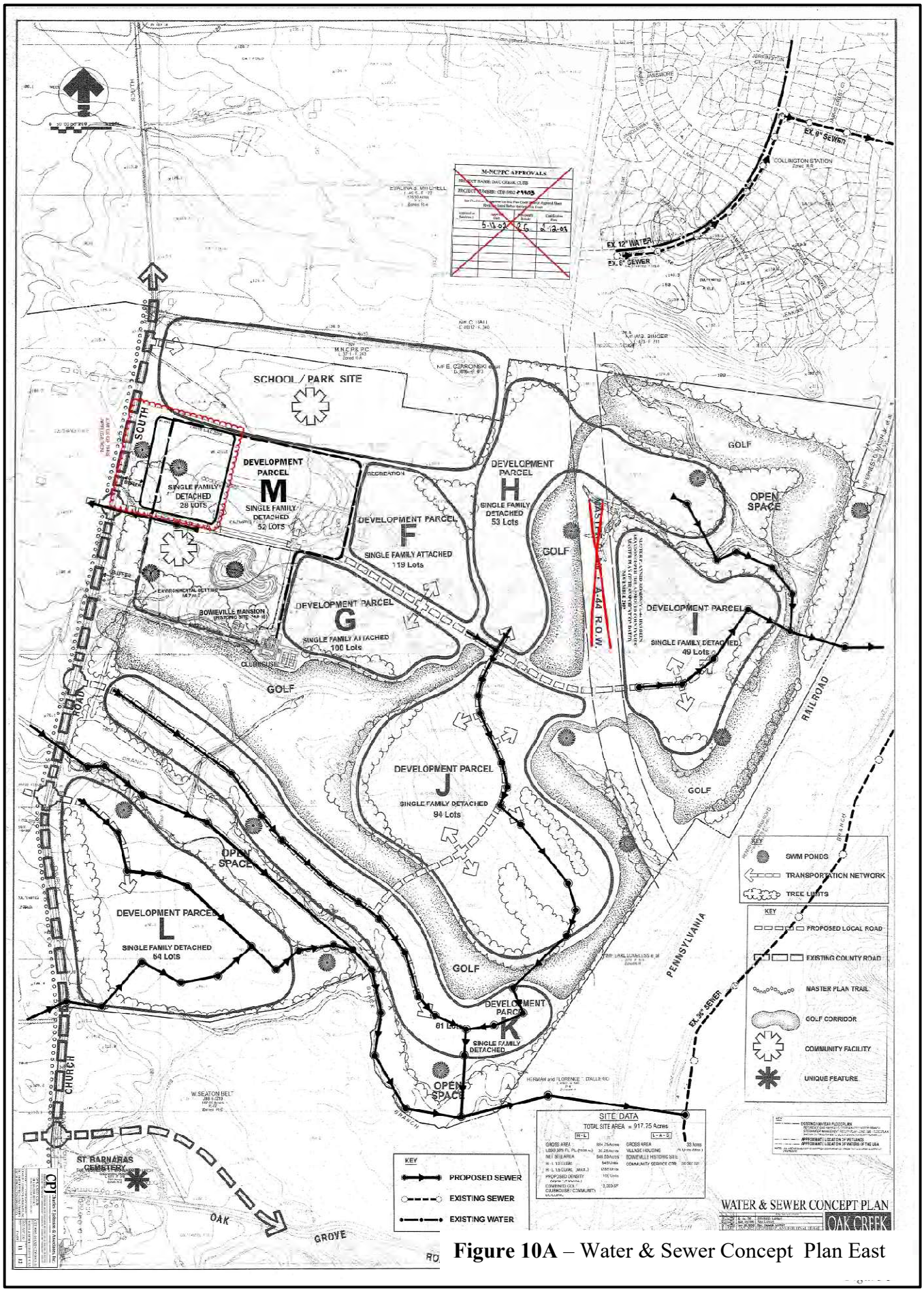


Figure 10A – Water & Sewer Concept Plan East

Figure 10B – Water & Sewer Concept Plan West

Figure 11A – Recreational Opportunity Plan

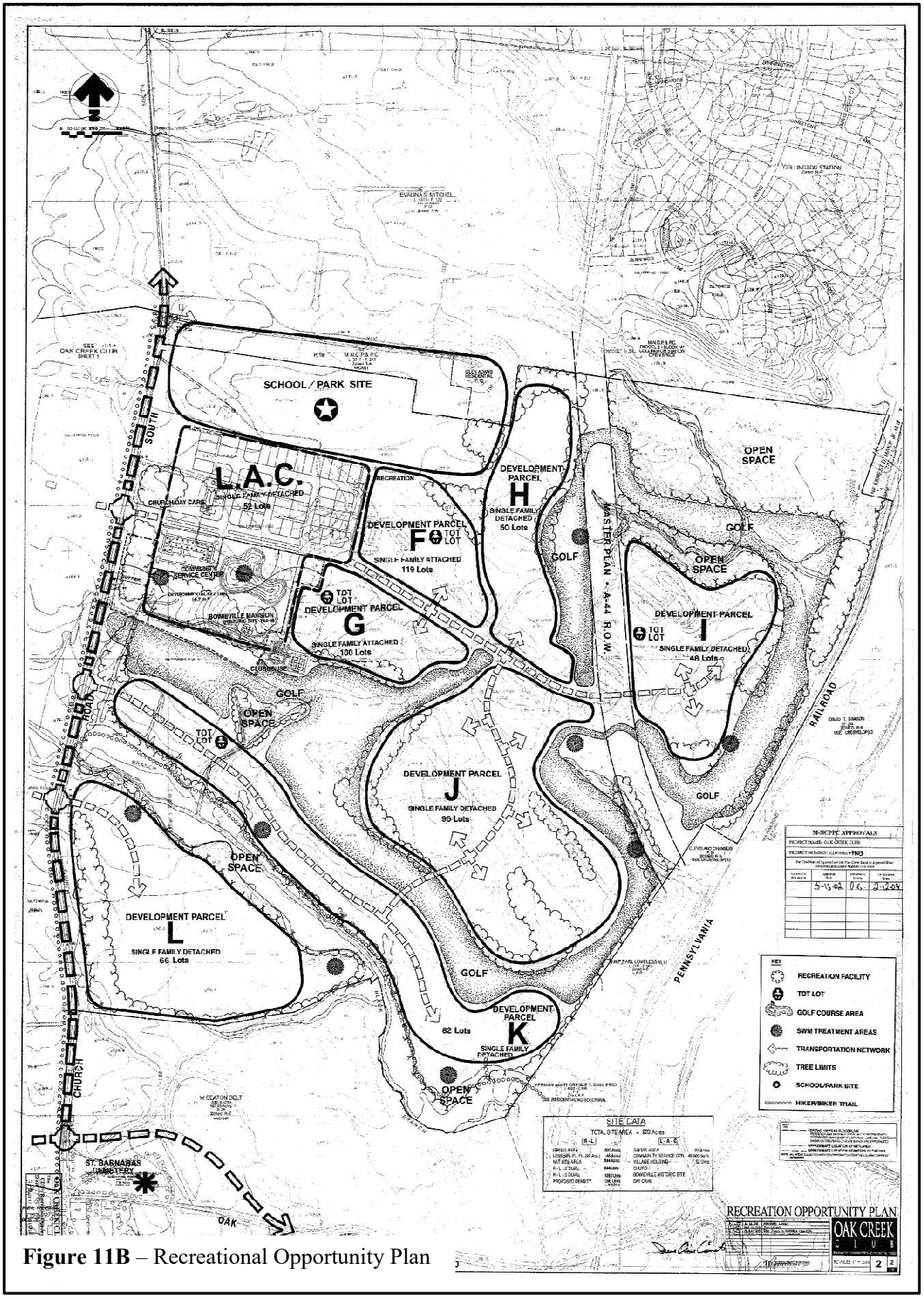


Figure 11B – Recreational Opportunity Plan

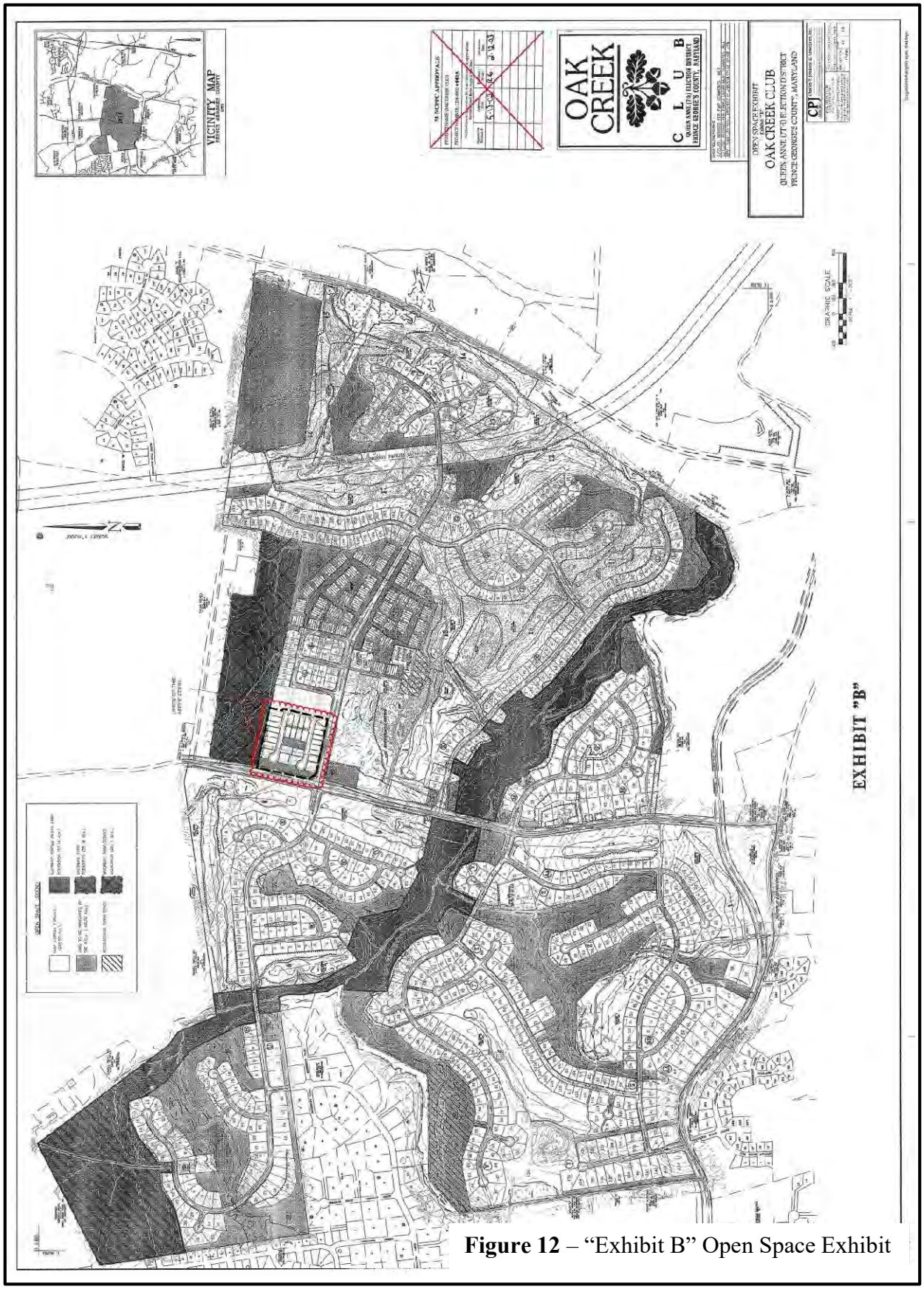


Figure 12 – "Exhibit B" Open Space Exhibit

Figure 13A – Tree Conservation Plan Type 1

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

		R-L	L-A-C		
1	Zone:				
2	Gross Tract	884.75	33.00		Include acreages only in columns
3	Floodplain:	78.50	0.00		for which there is a corresponding zone.
4	Previously Dedicated Land	0.00	0.00		
5	Net Tract (NTA):	806.25	33.00	0.00	
6	Property Description or Subdivision Name:	Oak Creek Club			
7	TCP1 Number	TCPI-81-92			
8	Is this site subject to the 1989 Ordinance?	No			
9	Break-even Point (preservation acres) =	254.13			
10	Acres of Net Tract clearing permitted w/o reforest	190.49			

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

11	Existing Woodland on Net Tract (acres)	444.62							
12	Existing Woodland in Floodplain (acres)	72.24							
13	Woodland Conservation Threshold (WCT) =	24.61%	206.51						
14	Smaller of 11 or 13		206.51						
15	Woodland above WCT		238.11						
16	Plan Number: (This must be completed for each phase)	SDP-0306	SDP-0305 & SDP-0610	SDP-0411, 0610 & 1501	SDP-0417	MNCPPC			
17	Plan Phase or Name:	Golf Course	Landbays "A"-J	Landbays "M"-O	Landbays "K"-L	Park	School/Park Site		
18	TCP2 Number for this Phase or Section	TCP2-97-95	TCP2-109-03	TCP2-94-04	TCP2-51-05	TCP2-96-06	Future		
19	Revision Number	11	06	08	02	00			
20	Status	pending	pending	Approved	Approved	Approved			
21	Approval Date	2/28/2017	7/11/2013	10/25/2018	8/28/2014	9/22/2006			Total
22	Total area in this application (acres)	255.40	314.70	206.65	68.75	35.57	26.48		917.75
23	Floodplain area in this application (acres)	8.16	26.94	30.35	11.41	1.64	0.00		78.50
24	Net Tract area in the application (acres)	257.24	287.76	176.50	57.34	33.93	26.48		839.25
25	Woodland on the Net Tract for this phase (acres)	144.06	173.89	69.84	25.41	31.31			444.62
26	Woodland in the Floodplain for this phase	7.68	26.91	28.92	7.78	1.84			72.23
27	Woodland Cleared on Net Tract for this phase	64.77	134.84	15.95	7.68	16.02			240.26
28	Woodland Cleared in Floodplain for this phase	0.58	1.77	1.23	0.23	0.05			3.86
29	Off-site Woodland Clearing (1:1)	0.00	1.06	0.00	0.00	0.00			1.06
30	Off-site WCA being provided on this property (preservation)	18.00	0.00	0.00	0.00	0.00			18.00
31	Off-site WCA being provided on this property (aff/reforestation)	0.00	0.00	2.96	0.00	0.00			2.96
32	Cummulative acres of Net Tract Woodland cleared	64.77	199.61	216.56	224.24	240.26			
33	Cummulative acres of Floodplain woodland cleared	0.58	2.35	3.58	3.81	3.86			
34	Woodland Cleared above WCT (Smaller of 15 or 32)	64.77	199.61	216.56	224.24	238.11			
35	Woodland Clearing below WCT	0.00	0.00	0.00	0.00	2.15			
36	Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00	0.00	4.31			
37	Replacement for clearing above the WCT (0.25 : 1)	16.19	49.90	54.14	56.06	59.53			
38	Replacement for clearing below the WCT (2 : 1)	0.00	0.00	0.00	0.00	4.31			
39	Afforestation Threshold (AFT) =	19.80%	0.00	0.00	0.00	0.00	0.00		
40	Cumulative Woodland Conservation Required		**241.29**	**277.83**	**286.25**	**288.40**	**294.07**		

Latest phase indicates cumulative requirement through that phase of work

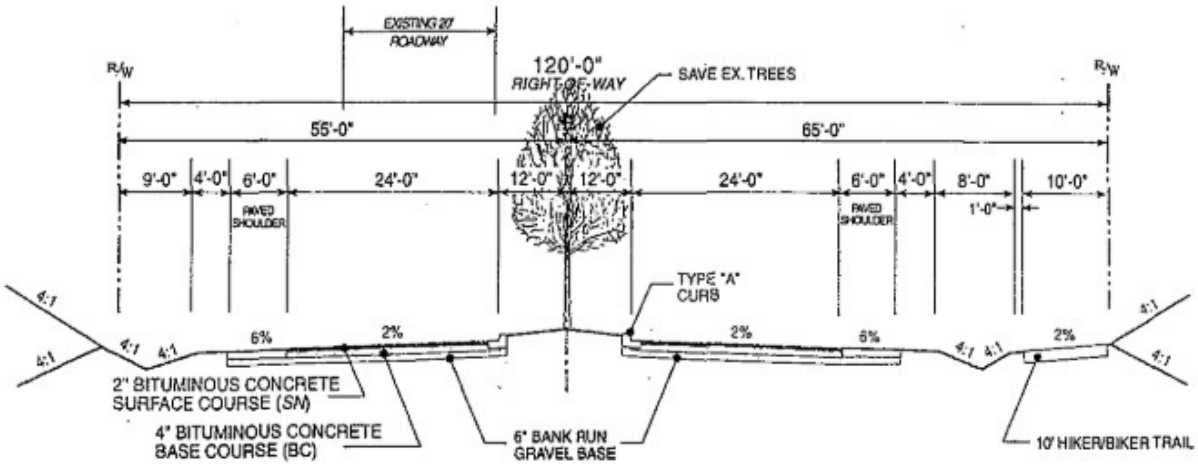
SECTION III - Meeting the Requirements

								Total
40	Woodland Preservation	72.96	48.51	24.25	17.01	15.22		177.95
41	Afforestation/Reforestation	33.51	4.84	9.70	7.67	1.67		57.19
42	Natural Regeneration	1.31	1.17	11.10				13.58
43	Specimen & Historic Tree Credit (CRZ area * 2)							0.00
44	Forest Enhancement Credit (area * 0.25)							0.00
45	Area approved for fee-in-lieu/ PFA							0.00
46	Area approved for fee-in-lieu/ Non-PFA	0.12						0.12
47	Credit for Off-site Conservation on another property	8.06	22.36	7.00		3.98		41.40
48	Off-site WCA (preservation) being provided on this property	18.00						18.00
49	Off-site WCA (afforestation) being provided on this property			2.96				2.96
50	Total Woodland Conservation Provided	133.96	210.64	265.65	290.33	311.20		311.20
51	Woodland saved on this phase but not counted	-11.67	-9.55	25.68	0.72	0.27		5.45
52	Existing Net Tract Woodland in later phases	316.56	144.78	74.92	49.51	18		605.75

18.00 acres of Off-site WCA (preservation) being provided on this within limits of TCPII-97-95, for Largo Plaza-Target Store (TCPII-071-95)
2.96 acres of Off-site Wetland Mitigation being provided within the limits of TCPII-94-04 for Kensington (TCPII-126-05) in accordance with the requirements of COE Permit #02-NT-0257/20026
0.12 Ac. fee-in-lieu to be provided by the owner of the telecommunications monopole located on Golf Course Parcel 27 (TCPII-097-95).
Area of Existing Woodland on Net Tract updated to 444.62 ac. to reflect woodlands created between 1997 (date of orig. FSD) & 2024 (TCP2-109-03-06).
4.88 Ac.for Pt. Parcel 3 ("Parcel OO), not included in any previous plan, added to TCP2-109-03. Pt. Parcel 3 with Parcel B make-up 8.09 Ac. referred to as "Landbay T".

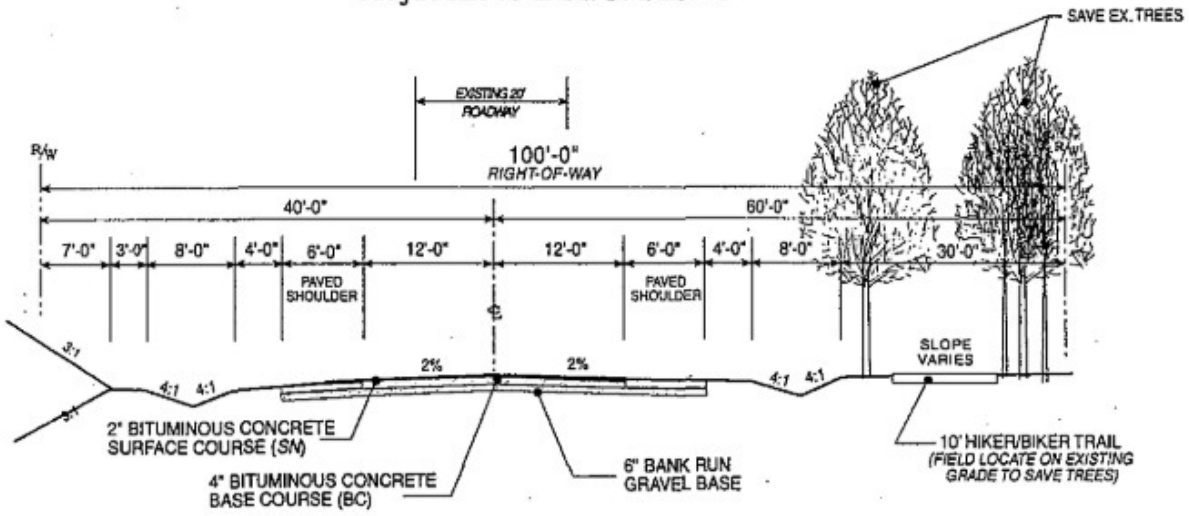
Prepared by: Andrew P. Funsch, PLA
License Number: MD #4207 Signature

Figure 13B – Type 1 Tree Conservation Summary



CHURCH ROAD

Adjacent to L.A.C. Parcel

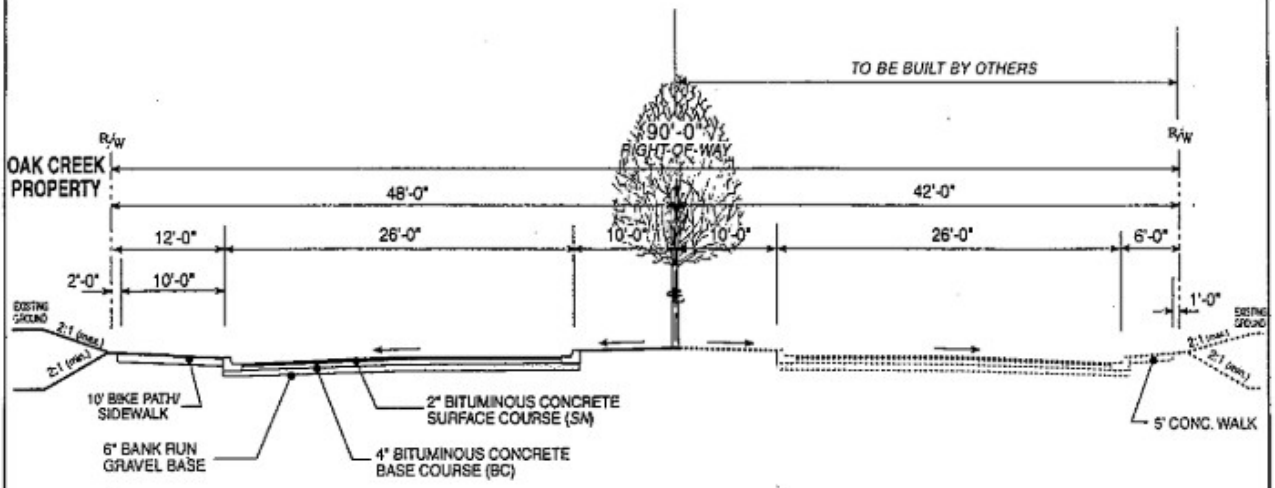


CHURCH ROAD

South of L.A.C. Parcel

Figure 14 – Church Road Sections

OAK CREEK CLUB
Prince George's County, Maryland

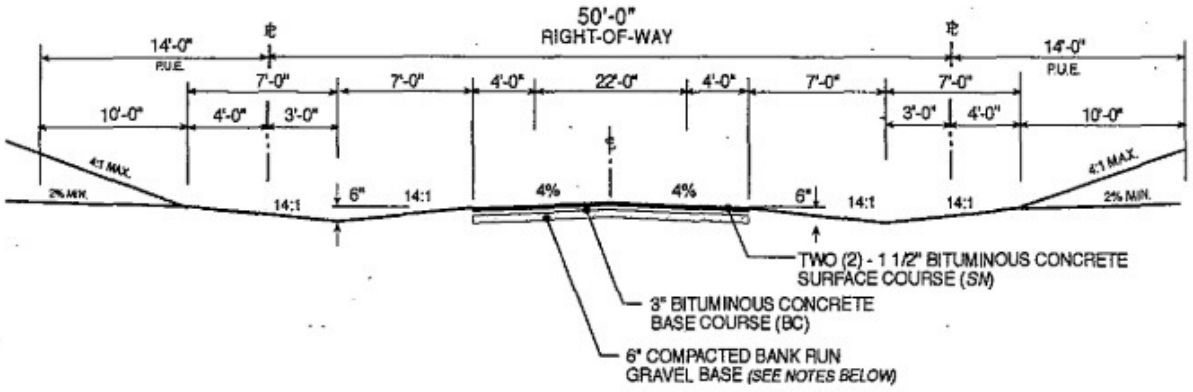


OAK GROVE ROAD

(LOOKING EAST)

Figure 15 – Oak Grove Road Sections

OAK CREEK
C L U B
Prince George's County, Maryland

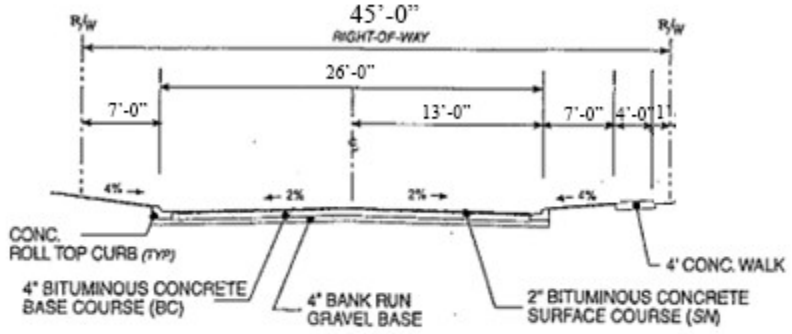


PRIMARY RURAL PRIVATE STREET

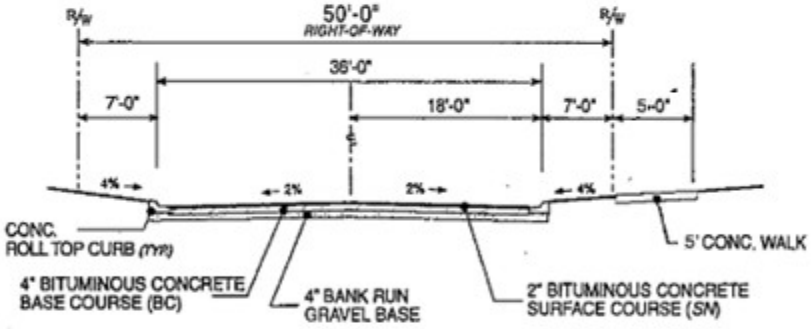
1. SUB-BASE TO MEET THE COUNTY COMPACTION REQUIREMENTS. OR 4" OF CR-6 IS REQUIRED.
2. WHERE EXPANSIVE CLATS ARE ENCOUNTERED BELOW PAVEMENT AREA ONE FOOT OF UNDERCUTTING IS REQUIRED AND REPLACE WITH GRANULAR MATERIAL.
3. ALL ROADS IN OAK CREEK ARE PRIVATE ROADS, AND WILL BE MAINTAINED BY H.O.A.

Figure 16 – Primary Rural Private Street Section

OAK CREEK
C L U B
Prince George's County, Maryland



45' R/W - PRIVATE SECONDARY ROAD

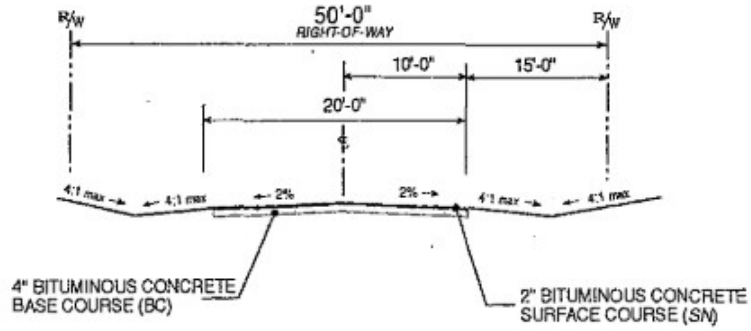


50' R/W - PRIVATE PRIMARY ROAD

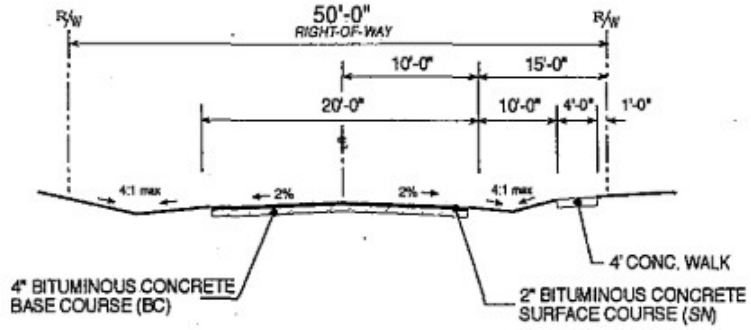
WITH CONCRETE WALK

Figure 17 – Private Secondary Road Section
Private Primary Road w/ Sidewalk Section

OAK CREEK
C L U B
Prince George's County, Maryland



50' R/W - PRIVATE SECONDARY STREET

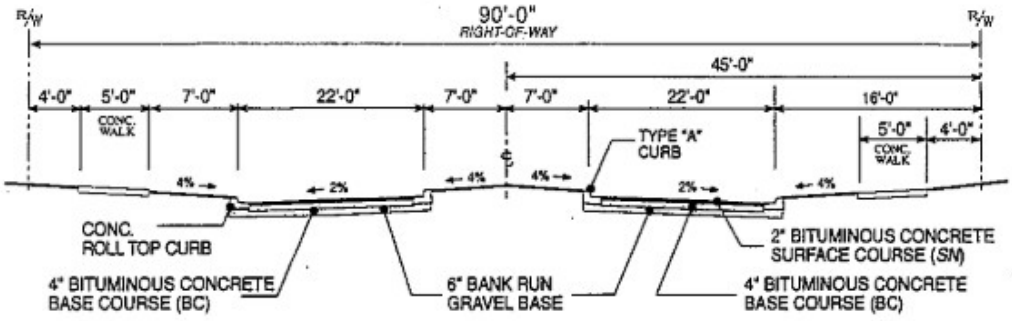


50' R/W - PRIVATE SECONDARY STREET

WITH CONCRETE WALK

Figure 18 – Private Rural Secondary Road Section
Private Rural Secondary Road w/ Sidewalk Section

OAK CREEK
C L U B
Prince George's County, Maryland



90' R/W - ENTRY ROAD - MAIN STREET

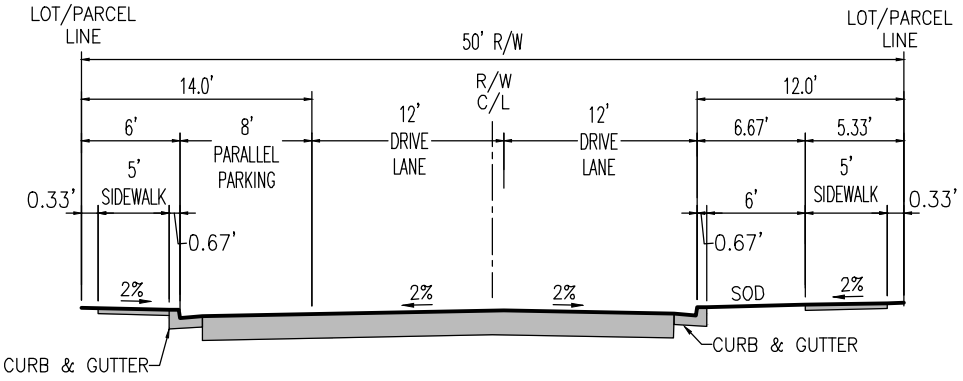
L.A.C. ZONE

Figure 19 Entry Road-Main Street Section

OAK CREEK
C L U B
Prince George's County, Maryland

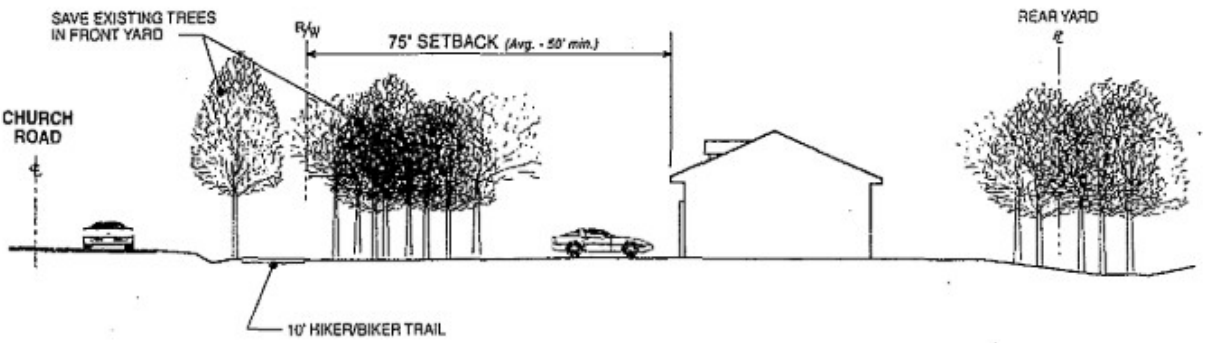
PRIVATE ROAD WITH PARALLEL PARKING – CROSS–SECTION

NOT TO SCALE



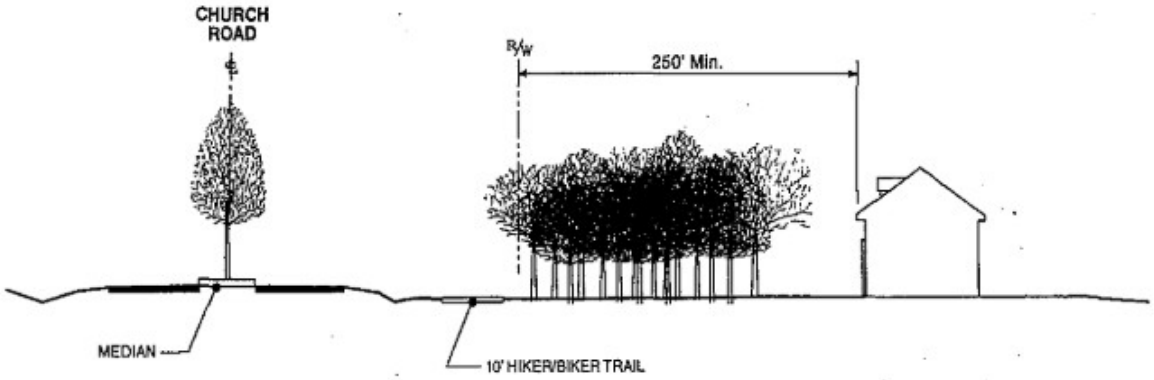
NOTE: THIS ROAD SECTION IS PROVIDED FOR THE PROPOSED 50' ROW WIDTH ABBEVILLE PLACE EXTENSION, THE PROPOSED 50' RIGHT–OF–WAY LANESBORO PLACE, AND ONE SIDE OF EXISTING 50' RIGHT–OF–WAY BAMBURG ROAD IMPACTED BY THE CONSTRUCTION OF THIS PHASE.

Figure 18 Private Road with Parallel Parking Spaces



TYPICAL BUFFER - CHURCH ROAD & OAK GROVE ROAD

Adjacent to Large Lot Single Family Development



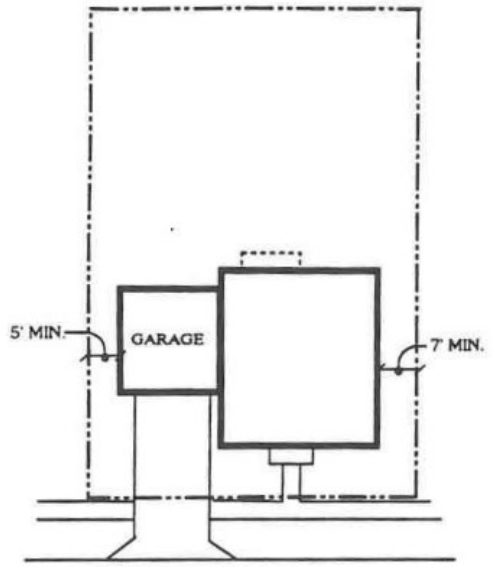
TYPICAL BUFFER - CHURCH ROAD

Adjacent to L.A.C.

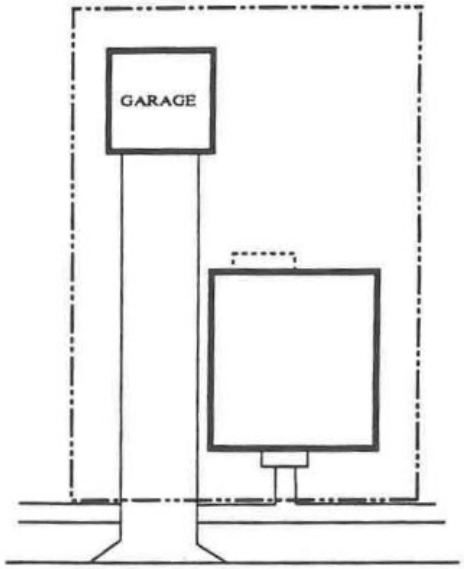
Figure 13

OAK CREEK
C L U B
Prince George's County, Maryland

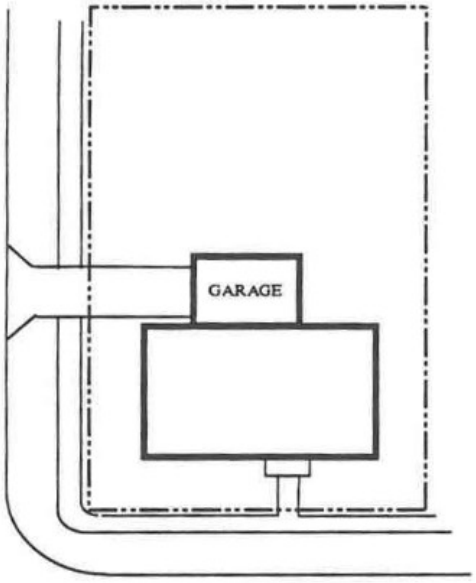
Figure 21 Typical Buffers



(WITH ATTACHED GARAGE)



(WITH DETACHED GARAGE)



(WITH SIDE LOADED GARAGE)

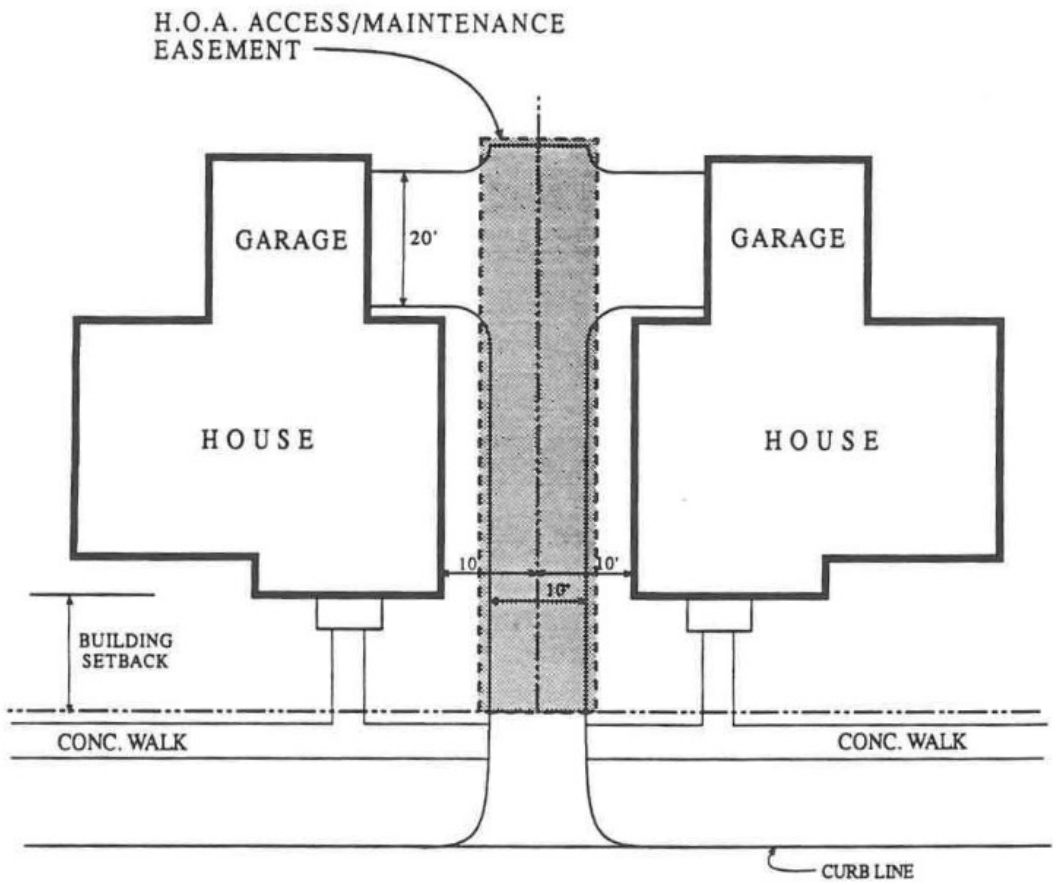
THESE ILLUSTRATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE

TYPICAL VILLAGE LOTS

N.T.S.

OAK CREEK
C L U B
Prince George's County, Maryland

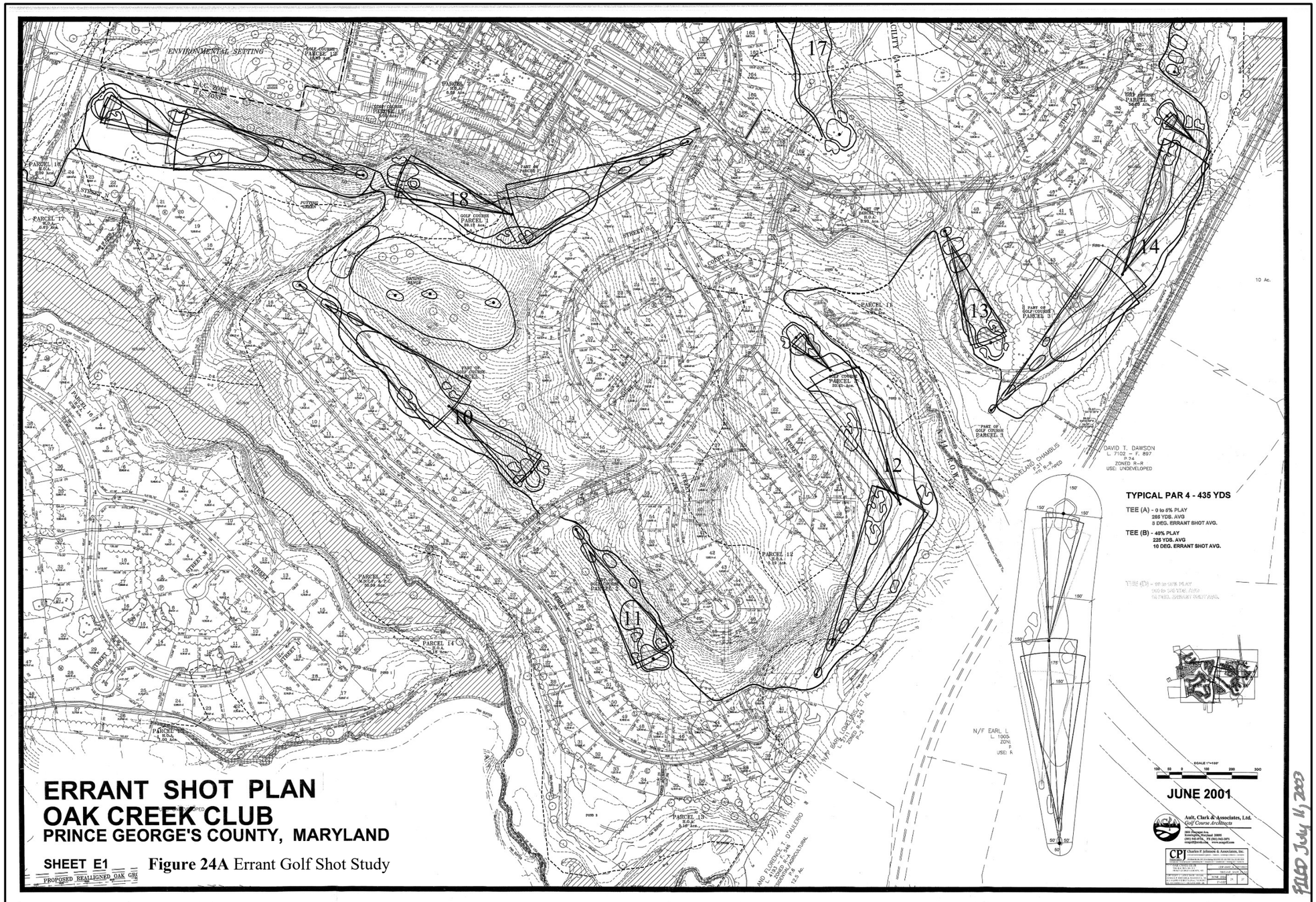
Figure 22 Typical Village Lots



SHARED DRIVEWAY - SINGLE FAMILY DETACHED

Figure 23 Shared Driveway Detail

OAK CREEK
C L U B
Prince George's County, Maryland


ENVIRONMENTAL SETTING
100 YEAR FLOOD PLAIN ZONE
PARCEL 16
PARCEL 17
PARCEL 18
PARCEL 11
PARCEL 12
PARCEL 13
PARCEL 14
PARCEL 15
PARCEL 'C'
GOLF COURSE PARCEL 1
GOLF COURSE PARCEL 2
GOLF COURSE PARCEL 3
PART OF GOLF COURSE PARCEL 1
PART OF GOLF COURSE PARCEL 3
PUTTING GREEN
DRIVING RANGE
STREET 'A'
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F'
STREET 'G'
STREET 'H'
STREET 'J'
STREET 'K'
STREET 'L'
STREET 'M'
STREET 'N'
COURT 'A'
COURT 'B'
COURT 'C'
COURT 'D'
COURT 'E'
COURT 'F'
COURT 'G'
COURT 'H'
COURT 'J'
COURT 'K'
COURT 'L'
COURT 'M'
COURT 'N'
POND 1
POND 2
POND 3
POND 4
POND 5
POND 6
POND 7
POND 8
POND 9
POND 10
POND 11
POND 12
POND 13
POND 14
POND 15
POND 16
POND 17
POND 18
POND 19
POND 20
POND

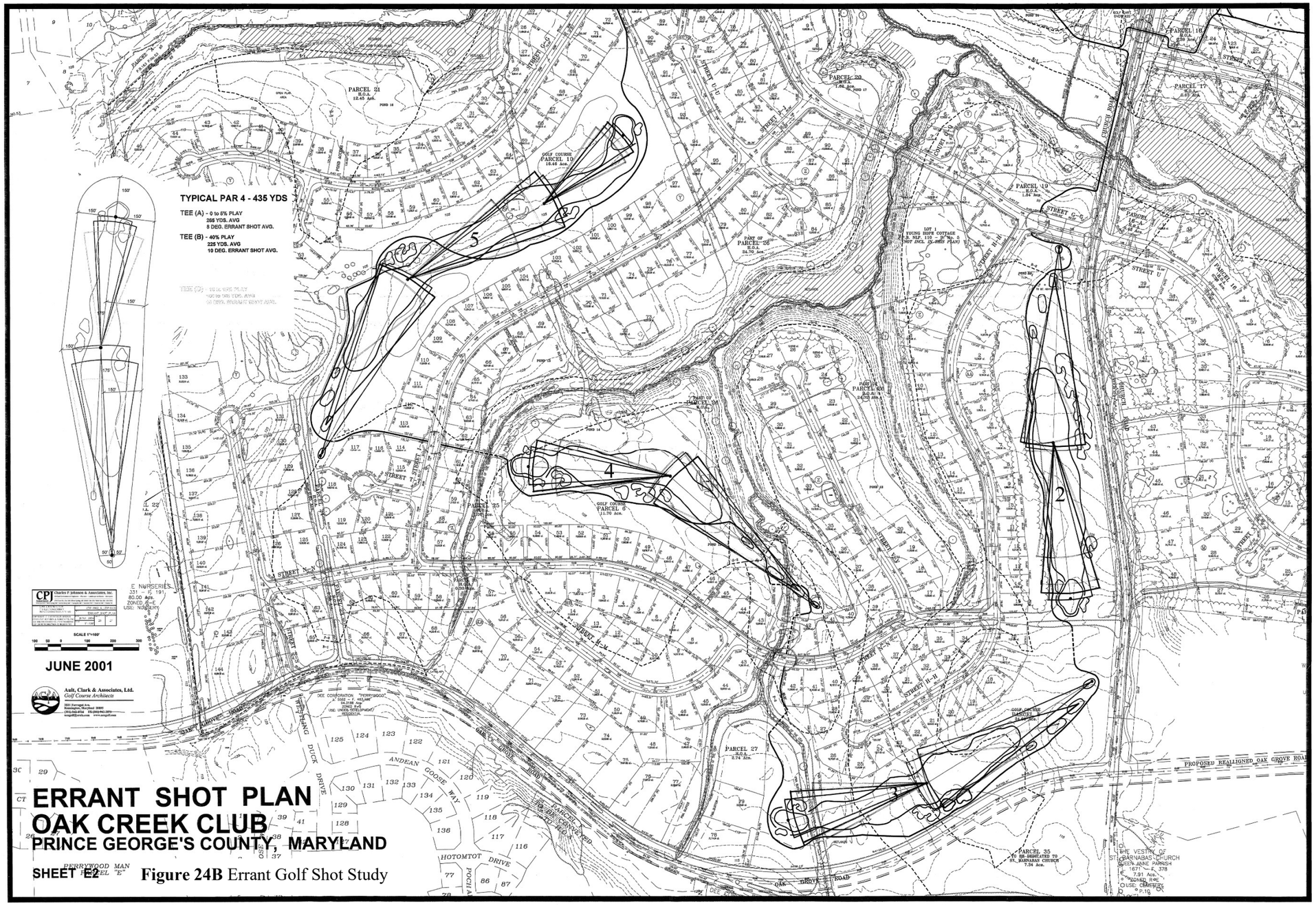


Figure 24B Errant Golf Shot Study

ERRANT SHOT PLAN
OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET E3

SCALE 1"=100'

100 50 0 100 200 300

JUNE 2001

Charles P. Johnson & Associates, Inc.

Ault, Clark & Associates, Ltd.
Golf Course Architects

TYPICAL PAR 4 - 435 YDS

TEE (A) - 0 to 6% PLAY
255 YDS. AVG
8 DEG. ERRANT SHOT AVG.

TEE (B) - 40% PLAY
225 YDS. AVG
10 DEG. ERRANT SHOT AVG.

TEE (D) - 14 to 18% PLAY
180 to 190 YDS. AVG
12 DEG. ERRANT SHOT AVG.

EVANGEL TEMPLE, INC.
L. 6314 - F. 686.692
439.76 Acs.
P.21
ZONED R-L
USE: UNDEVELOPED

PARCEL "D"
M.N.C.P. & P.C.
20.00 Acs.

PARCEL 32
R.O.A.
5.34 Acs.

PARCEL 6
R.O.A.
11.07 Acs.

PARCEL 31
R.O.A.
8.56 Acs.

PARCEL 29
R.O.A.
4.97 Acs.

PARCEL 30
R.O.A.
5.62 Acs.

PARCEL 1
R.O.A.
3.77 Acs.

PARCEL 5
R.O.A.
1.47 Acs.

PARCEL 18
R.O.A.
2.84 Acs.

GOLF COURSE PARCEL B
20.91 Acs.

GOLF COURSE PARCEL C
8.51 Acs.

GOLF COURSE PARCEL D
4.60 Acs.

PART OF "B" PARCEL "D" M.N.C.P. & P.C.
± 20.76 Acs.

SIERRA MEADOWS
PLAT #54 - P.B. 163
P.22
USE: UNDER DEVELOPMENT/ RESIDENTIAL

BLOCK "B"
BLOCK "C"
PARCEL "A"

FOUNDRY ROAD
STREET A-3
STREET A-4
STREET B-1
STREET B-2
STREET B-3
STREET B-4
STREET C-1
STREET C-2
STREET D-1
STREET D-2
STREET E-1
COURT A-1
COURT A-2
COURT C-1
COURT C-2
COURT C-3
COURT C-4
COURT C-5
COURT C-6
COURT C-7
COURT C-8
COURT C-9
COURT C-10
COURT C-11
COURT C-12
COURT C-13
COURT C-14
COURT C-15
COURT C-16
COURT C-17
COURT C-18
COURT C-19
COURT C-20
COURT

ERRANT SHOT PLAN
OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET E4

SCALE 1"=100'

100 50 0 100 200 300

JUNE 2001

Ault, Clark & Associates, Ltd.
Golf Course Architects

Charles P. Johnson & Associates, Inc.

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD

CDP-9902 & CDP-9903

ERRANT SHOT PLAN

SCALE	1" = 100'	
DATE	JUNE 2001	
JOB NO.	2025	
DRAWN BY	JT	JT

TYPICAL PAR 4 - 435 YDS

TEE (A) - 0 to 5% PLAY
265 YDS. AVG
8 DEG. ERRANT SHOT AVG.

TEE (B) - 40% PLAY
235 YDS. AVG
10 DEG. ERRANT SHOT AVG.

TEE (D) - 10 to 15% PLAY
190 to 160 YDS. AVG
10 DEG. ERRANT SHOT AVG.

JENNINGS MILL DRIVE
JORRICK CT.
JAMESVIEW LANE
JONIBON GROVE LANE
JENKINS RIDGE ROAD
PARCEL "W"
M.N.C.P. & P.C.
PARCEL 'Z' - BLOCK "A"
COLLINGTON STATION
OPEN SPACE
L. 7597 - F. 296
L. IOWNA E. BOLDEN
L. 3984 - F. 488
ZONED: R-A
1.0 Ac.
P.11
GLEN ADAMS RESIDENTIAL P. 19
SCHOOL/ PARCEL M.N.C.P. Dis.11
PARCEL 9
PARCEL 3
PARCEL 5
PARCEL 12
PARCEL 13
PARCEL 4
PARCEL 7
PARCEL 10
PARCEL 11
PARCEL 8
PARCEL 6
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
CHURCH ROAD
ENVIRONMENTAL SETTING
R-A ZONE
R-T ZONE
R-80 ZONE
A-C ZONE
FUTURE ACCESS CONTROLLED INTERSTATE HIGHWAY FACILITY (I-95 & I-495)
GOLF COURSE PARCEL 4 - 12.49 Ac±
GOLF COURSE PARCEL 13 - 0.80 Ac±
GOLF COURSE PARCEL 12 - 1.83 Ac±
GOLF COURSE PARCEL 7 - 19.15 Ac±
1
15
16
17
18

Figure 24D Errant Golf Shot Study

Figure 25 Illustrative Plan

APPENDIX “A”

NOISE STUDY

MAR 31 1992

POLYSONICS INC.

5115 MacArthur Blvd., N.W. Washington, D.C. 20016
(202) 244-7171 FAX (202) 244-7479

PLANNING
APPLIED RESEARCH
DEVELOPMENT

ACOUSTICAL CONSULTANTS

March 27, 1992

James Perry
Leeland Limited Partnership
ESD Associates Inc.
6820 Elm Street, Suite 200
McLean, VA 22101

THE GREENS OF DUMBARTON
65 dBA Ldn Contours

Dear Jim:

Please find enclosed the requested site plan showing the 65 dBA Ldn noise contour for The Greens Of Dumbarton Property. These noise contours are due to the proposed highway A-44, which runs though a section of the site.

Present plans for highway A-44 assume the following:

Design Year:	2010
ADT:	74,000 vehicles/day
% Trucks:	Less than 7% with no heavy trucks
Speed:	55 mph
# Lanes:	4-6

These values were used in the FHWA STAMINA/OPTIMA II Highway Noise Prediction model in order to determine the future noise levels on the site.

The highway's 65 dBA Ldn contour was estimated based on existing topographical contours at the proposed A-44 right-of-way and the presence of a 12' berm within the lot lines as shown on the site plan. The center of the berm was modeled 30 feet from the existing right-of-way line for the highway. The berm height was modeled at 12 feet above the existing elevations at all points. The resultant 65 dBA contour is located between the top and the bottom of the berm incline, on the side opposite the roadway.

Additional investigations were carried out for Church Road, based on the following conditions:

Design Year:	2010
ADT:	17,100 vehicles/day
Speed:	30 mph
% Trucks:	2% with no heavy trucks
# Lanes:	2-4
Barriers:	None
Site Type:	Soft

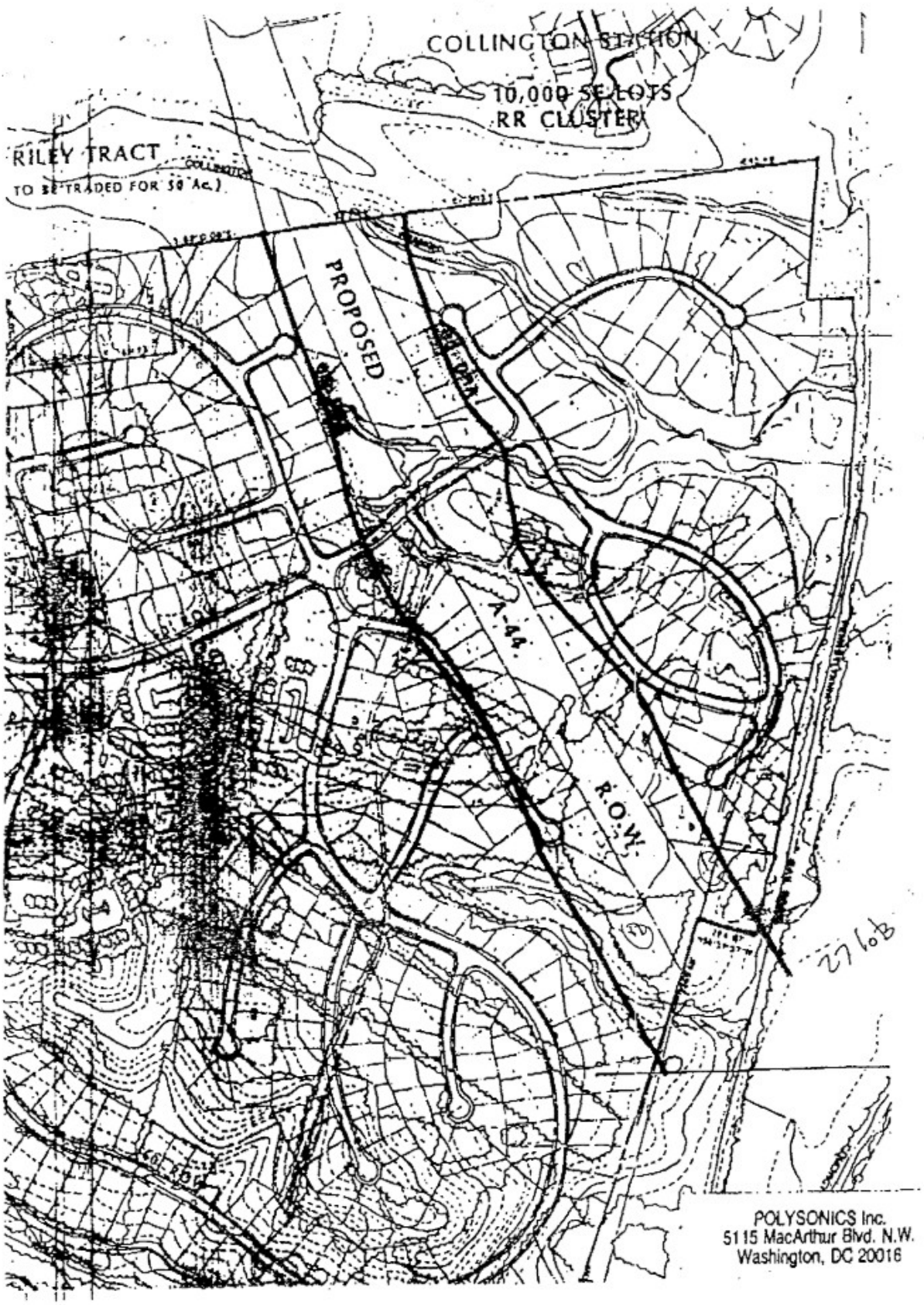
The 65 dBA Ldn contour for Church Road was also estimated. The 65 dBA Ldn contour would be less than 45 feet from the center line of Church Road. Generally, there is no impact from Church Road on surrounding properties.

If there are any questions, please contact me directly.

Sincerely yours,

Scott Harvey
Acoustical Engineer

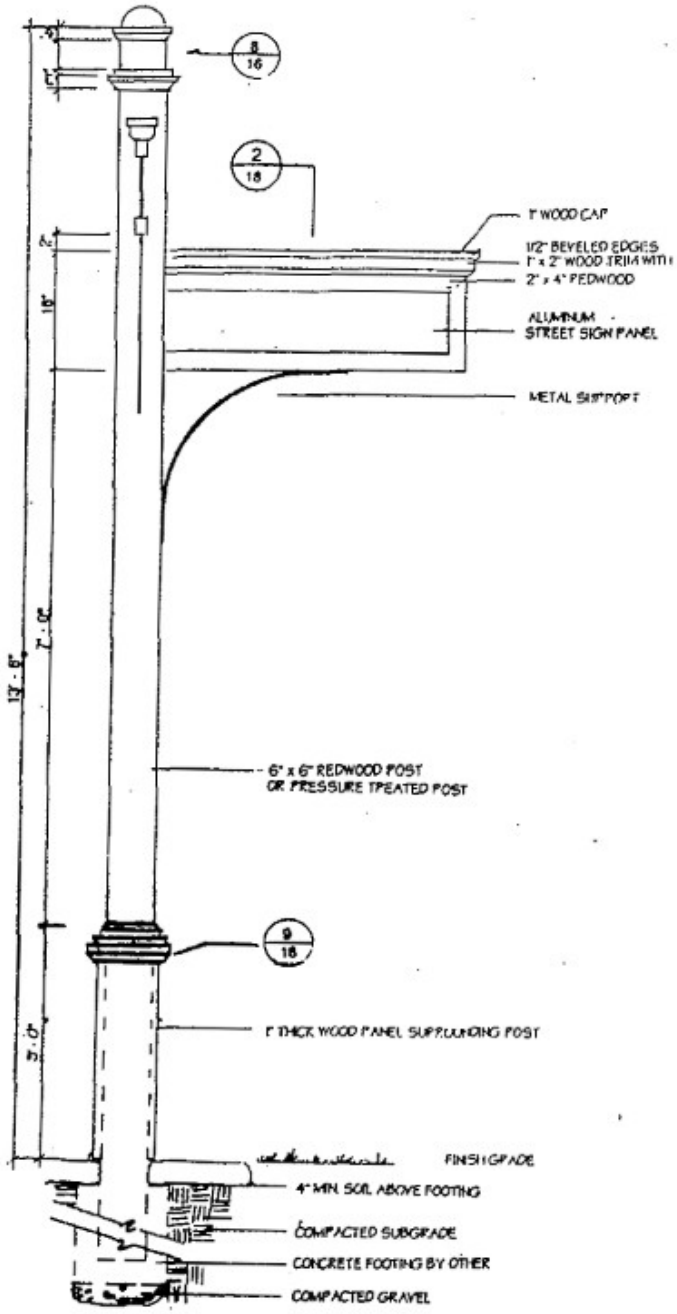
Enclosure


COLLINGTON STATION
10,000 SF LOTS
RR CLUSTER
RILEY TRACT
TO BE TRADED FOR 50 Ac.)
PROPOSED
A-44
R.O.W.
POLYSONICS Inc.
5115 MacArthur Blvd. N.W.
Washington, DC 20016

APPENDIX “B”

SIGNAGE STANDARDS

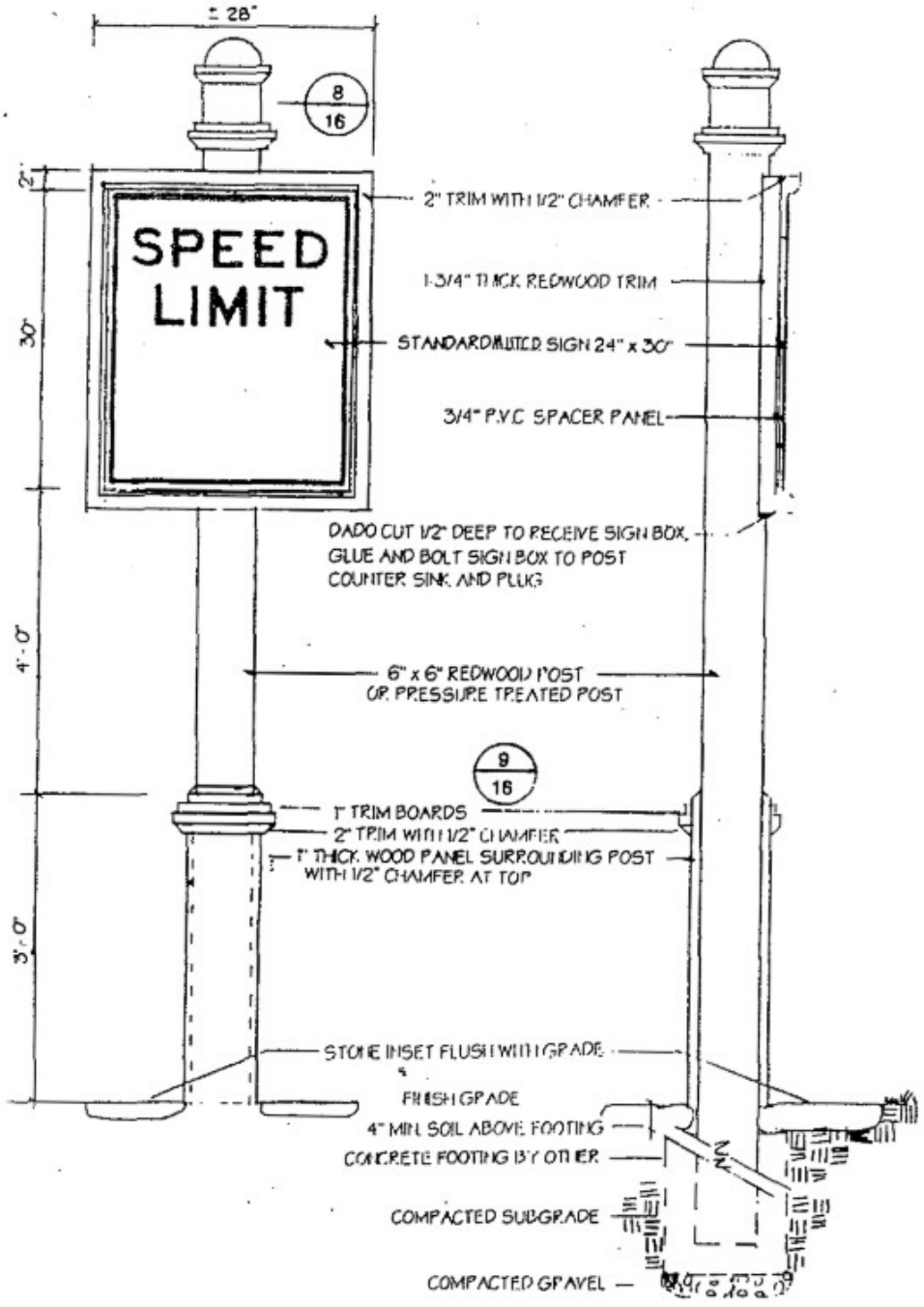
TYPICAL DETAIL



STREET SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

TYPICAL DETAIL



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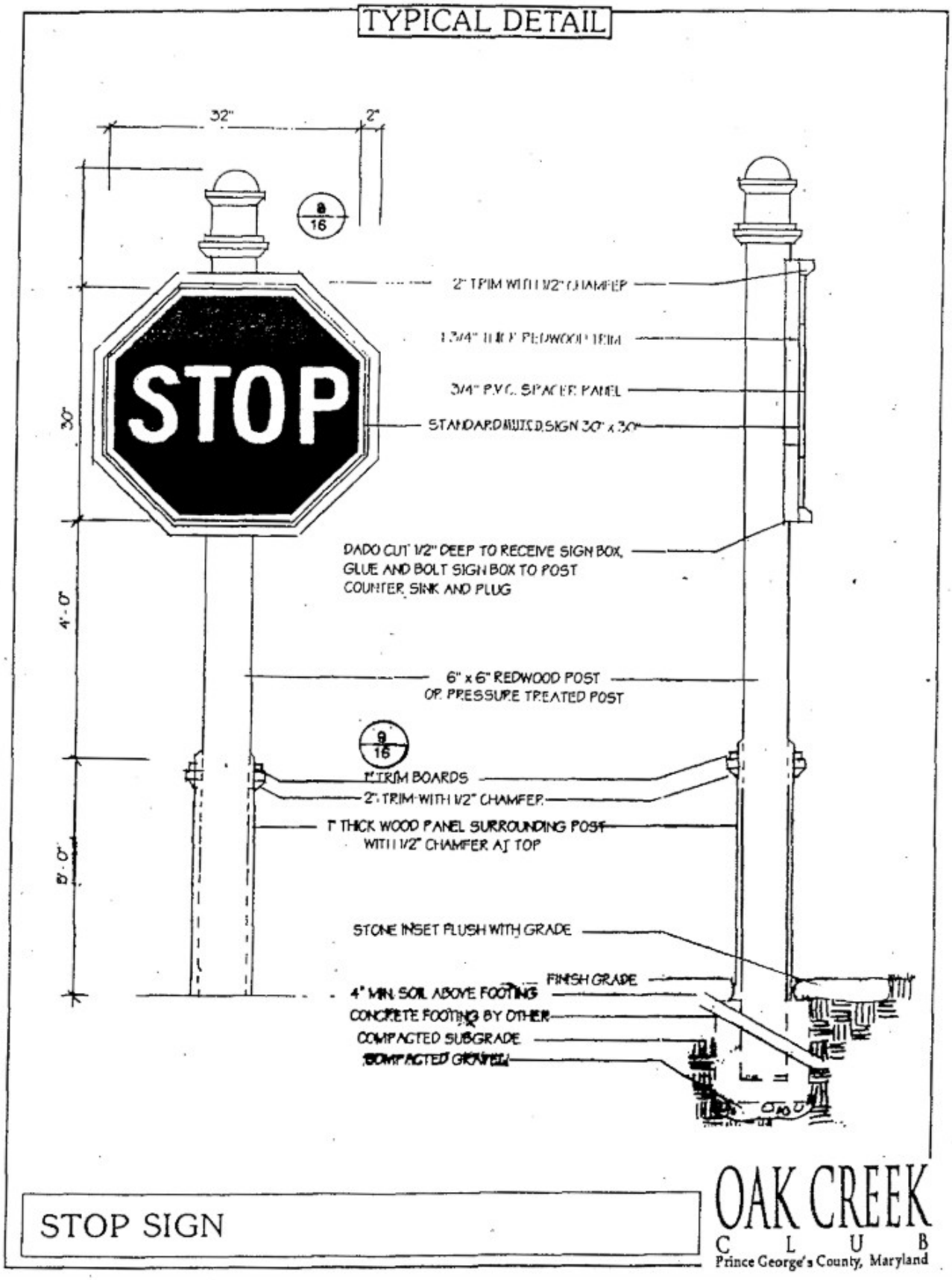
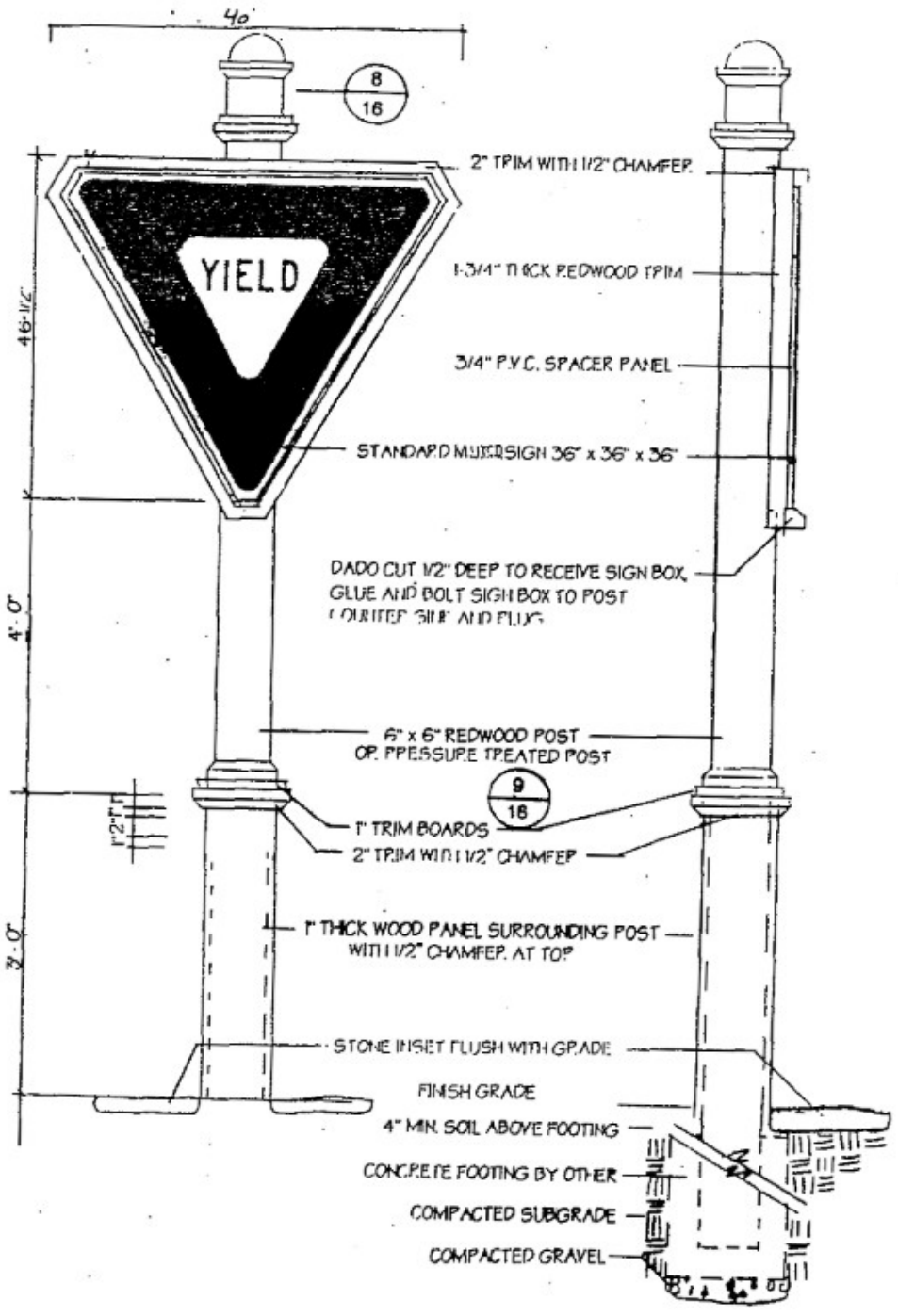
OAK CREEK
C L U B
Prince George's County, Maryland


TYPICAL DETAIL
32"
2"
9/16
STOP
30"
2" TRIM WITH 1/2" CHAMFER
1 3/4" THICK REDWOOD TRIM
3/4" P.V.C. SPACER PANEL
STANDARD MUTCD SIGN 30" x 30"
DADO CUT 1/2" DEEP TO RECEIVE SIGN BOX,
GLUE AND BOLT SIGN BOX TO POST
COUNTER SINK AND PLUG
4'-0"
6" x 6" REDWOOD POST
OR PRESSURE TREATED POST
9/16
1" TRIM BOARDS
2" TRIM WITH 1/2" CHAMFER
1" THICK WOOD PANEL SURROUNDING POST
WITH 1/2" CHAMFER AT TOP
8'-0"
STONE INSET FLUSH WITH GRADE
FINISH GRADE
4" MIN. SOIL ABOVE FOOTING
CONCRETE FOOTING BY OTHER
COMPACTED SUBGRADE
COMPACTED GRAVEL
STOP SIGN
OAK CREEK
C L U B
Prince George's County, Maryland

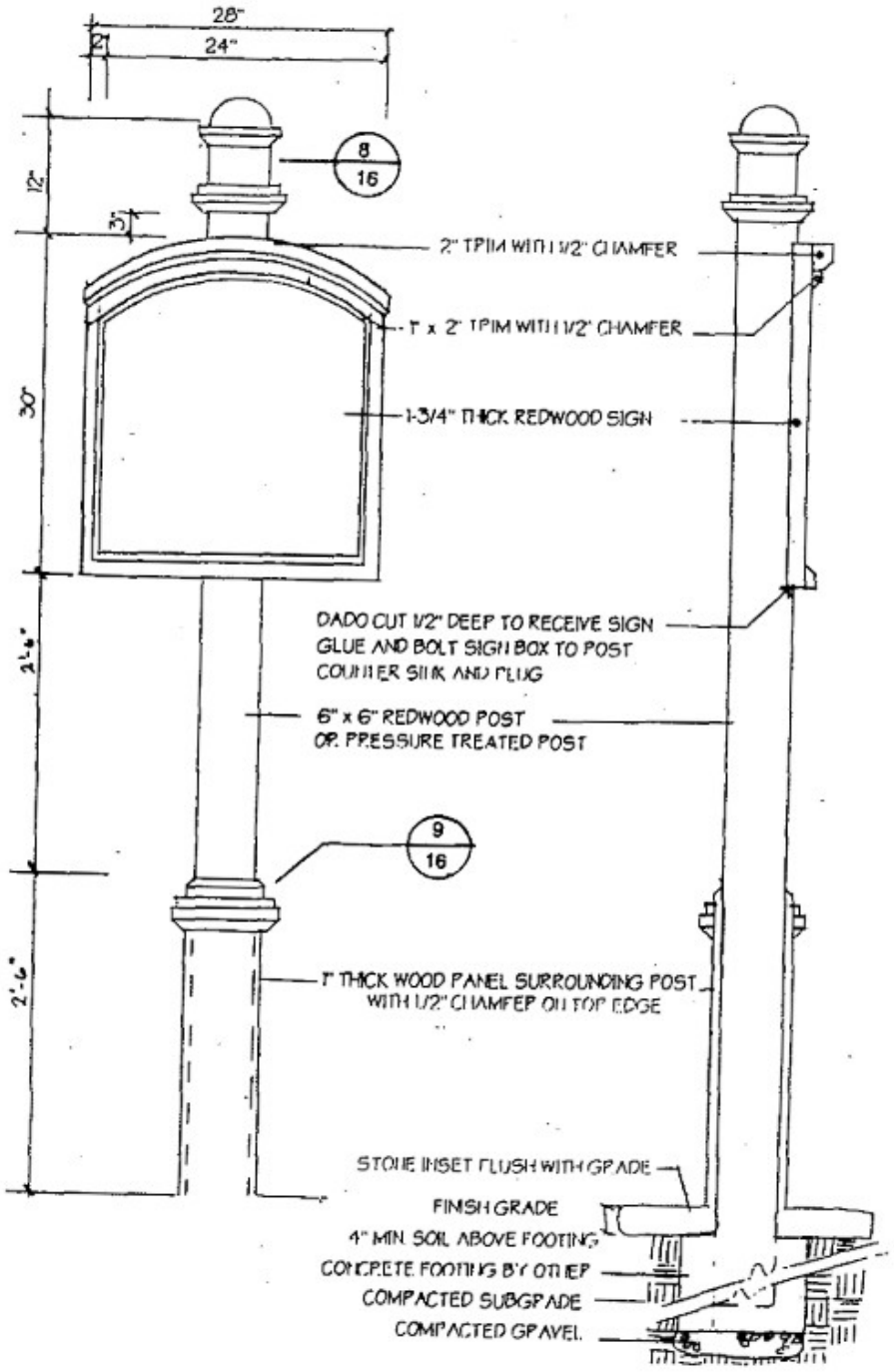
TYPICAL DETAIL



YIELD SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

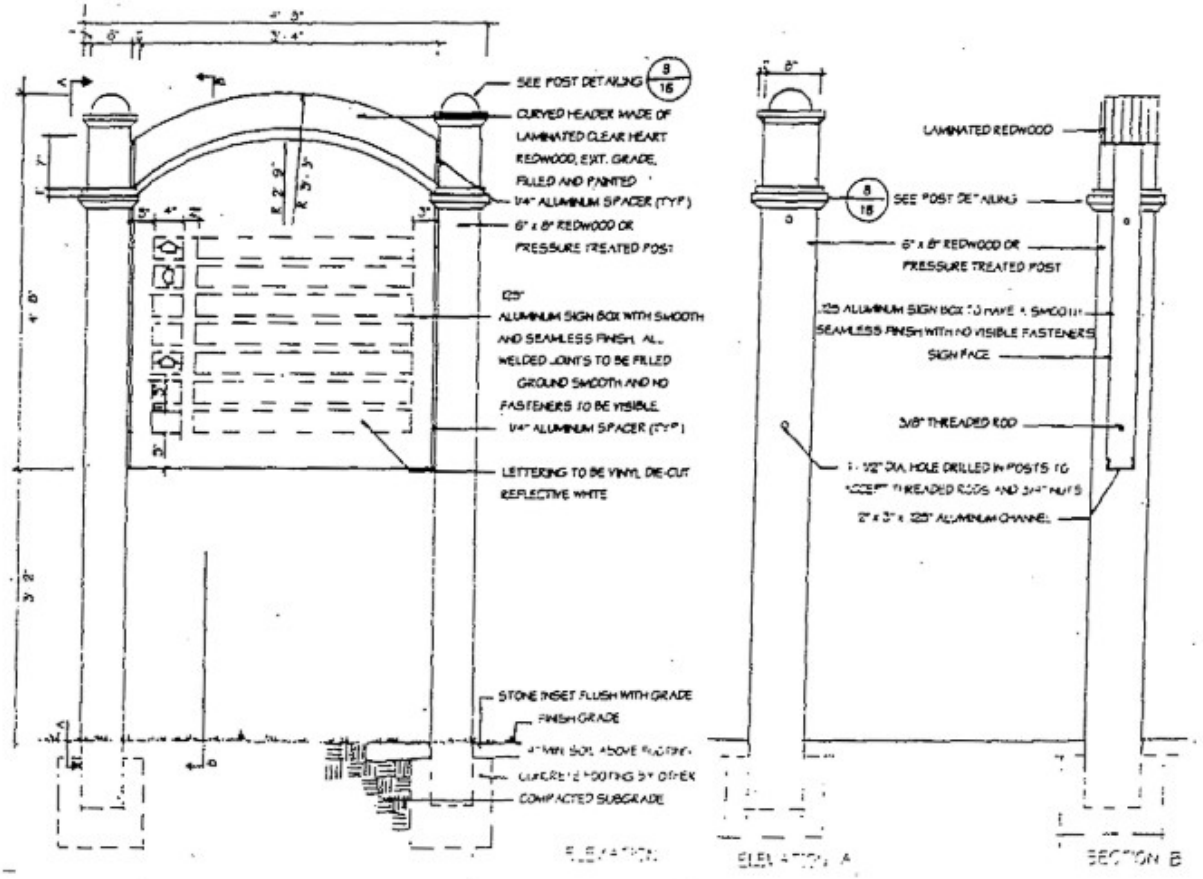
TYPICAL DETAIL



PEDESTRIAN DIRECTIONAL SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

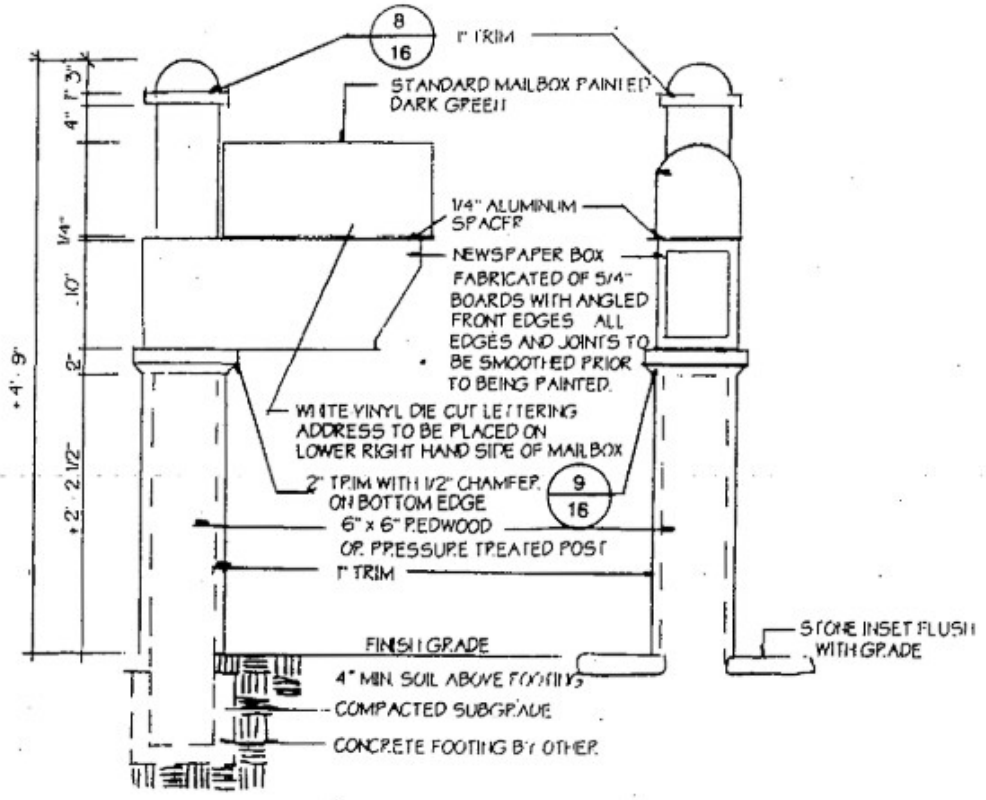
TYPICAL DETAIL



VEHICULAR DIRECTIONAL SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

TYPICAL DETAIL



MAILBOX w/NEWSPAPER BOX

OAK CREEK
C L U B
Prince George's County, Maryland

APPENDIX “C”

BASIC PLAN RESOLUTIONS

THE PRINCE GEORGE'S COUNTY GOVERN!IENT

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

August 26, 2025

RE: A-8427-02 (Oak Creek Club-Landbay T)
Carrollton Oak Creek, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 2 - 2025 setting forth the action taken by the District Council in this case on July 8, 2025.

CERTIFICATE OF SERVICE

This is to certify that on August 26. 2025 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No,: A-8427-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate Applicant's acceptance of conditions of the original rezoning to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

WHEREAS, the District Council in enacting Zoning Ordinance 2-2025, approved the Applicant's request to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 2-2025, deems it appropriate to accept Applicant's consent to the conditions, in Zoning Ordinance 2-2025, to approve its request to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units, in Zoning Ordinance 2-2025, is hereby granted. Applicant's written acceptance of the conditions of approval in Zoning Ordinance 2-2025, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions in Zoning Ordinance 2-2025. Failure to comply with conditions of approval in Zoning Ordinance 2-2025, shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to revoke the amendment to the original Basic Plan to allow for the additional development of 28 single-family detached dwelling units; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective August 20, 2025, the date of receipt of the Applicant's acceptance of the conditions of approval in Zoning Ordinance 2-2025.

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

By: _____
Edward P. **Burroughs,** IH, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 15, 2025

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 2 - 2025 granting preliminary conditional zoning approval of A-8427-C-02 (Amendment of Conditions) Oak Creek Club- Landbax T, is attached.

In compliance with the provisions of 5ection 27-195(c) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on October 6, 2025.

CERTIFICATE OF SERVICE

This is to certify that on July 15. 2025. this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: A-8427-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC'

ZONING ORDINANCE NO. 2—2025

AN ORDINANCE to amend Basic Plan A-8427-02, specifically Condition 1, approved by the District Council on November 26, 1991, to allow for the additional development of 28 single-family detached dwelling units,' on its property located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).

WHEREAS, this Application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L); and

WHERAS, the site is currently vacant and unimproved; and

WHEREAS, no other amendments of the conditions of the approved Basic Plan were requested; and

WHEREAS, currently Condition 1 states as follows:

Decision of the Zoning Hearing Examiner (ZHE) incorrectly identifies the Applicant as "Oak Creek Club, LLC," because the Technical Staff Report identifies the Applicant as "Carrolton Oak Creek, LLC," and the Statement of Justification and PublÎG Ethics Affidavits identify the Applicant as "Carrollton Oak Creek, LLC." The difference is "Carrollton" with 2-l's as opposed to 1-1. The difference matters because under the State Department of Assessment and Taxation (SDAT), Carrollton with 2-1's as opposed to 1-1, is an entity registered to do business in Maryland, but "Carrolton" with 1-1 is not. This approval is only for Applicant "Carrollton Oak Creek, LLC."

[2] After oral argument, and pursuant to an email from the Applicant on June 30, 2025, at 1:20 pm, which has been placed in the record, while the initial application requested the amendment of the Basic Plan to increase the maximum residential density by a total of 36 single-family detached dwelling units, the Applicant has since proffered that it will develop no more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3, which means, as a condition of this approval, that the Applicant may not develop more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3. *See* email from Jonathan Martin ionathanHclhatGher com to Principal Counsel, Rajesh Kumar, on June 30, 2025, at 1:20 pm. Same was provided to the Clerk of the Council to be made part of the record in this matter.

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone; and

WHEREAS, the revised Condition 1 recommended for approval states as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone; and

WHEREAS, the Planning Board and the Technical Staff recommended approval of the request with conditions; and

WHEREAS, on March 5, 2025 and March 26, 2025, the Zoning Hearing Examiner (ZHE) held unopposed evidentiary hearings on the request; and

WHEREAS, at the conclusion of the March 26, 2025 evidentiary hearing, the record was kept open until April 11, 2025, for the receipt of documents supporting the position of the homeowners association. These documents were not submitted, and the record was closed on April 11, 2025; and

WHEREAS, on May 28, 2025, the ZHE issued a written decision recommending that the District Council approve the request subject to conditions and considerations; and

WHEREAS, as a basis for this final decision, the District Council adopts the findings, conclusions, and recommendation to approve the request as contained in the ZHE's written decision, subject to modifications herein by the District Council; and

WHEREAS, Applicant's request is approved subject to the following Conditions and Considerations:

Conditions

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at the Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging Plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3. At each access point off of Church Road and Oak Grove Road, 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.

4. Prior to approval of a preliminary Plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 2 02) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The Applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation, and notification shall be provided by the Applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road, including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5. Prior to approval of a preliminary Plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6. Prior to the approval of the 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 (LOS) “D” 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the Applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7. Prior to approval of a Preliminary Plan of Subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the Applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9. Prior to the issuance of any building permits, the Applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10. On all Preliminary Plats, Final Plats, Site Plans and other Plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the Applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie-Collington Master Plan.

11. The Applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

12. A Woodland Conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L- A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.

13. 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 any Specific Design Plan.

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

15. All nontidal wetland mitigation areas shall be shown on the SDP.

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

17. Prior to the submittal of the Comprehensive Design Plan, the Applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the Subject Property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

19. All streams and drainage courses shall comply with the buffer guideline for the Patuxent River Primary Management Area.

20. 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 these facilities. Applicant, Technical Staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the Subject Property.

21. As part of the submittal of the Preliminary Plat, the Applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the Applicant shall complete a survey and Map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14. 7 11 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

    a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn, and appropriately detailed reuse and restoration Plans.

b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, the proposed clubhouse parking area, and the parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be included within the L-A-C as a means of access to the Historic Site.

23. Prior to approval of the Comprehensive Design Plan, the Applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing, and lighting, and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include, but are not limited to:

a. Retaining and maintaining the existing chain- link fence in a secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing, and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarm connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

24. The property shall be inspected on behalf of the Applicant by a qualified preservation architect, preservation contractor, or structural engineer 60 days after the approval of the Amended Basic Plan, with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the Applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the Applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor, or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

    a. "immediate" repairs deemed necessary to preclude further deterioration;

    b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

    c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include, but not be limited to, the stabilization and securing of the historic tobacco barn northeast of the mansion.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the Applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor, or structural engineer.

27. The Applicant, his heirs, successors, or assigns shall submit a Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 28lst building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.

28. Prior to the issuance of the 28lst building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the Applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

29. A Phase I archeological survey in the garden areas south and northeast of the house and a summary report shall be undertaken by the Applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the Applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the Applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

    a. Reception hall/rental facility

    b. Art gallery

    c. Restaurant

    d. Country Inn

    e. Antique shop or other such low intensity retail use

    f. Eleemosynary or philanthropic use

    g. Low intensity office use

    h. Library or similar cultural use

    i. Private residence

    j. Private school

    k. A combination of the above uses

    Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The Applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

32. A comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include, but not be limited to, architectural design, building placement, materials, roof features, fencing, landscaping, and parking, in relation to views from the Historic Site.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following Conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions

Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The Applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

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

35. All residential structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) l3D and all applicable County laws.

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The Applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

37. The CDP shall investigate and evaluate an extension of the Planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

38. The Applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

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

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the Subject Property, and also a Class I trail along the entire Oak Grove Road frontage.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, Applicants shall pay such deficit as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the Plan.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall bel00 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the Applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

49. The Applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate.

50. Remove the designation of Development Parcel/Landbay T from the Amended Basic Plan.

Comprehensive Design Plan Considerations

1. In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supponing documentation, as a member of the design team.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised, or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be Planted in the setback in order to enhance the rural character.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

6. Primary residential streets will be constructed to provide access to the Planned community park and the park/school. In the event private roadways are permitted in the Planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master Plan trail shall be provided within the proposed development for the Purpose of providing a neighborhood circuit for running, jogging, and biking.

8. All the development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

9. The handicapped accessibility of all trails shall be determined during CDP review.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be Planted with the amount of Plant materials required for a collector buffer in Section 4. 6 of the Landscape Manual. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Basic Plan A-8427-02, specifically Condition 1, shall be amended to allow for the additional development of 28 single-family detached dwelling units.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions referenced above. Failure to comply with any stated condition herein shall constitute a zoning violation and shall constitute sufficient grounds for the District Council to revoke the approval of the request herein; to revoke use and occupancy permits; to institute appropriate civil and/or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance shall become effective on the date of its enactment.

ENACTED on July 8, 2025, by the following vote:

In Favor: Council Members Adams-Stafford, Blegay, Burroughs, Dernoga, Fisher, Hawkins, Ivey, Olson, Oriadha and Watson.

Opposed:

Abstained:

Absent: Council Member Harrison.

Vote: 10-0.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERN11ENT

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

August 26, 2025

RE: A-8578-02 (Oak Creeh Club-Landbay T)
Carrollton Oak Creek, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 3 - 2025 setting forth the action taken by the District Council in this case on July 8. 2025.

***CE2tTIFICATE OF SPRVOC*ff**

This is to certify that on August 26a 2025 this notice and attached Council order were mailed, postage prepaid, to all persons of record

Donna J. Brown
Clerk of the Council

Case No.: A-8578-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate Applicant's acceptance of conditions of the original rezoning to amend Basic Plan A-8578-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

WHEREAS, the District Council in enacting Zoning Ordinance 3-2025, approved the Applicant's request to amend Basic Plan A-8578-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 3-2025, deems it appropriate to accept Applicant's consent to the conditions, in Zoning Ordinance 3-2025, to approve its request to amend Basic Plan A-8578-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval to amend Basic Plan A-8578-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units, in Zoning Ordinance 3-2025, is hereby granted. Applicant's written acceptance of the conditions of approval in Zoning Ordinance 3-2025, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions in Zoning Ordinance 3-2025. Failure to comply with conditions of approval in Zoning Ordinance 3-2025, shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to revoke the amendment to the original Basic Plan to allow for the additional development of 28 single-family detached dwelling units; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective August 20, 2025, the date of receipt of the Applicant's acceptance of the conditions of approval in Zoning Ordinance 3-2025.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S **COUNTY** GOVERNMENT

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

July 15, 2025

DISTRICTCOUNCIL PRELIMINARY NOTICE OF CONDITIONAL MOVING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 3 - 2025 granting preliminary conditional zoning approval of A-8578-C-02 (Amendment of Conditions) Oak Creek Club- Landbav T, is attached.

In compliance with the provisions of Section 27-195(c) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days kom the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on October 6, 2025.

CERZfFICATE OF FER PZCE

This is to certify that on July 15, 2025, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: A-8578-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC'

ZONING ORDINANCE NO. 3—2025

AN ORDINANCE to amend Basic Plan A-8578-02, specifically Condition 1, approved by the District Council on November 26, 1991, to allow for the additional development of 2g single-family detached dwelling units,' on its property located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).

WHEREAS, this Application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L); and

WHERAS, the site is currently vacant and unimproved; and

WHEREAS, no other amendments of the conditions of the approved Basic Plan were requested; and

WHEREAS, currently Condition 1 states as follows:

' Decision of the Zoning Hearing Examiner (ZHE) incorrectly identifies the Applicant as "Oak Creek Club, LLC," because the Technical Staff Report identifies the Applicant as "Carrolton Oak Creek, LLC," and the Statement of Justification and Public Ethics Affidavits identify the Applicant as "Carrollton Oak Creek, LLC." The difference is "Carrollton" with 2-1's as opposed to 1-1. The difference matters because under the State Department of Assessment and Taxation (SDAT), Carrollton with 2-1's as opposed to 1-1, is an entity registered to do business in Maryland, but "Carrolton" with 1-1 is not. This approval is only for Applicant "Carrollton Oak Creek, LLC."

[2] After oral argument, and pursuant to an email from the Applicant on June 30, 2025, at 1:20 pm, which has been placed in the record, while the initial application requested the amendment of the Basic Plan to increase the maximum residential density by a total of 36 single-family detached dwelling units, the Applicant has since proffered that it will develop *no* more than a total of 28 single-fâmily detached dwelling units on Parcel B and Parcel 3, which means, as a condition of this approval, that the Applicant may not develop more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3. *See* email from Jonathan Martin ionathanfé1c1hatcher.com to Principal Counsel, Rajesh Kumar, on June 30, 2025, at 1:20 pm. Same was provided to the Clerk of the Council to be made part of the record in this matter.

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone; and

WHEREAS, the revised Condition 1 recommended for approval states as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone; and

WHEREAS, the Planning Board and the Technical Staff recommended approval of the request with conditions; and

WHEREAS, on March 5, 2025 and March 26, 2025, the Zoning Hearing Examiner (ZHE) held unopposed evidentiary hearings on the request; and

WHEREAS, at the conclusion of the March 26, 2025 evidentiary hearing, the record was kept open until April 11, 2025, for the receipt of documents supporting the position of the homeowners association. These documents were not submitted, and the record was closed on April 11, 2025; and

WHEREAS, on May 28, 2025, the ZHE issued a written decision recommending that the District Council approve the request subject to conditions and considerations; and

WHEREAS, as a basis for this final decision, the District Council adopts the findings, conclusions, and recommendation to approve the request as contained in the ZHE's written decision, subject to modifications herein by the District Council; and

WHEREAS, Applicant's request is approved subject to the following Conditions and Considerations:

Conditions

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.

THE PRINCE GEORGE'S COUNTY GOVERNh1ENT

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

August 26, 2025

RE: A-8579-02 (Oak **Creek Club-Landbay T)**
Carrollton Oak Creek, LLC, Applicant

NOTICE OF FINAL DECISION OF THE x+sreicT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 4 - 2025 setting forth the action taken by the District Council in this case on July 8. 2025.

CERTIFICATE OF SERVICE

This is to certify that on August 26. 2025 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: A-8579-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate Applicant's acceptance of conditions of the original rezoning to amend Basic Plan A-8579-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

WHEREAS, the District Council in enacting Zoning Ordinance 4-2025, approved the Applicant's request to amend Basic Plan A-8579-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 4-2025, deems it appropriate to accept Applicant's consent to the conditions, in Zoning Ordinance 4-2025, to approve its request to amend Basic Plan A-8579-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval to amend Basic Plan A-8579-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units, in Zoning Ordinance 4-2025, is hereby granted. Applicant's written acceptance of the conditions of approval in Zoning Ordinance 4-2025, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions in Zoning Ordinance 4-2025. Failure to comply with conditions of approval in Zoning Ordinance 4-2025, shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to revoke the amendment to the original Basic Plan to allow for the additional development of 28 single-family detached dwelling units; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective August 20, 2025, the date of receipt of the Applicant's acceptance of the conditions of approval. in Zoning Ordinance 4-2025.

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

By: _____
Edward P. Burroughs, III, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

July 15, 2025

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 4 - 2025 granting preliminary conditional **zoning** approval of A-8579-C-02 (Amendment of Conditions) Oak Creek Club- Landbav T, is attached.

In compliance with the provisions of Section 27-195(c) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office ofa written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on October 6, 2025.

CERTIFICATE OF SZFRVICE

This is to certify that on July 15. 2025, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: A-8579-C-02
Amendment of Basic Plan and Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC'

ZONING ORDINANCE NO. 4—2025

AN ORDINANCE to amend Basic Plan A-8579-02, specifically Condition 1, approved by the District Council on November 26, 1991, to allow for the additional development of 28 single-family detached dwelling units,[2] on its property located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).

WHEREAS, this Application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L); and

WHERAS, the site is currently vacant and unimproved; and

WHEREAS, no other amendments of the conditions of the approved Basic Plan were requested; and

WHEREAS, currently Condition 1 states as follows:

' Decision of the Zoning Hearing Examiner (ZHE) incorrectly identifies the Applicant as "Oak Creek Club, LLC," because the Technical Staff Report identifies the Applicant as "Carrolton Oak Creek, LLC," and the Statement of Justification and Public Ethics Affidavits identify the Applicant as "Carrollton Oak Creek, LLC." The difference is "Carrollton" with 2-l's as opposed to 1-1. The difference matters because under the State Department of Assessment and Taxation (SDAT), Carrollton with 2-1's as opposed to 1-1, is an entity registered to do business in Maryland, but "Carrolton" with 1-1 is not. This approval is only for Applicant "Carrollton Oak Creek, LLC."

° After oral argument, and pursuant to an email from the Applicant on June 30, 2025, at 1:20 pm, which has been placed in the record, while the initial application requested the amendment of the Basic Plan to increase the maximum residential density by a total of 36 single-family detached dwelling units, the Applicant has since proffered that it will develop *no* more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3, whioh means, as a condition of this approval, that the Applicant may not develop more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3. *See* email from Jonathan Martin ionathan&lhatcher com to Principal Counsel, Rajesh Kumar, on June 30, 2025, at 1:20 pm. Same was provided to the Clerk of the Council to be made part of the record in this matter.

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone; and

WHEREAS, the revised Condition 1 recommended for approval states as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone; and

WHEREAS, the Planning Board and the Technical Staff recommended approval of the request with conditions; and

WHEREAS, on March 5, 2025 and March 26, 2025, the Zoning Hearing Examiner (ZHE) held unopposed evidentiary hearings on the request; and

WHEREAS, at the conclusion of the March 26, 2025 evidentiary hearing, the record was kept open until April 11, 2025, for the receipt of documents supporting the position of the homeowners association. These documents were not submitted, and the record was closed on April 11, 2025; and

WHEREAS, on May 28, 2025, the ZHE issued a written decision recommending that the District Council approve the request subject to conditions and considerations; and

WHEREAS, as a basis for this final decision, the District Council adopts the findings, conclusions, and recommendation to approve the request as contained in the ZHE's written decision, subject to modifications herein by the District Council; and

WHEREAS, Applicant's request is approved subject to the following Conditions and Considerations:

Conditions

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

AUG 11 2000

August 10, 2000

RE: A-8427, A-8J78 and A-8579 (Oak Creek Club)

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on July 24, 2000.

CERTIFICATE OF SERVICE

This is to certify that on August 10, 2000, this notice and attached Council Order were mailed, postage prepaid, to all persons of record.

joyce t. sweeney
Clerk of the Council

(10/97)

Case No.: A-8427, A-8578
and A-8579

Applicant: Oak **Creek Club**

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

ZONING ORDINANCE NO. 11- 2000

N ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by amending an approved basic plan, with conditions.

WHEREAS, on November 26, 1991, the District Council approved Application Nos. A-8427, A-8578 & A-8579, for R-L and L-A-C zoning, with basic plan, on approximately 922 acres of land, located on both sides of Church Road and the north side of Oak Grove Road, Upper Marlboro, Maryland; and

WHEREAS, the applicant has filed a request with the District Council to amend the basic plan and conditions of zoning for Application Nos. A-8427, A-8578 & A-8579; and

WHEREAS, the request was reviewed by the Technical Staff and the Planning 2oard, who filed recommendations with the District Council; and

WHEREAS, the applicant's request was given public notice, in accordance with all requirements of law, and a public hearing on the request was held by the District Council; and

WHEREAS, having reviewed the record in this case and the-testimony and exhibits presented at the public hearings, the District Council has determined that the request to amend the basic plan meets the requirements of Section 27-195(b) and should be approved, with conditions, as recommended by the Zoning Hearing Examiner, Technical Staff and Planning Board; and

WHEREAS, as the basis for this action, the District Council adopts the Technical Staff Report and the Planning Board Resolution as its findings and conclusions in this case, and

WHEREAS, to protect adjacent properties and the general neighborhood, approval of the amended basic plan is granted subject to conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The basic plan for Application Nos. A-8427, A-8578 & A-8579 is hereby amended, subject to the following conditions:

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone or 52 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such

centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3. At each access point off of Church Road and Oak Grove Road 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.

4. Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation and notification shall be provided by the applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5. Prior to approval of a preliminary plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6. Prior to the approval of 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by

the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

6. Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as ä major collector facility (inlaccordance with the C-58 alignment in the Approved Bowie- Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9. Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10. On all preliminary flats, final plats, site plans and other plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved *Bowie-Collington Master Plan.*

11. The applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the “Design Guidelines for

Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

12. A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A-C. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

13. 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 any Specific Design Plan.

14. 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 submittal of the SDP.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

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

17. Prior to the submittal of the Comprehensive Design Plan, the applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

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

20. 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 these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

21. As part of the submittal of the Preliminary Plat, the applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

22: The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the applicant shall complete a survey and map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14.7 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn and appropriately detailed reuse and restoration plans.

b. Prior to Specific Design Plan approval for the Environmental Sitting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may b

included within the L-A-C as a means of access to the Historic Site.

23. Prior to approval of the Comprehensive Design Plan, the applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing and lighting and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include but are not limited to:

a. Retaining and maintaining the existing chain-link fence in secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarms connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "*No Trespassing*" signs on the Historic Site and the surrounding property.

24. The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer 60 days after the approval of the Amended Basic Plan with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as

determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

a. "immediate" repairs deemed necessary to preclude further deterioration;

b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include but not be limited to the stabilization and securing of the historic tobacco barn northeast of the mansion.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor or structural engineer.

27. The applicant, his heirs, successors or assigns shall submit and Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall

be completed prior to the issuance of the 400th building permit for the development.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

29. A Phase I archeological survey in the garden areas south and northeast of the house and summary report shall be undertaken by the applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

a. Reception hall/rental facility

b. Art gallery

c. Restaurant

d. Country Inn

e. Antique shop or other such low intensity retail use

f. Eleemosynary or philanthropic use

g. Low intensity office use

h. Library or similar cultural use

i. Private residence

j. Private school

k. A combination of the above uses

Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

32. Comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

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

35. All residential structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) l3D and all applicable County laws.

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

37. The CDP shall investigate and evaluate an extension of the planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

38. The applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

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

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If where is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of she amended Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the plan.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by she Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum low width shall be 100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel O, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to

the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

49. The applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate."

Comprehensive Design Plan Considerations

(a) In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification co the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised

or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves; clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

6. Primary residential streets will be constructed to provide access to the planned community park and the park/school. In the event private roadways are permitted in the planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging and biking.

8. All development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

9. The handicapped accessibility of all trails shall be determined during CDP review.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for a collector buffer in Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woodland/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

SECTION 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 24th day of July, 2000, by the following vote:

In Favor: Council Members Bailey, Estepp, Gourdine, Maloney, Scott, Shapiro and Wilson

Opposed:

Abstained:

DR-2

COUNTY COUNCIL OF PRINCE GEORGE'S GOUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session 1991

Resolution No. CR-120-1991

Proposed by The District Council

Introduced by Council Member Castaldi

Co-Sponsors

Date of Introduction November 19, 1991

RESOLUTION

A RESOLUTION concerning

The Bowie-Collington-Mitchellville and Vicinity

Sectional Map Amendment

FOR the purpose of adopting a Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B, which is a comprehensive rezoning proposal for the Bowie-Collington-Mitche!lville areas of Prince George's County.

WHEREAS, the County Council, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, adopted CR-22-1991 on April 2, 1991, pursuant to the provisions of Part 3, Division 4, of the Zoning Ordinance of Prince George's County. This Council resolution approved the Bowie- Collington-Mitchellville and Vicinity Master Plan and directed the Maryland-National Capital Park and Planning Commission to

prepare and transmit to the District Council a proposed Sectional Map Amendment (SMA) for Planning Areas 71A, 71B, 74A, and 74B, the boundaries of which are described in Sections 27-659, 27-660, 27-664, and 27-665 of the Zoning Ordinance; and

WHEREAS, the Prince George's County Planning Board adopted a resolution (PGCPB No. 91-226) on July 11, 1991, transmitting the SMA to the District Council for consideration and adoption; and

WHEREAS, the SMA was transmitted to the District Council on July 15, 1991, and the District Council, adhering to procedures set forth in Section 27-226 of the Zoning Ordinance, held a duly advertised public hearing on the SMA on September 3, 1991, and conducted a work session on September 25, 1991; and

WHEREAS, the District Council decided to obtain public comment on eleven possible amendments, which were described in Council Resolution 92-1991; referred these amendments to the Planning Board for comment on October 24, 1991; held a duly advertised public hearing on the proposed amendments on October 29, 1991; and Conducted a work session on November 5, 1991; and

WHEREAS, the District Council, having reviewed all supporting material submitted as part of the Sectional Map Amendment proposal and examined the testimony presented, finds that the accumulated record along with County plans and policies justifies the zoning changes, including the downzoning recommendations within this Sectional Map Amendment; and

WHEREAS, the District Council recognizes the importance of the comprehensive rezoning process as a legislative device for managing land development in accordance with the recommendations contained in the adopted and approved Master Plan; and

WHEREAS, the approved Master Plan defines long range land use and development policies that should be utilized as a guide for subsequent zoning actions prior to the next comprehensive rezoning; and

WHEREAS, it is the intent of the SMA to ensure that future development will be in accordance with the principles of orderly land use planning and staged development and, toward that end, the District Council found it necessary to change the zoning on properties which in its judgment were in conflict with the Master Plan's land use recommendations and policies; and

WHEREAS, three new comprehensive design zoning categories were developed and enacted during the processing of this SMA in order to assist in implementing the Master Plan, namely: the R-L (Residential-Low Development) Zone; the V-L (Village-Low) Zone; and the V-M (Village-Medium) Zone; and

WHEREAS, the District Council has reviewed several Comprehensive Design Zone applications in Master Plan Communities VIII and IX and has found the Basic Plans to be in general conformance with the low density recommendations of the Master Plan and its policies to encourage use of alternative low density development techniques for this area; and

WHEREAS, the District Council recognizes that its actions on the Comprehensive Design Zone applications considered within this SMA become the basis on which the second phase, Comprehensive Design Plan, and the third phase, Specific Design Plan(s), will be processed as a continuing development sequence; and

WHEREAS, a principal objective of the SMA is protection of the health, safety and general welfare of the citizens of Prince George's County; and

WHEREAS, the Master Plan for the Bowie-Collington-Mitchellville vicinity provides a framework for future development to enhance the character, quality and livability of the area; and

WHEREAS, the SMA process provides for a periodic comprehensive review of the zoning in an area, taking into account applicable County plans and policies, existing land use and zoning in the affected communities and surrounding planning areas, and pending zoning petitions; and

WHEREAS, while the District Council generally supports the zoning changes in the July 1991 SMA document as transmitted by the Planning Board, it nevertheless wishes to incorporate certain amendments described herein; and

WHEREAS, in regard to certain properties in the southeast quadrant of the intersection of US50 and US301/MD3, the transmitted Sectional Map Amendment proposed several zoning alternatives, including:

a) A mixture of R-R, R-E, R-A, and O-S zoning to implement a possible planned recreational community, or

b) Any other alternative low density development technique (including the village zone options) as described in the approved Bowie-Collington- Mitchellville Master Plan, and

indicated that a definitive zoning pattern would be determined for the southeast quadrant upon SMA adoption.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, that the Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B, as transmitted by the Prince George's County Planning Board on July 15, 1991, containing a zoning map at a scale of one inch equals 1,000 feet and an accompanying text identifying the zoning changes, is hereby adopted with amendments described as follows (numbers shown in parenthesis in the amendment titles correspond with Zoning Change Numbers in the SMA text):

CDZ Amendment 3 (Greens of Dumbarton; IX-2, 8 and 9; Zoning Applications A-8427, A-8578 and A-8579)

a) Change the undeveloped 889+ acre tract known as the Greens of Dumbarton, located on the east and west sides of Church Road, north of Oak Grove Road, and approximately 4,000 feet south of Central Avenue, and described in the SMA text as Changes IX-2 and 9, from the R-A and R-R Zones to the R-L (Residential-Low Development; 1.0 to 1.5) Zone, and place the 33+

acre site of the historic Bowieville mansion, located south of Central Avenue and east of Church Road (described in the transmitted SMA text as Change IX-8), in the L-A-C (Local Activity Center) Zone. (Prior zoning was R-A.)

b) The Basic Plans in applications A-8427, A-8578, and A-8579 shall be amended in accordance with this resolution within 60 days of its effective date. (Note: Land use relationships are shown on the Basic Plan and are described in the Basic Plan Text.)

Land Use Types (R-L Zone): A-8427 and A-8578
Single-family detached and attached dwellings

Recreation center or other recreational facilities

Elementary school

Church/day care or similar quasi-public use

Accessory uses

Land Use Types (L-A-C Zone): A-8579

Retail uses

Professional offices

Church/day care or similar quasi-public use

Recreation center

Residential dwellings

Historic site and the potential uses listed in Condition 33 Accessory uses

Land Use Quantities/R-L Zone): A-8427 and A-8578

Gross Acreage	889 acres
Less one-half floodplain acreage	-46 acres
Adjusted Gross Acreage	843 acres
Base Density (1.0 d.u. x 843 ac)	843 dwelling units
Approved Basic Plan density (1.3 d.u. x 843)	1,096 dwelling units

Land Use Quantities (L-A-C Zone): A-8579

Gross Acreage	33 acres
Community Service Center	40,000 square feet retail
Approved Basic Plan density	52 dwelling units

c) The land use types and quantities, and the following conditions and considerations shall be listed on the amended Basic Plan:

Conditions:

1) In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.

2) Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such

centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3) At each access point off of Church Road and Oak Grove Road, 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.

4) Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall contribute a cash contribution to the Prince George's County Department of Public Works and Transportation, and notification shall be provided by the applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5) Prior to approval of a preliminary' plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to

finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6) Prior to the approval of 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7) Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8) Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9) Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10) The applicant shall dedicate the "P-2" primary residential roadway for transportation purposes with a 60-foot right-of-way in general conformance along the approved Master Plan alignment.

11) The applicant shall dedicate a 200 foot wide right-of-way for A-44, an access-controlled arterial roadway, along the approved Master Plan alignment.

12) 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.

13) A woodland conservation requirement of 25 percent should be established for the site. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

14) 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 any Specific Design Plans.

15) 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.

16) All nontidal wetland mitigation areas shall be shown on the SDP.

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

18) Prior to submittal of the Comprehensive Design Plan, the applicant and technical staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

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

21) 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 he impact of the construction of these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

22) 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.

23) The proposed environmental setting around Bowieville is approximately 14.7± acres. Its boundaries are defined on the staff "Recommended Environmental Setting" sketch found in the Technical Staff Report.

24) There should be limited disturbance within the environmental setting, with the location of parking determined when an adaptive reuse for Bowieville is found.

25) Prior to CDP approval, the applicant should complete a survey and map of historic landscape features around Bowieville to include a metes and bounds survey of the 14.7± acres.

26) Prior to any ground disturbance within the environmental setting, the applicant shall produce a preservation plan for the environmental setting, to include the historic gardens south and northeast of the house, and the original gravel drive and path.

27) A Phase I archeological survey should be undertaken prior to any ground disturbance in the garden areas south and northeast of the house to determine the location and extent of these features, so that they can be restored.

28) The barn located northeast of the house shall be stabilized from further deterioration, specifically the roof and the foundation. The applicants shall use their best efforts to maintain a tenant in the house adjoining the barn. The barn shall be weatherized and secured if a tenant cannot be found.

29) The applicant shall sign the Historic Property Security Agreement in accordance with the following provisions:

In consideration of approval of the Developer's application for Basic Plan A-8427, 8578, 8579, surrounding and including Bowieville, Prince George's County Historic Site #74A-18, and its environmental setting of approximately 14.7 acres; additionally, in consideration of the need for guarantees that Bowieville will be maintained until it is eventually restored, the parties hereto have agreed to the following provisions:

1. The Developer shall retain and maintain in secure condition the existing chain-link fence with locked gate around the Historic Site.

2. The Developer shall retain and maintain the plywood coverings over the ground floor and first story windows of the Historic Site.

3. The Developer shall repair roof leakage if it occurs.

4. The Developer shall use his best efforts to retain a tenant in the small dwellings/garage immediately adjoining the historic house.

5. The Developer shall confer with the Historic Preservation Commission to ensure that a responsible tenant is found.

6. The Developer shall install a security system within the Historic Site, with an on-site fire alarm connected to the adjoining tenant house and a connection to central station monitoring.

7. The Developer shall post "No Trespassing" signs on the Historic Site and the surrounding property.

8. The property will be subject to inspection by the Department of Parks and Recreation 60 days after zoning approval, and at quarterly intervals until the house is restored, to ensure the maintenance of the security fence, window coverings, tenant, alarm system and "no trespassing" signs.

9. If the Historic Property Security Agreement is not fulfilled within 60 days, the work will be undertaken by the Maryland-National Capital Park and Planning Commission, and the applicant agrees to pay for same.

10. The provisions of this agreement shall be binding on the successors and/or assigns of the Developer.

30) The applicant should produce a timetable for implementation of the roof repairs judged immediately necessary, listed on page 73 of architect James

Wollon's structure report, including "roofing, roof drainage systems, flashings and caulking..." These repairs will be completed within 180 days after settlement on the property by the applicant, or prior to final plat approval, whichever is sooner. The property will be subject to inspection by the Department of Environmental Resources (DER) to ensure that the work has been completed.

31) The rest of the weatherization and exterior repairs judged necessary by the Wollon report should be completed prior to release of any building permits. This work includes: "Stucco and paint should be renewed. All sashes require reglazing, retaining original glass and woodwork...shutters require strengthening and refinishing." (See page 73, Bowieville, Leeland, Prince George's County.)

32) Uses proposed for the Historic Site should be limited to the following:

a) Reception hall/rental facility

b) Art gallery

c) Restaurant

d) Country inn

e) Antique shop or other such low intensity retail use

f) Eleemosynary of philanthropic use

g) Low intensity office use

h) Library or similar cultural use

i) Private residence

j) Private school

k) A combination of the above uses

33) The applicant shall donate a protective easement on the exterior of Bowieville and its approximately 14.7 acre environmental setting to an appropriate body capable of holding easements, within 180 days after settlement on any part of the Turner or MCD properties or prior to final plat approval, whichever is sooner.

34) Site plan review by the Historic Preservation Commission shall be required on structures built on the park/school site to the south of Bowieville. Under review will be building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

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

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

37) Approximately 50 acres shall be dedicated to the M-NCPPC for a community park east of Church Road and identified generally as a Park/School site on the amended Basic Plan (further referenced as Exhibit "D" in the May 22, 1991 Park Planning and Development Division memorandum, subject to the conditions of Attachment "B" referenced in a January 10, 1991 memorandum). If

the School Board determines the need for a school site at this location prior to the development of the parkland, the Planning Board shall determine the precise location of the school site in consultation with the School Board and the Parks Department.

38) Approximately 35 acres shall be dedicated to the M-NCPPC for a community park on the west side of Church Road, adjoining the Kettering Neighborhood Park (as shown on Exhibit "D" and referenced in the May 22, 1991 memorandum from the Park Planning and Development Division). Said parcel shall be developed by applicant as a community park with facilities specified prior to CDP submission. Facilities and design for the above described facilities and alteration of the existing pond shall be approved by the Department of Parks and Recreation prior to CDP approval. The park will contain, at a minimum, picnic areas, open play areas, pre-teen play areas, soccer and softball fields. Every effort shall be made to coordinate the plans for the development of the 35± acre park with the plans for the development of the 8± acre park to be provided as part of Cameron Grove.

39) Alternative access shall be provided to the structure currently served by the existing easement through the Riley property. Should the proposed transfer of the Riley property not occur, such access shall not be necessary.

40) The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch, as shown on Exhibit "C", shall be dedicated to the M-NCPPC.

41) The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

42) An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging, and biking. Within the Black Branch stream valley, the trail shall not be required to extend south of the recreation center located south of the park/school site.

43) All development pods and parks, recreational, and historical features shall be connected into the main trail network by feeder trails and sidewalks.

44) The handicapped accessibility of all trails shall be determined during CDP review.

45) At the time of Comprehensive Design Plan review, the locations of the trails, paths, and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

46) In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall site is provided, the balance of the drive shall be incorporated into the open space network.

47) The applicant shall make a reasonable effort to obtain the outparcel within the 35-acre park on the northwest corner of the property prior to CDP submission so that it can also be dedicated to the M-NCPPC.

48) If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

49) All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

50) The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the plan.

Comprehensive Design Plan Considerations:

1. Where the area adjacent to Church Road and Oak Grove Road is generally not wooded, lot line setbacks shall be provided in accordance with the following sliding scale:

2. Lot Size	Setback
15,000 sq. ft. or less	300 ft.
15,000 - 30,000 sq. ft.	200 ft.
30,000 - 43,560 sq. ft.	100 ft.
43,560 - 87,120 sq. ft.	50 ft.
More than 87,120 sq. ft.	0 ft.

3. In those areas adjacent to Church Road which are substantially wooded, the setbacks described in Consideration No. 1 above may be reduced

by one-half, except that no wooded buffer shall be less than 100 feet wide. The wooded buffer, however, may be reduced to 50 feet in depth wherever it adjoins 50 feet of wooded land to be preserved in the right-of-way where the applicant has proposed a 400 foot right-of-way (200 foot dedication) for a rural parkway.

All wooded buffers which are preserved in accordance with this provision shall be placed in a conservation easement and be preserved in perpetuity. This buffer may be interrupted by road crossings and utilities.

4. Existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

5. A variety of lot sizes shall be employed along the road corridors. At least 50 percent of the total unwooded linear frontage of Church and Oak Grove Roads where lots are to be located shall be occupied by lots of greater than 43,500 square feet. Lots of this size and larger shall whenever possible front on the two roads. Uniform building setbacks for lots that front on Church and Oak Grove Roads shall not be allowed. Substantial variety shall be required in building setback, building mass, and in architectural style and detail. and detail.

OAK CREEK CLUB

COMPREHENSIVE DESIGN PLAN AMENDMENT L-A-C ZONE CDP-9903-05

March 2026

M-NCPPC APPROVALS		
PROJECT NAME: Oak Creek Club		
PROJECT NUMBER: CDP-9903		
Approval or Revision #	Approval Date	Description
-	5/13/2002	Original Approval
1	9/13/2007	Merge the community bldg. into the golf course clubhouse and amend the recreation facility location & schedule.
2	1/30/2012	Amend condition #30 of CDP-9903 regarding commencing construction of the combined golf/community building.
3	-------	Recalled
4	12/6/2012	Revision of CDP condition of approval to allow clubhouse to be reduced from 25,000 sq. ft. to 13,000 sq. ft.
5		Create 28 single-family detached lots in the R-L Zone and L-A-C zone.

COMPREHENSIVE DESIGN PLAN DOCUMENT REVISION NOTE:

Please note that any text shown in blue is revised per proposed revision 5 of the LAC Comprehensive Design Plan (CDP) amendment document.

Any text that is shown in black refers to text that is unchanged from the original approved CDP text.

Oak Creek Club

Comprehensive Design Plan
L-A-C Zone
Amendment CDP-9903-05

January 2026

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Oak Creek Club

L-A-C Zone

Comprehensive Design Plan

Amendment to the approved CDP for "The Greens"

April 2000

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Comprehensive Design Plan

L-A-C Zone

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December 2025

Maryland National Capital Park & Planning Commission
Prince George's County Planning Dept.
Development Review Division
1616 McCormick Drive
Largo, MD 20774

RE: Oak Creek Club
Conceptual Design Plan Amendment CDP-9903-05

Presented herewith for your review and recommendation is the amended Comprehensive Design Plan submittal for Oak Creek Club. This plan has been prepared through the efforts of the Comprehensive Design Team listed below.

We look forward to working with you in the processing of this submission and stand ready to assist you in any way possible. Should assistance be needed at any time, please direct your request to our design team correspondent, Christopher Hatcher, Esq.

Submitted by,

Owner applicant:	Mark Allison Carrollton Oak Creek Club LLC
Legal Counsil:	Christopher Hatcher, Esq. CLHatcher LLC
Land Planner:	Andrew Funsch, PLA Charles P Johnson & Assoc. Inc.
Civil Engineer:	Tim Stedmann, PE Charles P Johnson & Assoc., Inc.
Traffic Consultant:	Mike Lenhart Lenhart Traffic Consulting, Inc.

March 1999

Ms. Faroll Hamer
Urban Design Section
Maryland National Capital
Park & Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Oak Creek Club

Dear Ms. Hamer,

Presented herewith for your review and recommendation is the amended Comprehensive Design Plan submittal for Oak Creek Club, formerly known as The Greens. This plan has been prepared through the efforts of the Comprehensive Design Team listed below.

We look forward to working with you in the processing of this submission and are ready to assist you in any way possible. Should assistance be needed at any time, please direct your request to our design team correspondent, Norman Rivera.

Respectfully submitted by,

Applicant:/Owner/Developer

Mr. Marcus W. Montgomery
Oak Creek Club Corporation

Legal Counsel:

Mr. Norman D. Rivera, Esquire
Knight, Manzi, Brennan, Shay & Ham, P.A.

Golf Course Architect:

Mr. Thomas E. Clark
Ault, Clark & Associates, Ltd.

Civil Engineer:

Mr. Marc A. Mezzanotte, P.E.
Montgomery/Kontgias Enterprises, Inc.

Planner:

Landscape Architect:

Mr Robert M. Cohen
Montgomery/Kontgias Enterprises, I

Mr. Christoper L. Weber, R.L.A.

Traffic Consultant:

Mr. John W. Guckert
The Traffic Group

Mr. Milton L. McCarthy
McCarthy & Associates

Environmental Consultant:

Credits

Portions of this text were excerpted from “The Greens of Dumbarton - Comprehensive Design Plan, “CDP-9203” June 1992, prepared by Greenhorne & O'Mara, Inc., Greenbelt, Maryland.

Figure 1-Regional Map

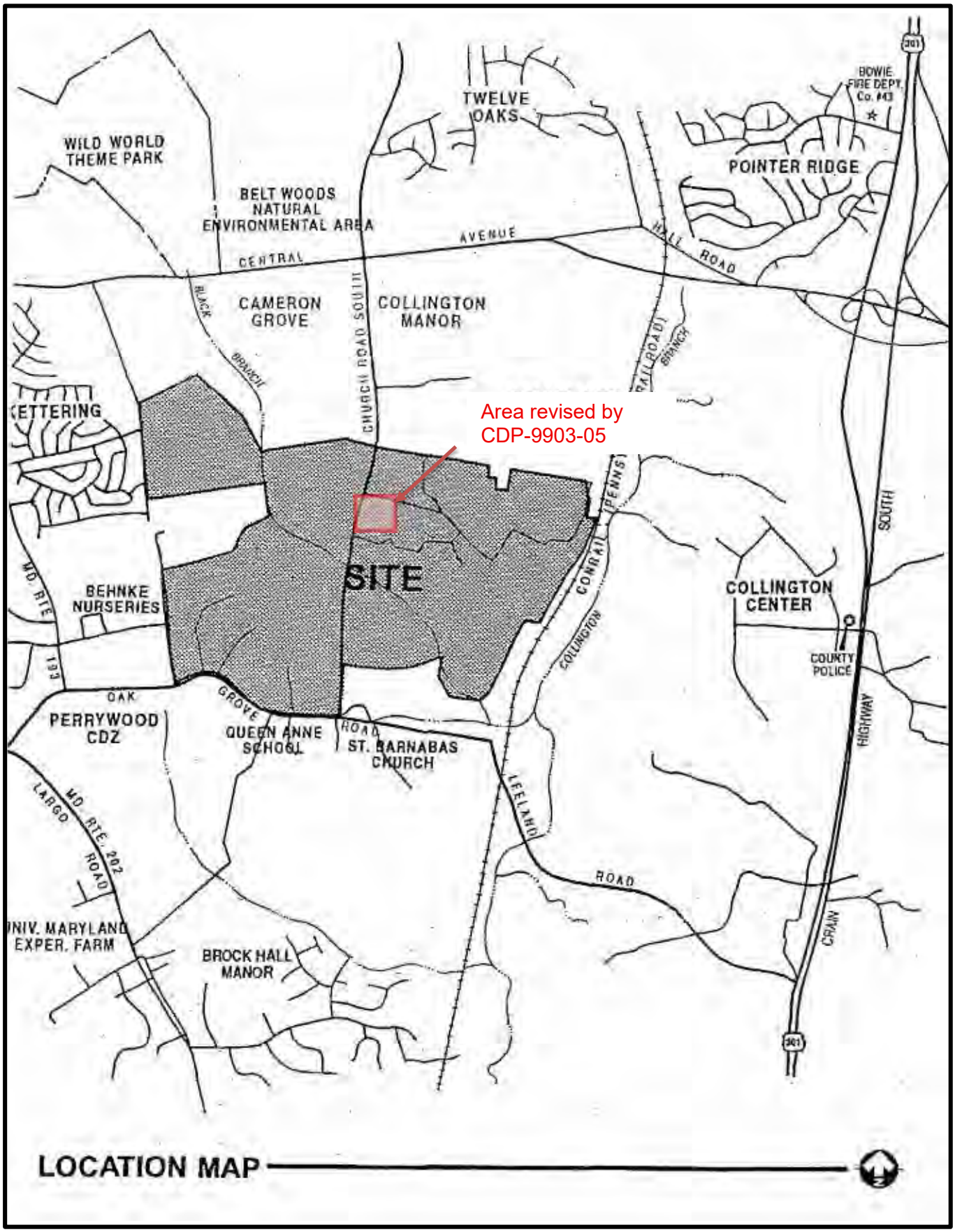


Figure 2-Location Map

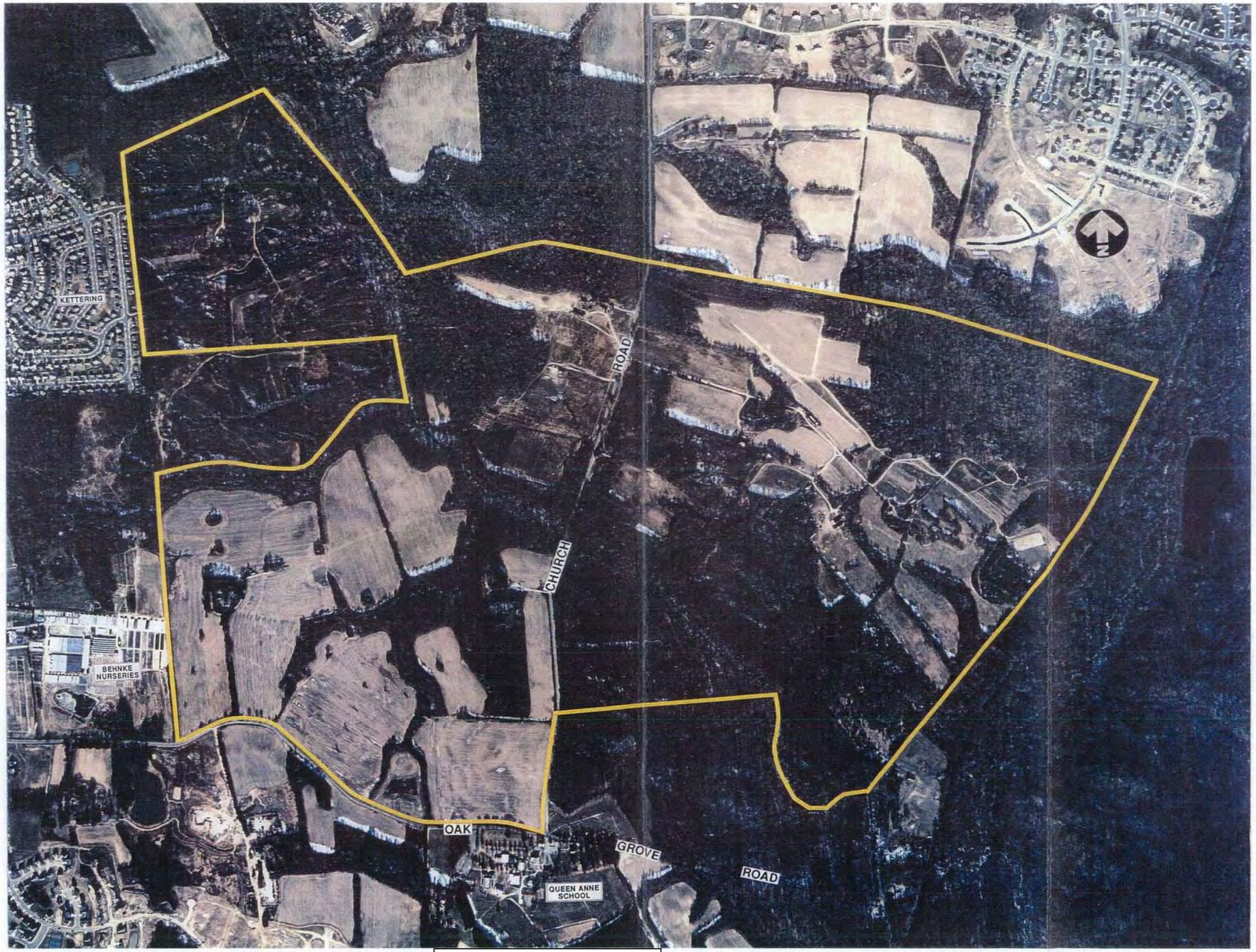


Figure 3- Aerial Map 1990

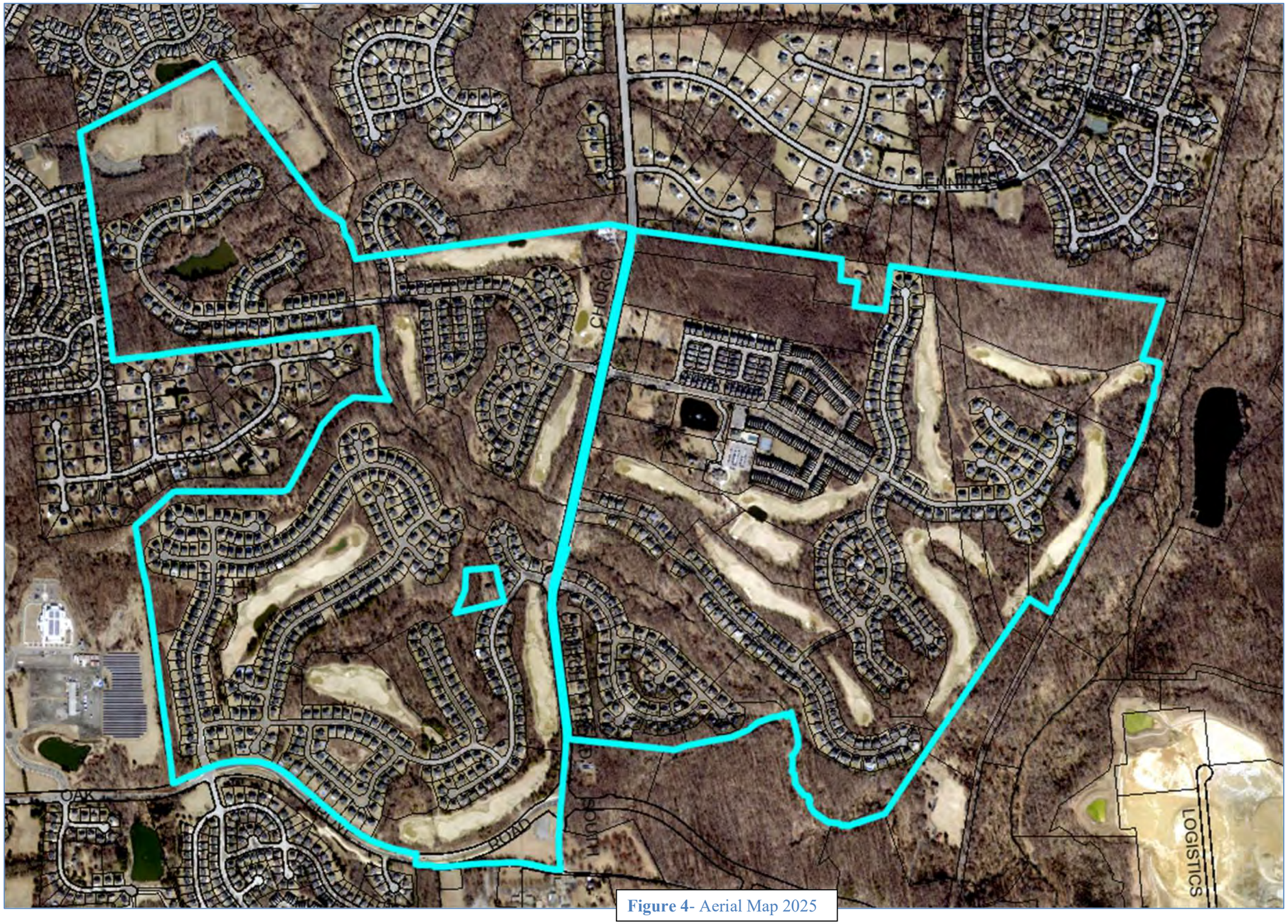


Figure 4- Aerial Map 2025

Oak Creek Club
L-A-C Zone

INTRODUCTION

This report is submitted for the purpose of providing the Maryland - National Capital Park and Planning Commission with information needed to evaluate an Amendment to the Comprehensive Design Plan, ("CDP,") for Oak Creek Club, formerly "The Greens." The plan under consideration proposes a combination of Residential - Low Density (R-L), and Local - Activity - Center (L-A-C), zoning covering a total of 917.75 acres. Approval for Oak Creek Club, as amended, allows a total of 1,176 single-family homes, which includes 28 additional single-family homes beyond the original 1,148 approved. The approved amenities include up to 26,000 square feet of mixed-use community service center, an 18 - hole golf course, ~~a day care center,~~ preservation of an historic site, recreation facilities, a school and park dedication and open space which preserves many specimen trees and an existing pond. Oak Creek Club, located along both sides of Church Road, north of Oak Grove Road in Prince George's County, is planned as an upscale residential community with a variety of recreational, cultural and community features with emphasis on low density (up to 1.4 du/ac) development to retain the rural character of this area. The historic Bowieville Mansion has been renovated and the surrounding landscape enhanced to provide a central focus for community activity. This project also intends to preserve the existing scenic rural character of Church Road by maintaining the most prominent stands of roadside trees and features.

Amendment 9903-05 is submitted for property consisting of ±8.09 acres composed of Parcel B Bowieville ("Parcel B") and Pt. Parcel 003 (also known as Parcel 00) ("Parcel 3") within the Oak Creek Club subdivision described above. Per the Prince George's County Zoning Ordinance implemented on April 1, 2022, the Property was zoned LCD (Legacy Comprehensive Design). Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively. As permitted by the current Zoning Ordinance, the Applicant is amending CDP-9902 and CDP-9903, to develop the Property with 28 single-family detached housing units in accordance with the Prior Zoning Ordinance. This amendment will increase the number of allowable lots to 1176 single family homes. Density in the R-L zone will increase to up to 1.4 du/ac.

This book addresses specifically the L-A-C portion of the site. A separate amended application for CDP-9902 has been made for the R-L zoned portion of the site.

Site Description

The subject property is located one mile south of Central Avenue, located in the Church Road corridor. Most of the surrounding uses are zoned residential. To the east of the property is a small amount of vacant land in the R-R Zone, the Conrail Railway tracks and the Collington Center and Willowbrook projects in the E-I-A Zone (office and warehouse use). To the south of the property is the historic St. Barnabas Church vestry and cemetery. Also, adjacent to the church is the Queen Anne private school. A preliminary plan has been approved for the Perrywood community opposite the southwest portion of Oak Creek Club. To the west, the Behnke Nursery Company operates a commercial nursery with retail sales and production of commercial plants. Sierra Meadows, a proposed subdivision of 30,000 sq. ft. lots, lies north of the nursery. Northwest of the site is Kettering, a single-family detached community, in the R-80 Zone, on lots of 9,000 sf. or more. North of the site is the proposed Cameron Grove CDZ development also in the R-L Zone and Evangel Temple which has recently constructed the first phase of the church and parking lot. Lastly, to the northeast of the property is Collington Station, a single-family detached project under construction in the R-R Zone and vacant land in the R-A Zone

. Amendment 9903-05 covers property located at the northeast quadrant of Church Road and Mary Bowie Parkway.

History

The Basic Plan A-8427, A-8578 and A-8579 for Oak Creek Club, (formerly called The Greens of Dumbarton,) was approved in on November 26, 1991 (CR-120-1991). In addition to the areas depicted for single family residences, the Basic Plan, (see Figure 6) indicates areas to be set aside for~~; a church, day care center~~, community center, preservation of the historic site, County school and park sites, and recreational facilities and other environmental amenities. The plan allows for development in the already cultivated agricultural fields and preservation of the existing woodlands and other natural features. The site was rezoned from the R-A (Residential Agricultural) and R-R (Rural Residential) Zones to the R-L (Residential Low Density) Zone (884.75 acres based on most recent survey) and the L-A-C (Local Activity Center) Zone (33 acres,) by the approval of the Bowie-Collington Master Plan and Sectional Map Amendment via CR-120-91. The original Conceptual Development Plan for this property, CDP-9203 "The Greens", was approved on March 11, 1996.

The first amendment to Basic Plans A-8427, A-8578, and A-8579 for the overall Oak Creek Club property was approved by District Council on July 24, 2000 (Zoning Ordinance No. 11-2000). The revision included the addition of a 18-hole golf course, and relocation of the school-park site.. The addition of a golf course, and relocation of the school-park site, was approved on July 24, 2000 by the District Council of Prince George's County.

Amendments to Basic Plans A-8427-C-02, A-8578-C-02 and A-8579-C-02 to increase residential density in the R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre and to increase dwelling units in the L-A-C from 52 to 76 dwelling units were approved on July 8, 2025 by the District Council, Zoning Ordinance Nos. 2-2025, 3-2025 and 4-2025.

SECTION I

PLAN PROPOSAL

THE COMPREHENSIVE DESIGN PLAN

Oak Creek Club Comprehensive Design Plan, (Figure 7) has been designed to provide the framework for both the County and the applicant to ensure quality community development in keeping with the goals and objectives of the adopted Bowie - Collington and Vicinity Master Plan. Oak Creek Club emphasizes preservation of the existing rural and historic character of the Church Road corridor. To respond to the long-term process of implementing development in the Comprehensive Design Zone, the Comprehensive Design Plan establishes parcel delineation, design standards, the coordination of community facilities and the concepts for preservation, rather than lot layout and detailed design solutions. This will provide a basis for the review process throughout the Specific Design Plan phases while providing the developer with the opportunity to respond to a changing marketplace and more detailed site information as it becomes available. The Comprehensive Design Plan delineates the major circulation components, open space elements, recreation facilities, historic resources and environmentally sensitive features for Oak Creek Club.-

Incorporation of the Bowieville Mansion, (Historic Site 74A-18), an outstanding historic resource in the fabric of the community at Oak Creek Club, also represents an excellent preservation opportunity for the County. Plans for its adaptive use are an integral part of the concept for the community. Further details regarding the specifics of this historic site are provided in Appendix A.

Under current approval of CDP-9902 and amendments, the 884.75-acre R-L Zone on both sides of Church Road is planned for a total of 1,096 units with 877 previously approved single-family detached homes on a variety of lots sizes and 219 single family attached units. The R-L Zone was previously listed in approved CDP-9903-04 as measuring 890 acres but was updated to reflect the latest survey acreage. The attached dwelling units have been located adjacent to the L-A-C Zone to provide a transition from the L-A-C Zone to conventional single-family dwellings. Single family detached houses on large lots front Church Road and Oak Grove Road to provide open views from the roadways and retain the existing rural character of the area. Existing trees, hedgerows and other site features which add to the rural character of the Church Road corridor and will be preserved where feasible.

Amendment CDP-9903-05 increases the density of the property by 28 lots, and the total units for the overall development is up to 1,176 units. The R-L zone is planned for total of up to 1,108 units with up to 889 single family detached homes and 219 single family attached homes. The L-A-C zone is planned to include up to 76 single family detached homes. The Comprehensive Design Plan also delineates the limits of a 35-acre park dedication adjacent to the Kettering neighborhood and a 26-acre dedication to M-NCPPC and the Board of Education, for a school-park site. The school site is located adjacent to existing M-NCPPC property, on the northeastern portion of the property.

Creating a positive sense of community has been a primary objective of Oak Creek Club Comprehensive Design Plan. The approved Basic Plan provides for a valuable mix of uses including institutional, local service facilities and a wide variety of potential uses at the Bowieville Historic site. Residential units, from attached dwellings to large lots create a mix of housing types and sizes, are grouped into neighborhoods separated by existing natural features and clearly demonstrate the intent of the Comprehensive Design Zone. Recreation facilities are provided to serve all residents of the community.

COMMUNITY-WIDE DESIGN PRINCIPLES

The establishment of design standards, or guidelines, is one of the most critical aspects of a Comprehensive Design Plan. Such standards provide the necessary general review criteria for the Specific Design Plan phase and represent an opportunity to tailor the final product to specific site features, project objectives and preservation goals. The flexibility created by this process is based upon the requirement of a site-specific plan review, where the implementation of standards can be inspected for their performance. Therefore, the standards addressed here are designed to function as a general guide, but they may be varied, subject to detailed plan review, when warranted by an appropriate design consideration. These guidelines will provide a basis and constant reference point during the design and implementation process for the following areas:

- Residential Lot Standards
- Streetscape Concept

- Vehicular Circulation and Access
- Utilities
- Architectural Guidelines
- Landscape Elements

The design principles to be implemented by this plan are intended to preserve the rural and historic character of the Church Road corridor and to create an environmentally sensitive development. This is rejected by the density proposed by Oak Creek Club, which is well below typical suburban densities, and using the Comprehensive Design Zone which permits clustering and other techniques designed to conserve consolidated open space and protect environmental features.

The following goals serve as a guide in the preparation of these Design Standards:

- Preserve and enhance the site features with historic significance
- Preserve exiting vegetation when possible.
- Careful siting of facilities to respond to the site's physical features and the outlined design objectives.
- Design public and private open space to be focal to the community providing the dominant image of the development.
- Use prominent buildings to define open space and views.

Table 1
Lot Performance Standards

PERMITTED USES: Single family detached/attached dwellings on a variety of lot sizes, zero-lot-line units and patio homes.

L-A-C LOT PERFORMANCE STANDARDS	
Lot Size in Square Feet (Minimum)	6,000 sf (SFD)
MAX LOT COVERAGE	50%
GREEN SPACE	None
YARD REQUIREMENTS:	
a. Minimum Front Yard (Setback from right-of-way)	10' From "Main Street" 5' From "Village Streets"
b. Minimum Side Yard – One -Both	0' 8'
c. Minimum building separation	10'
d. Maximum height (in stories)	3
e. Minimum lot width at the street line	25'
f. Minimum lot width	50'
NOTES:	
1. Applicable Fire Codes may require additional building separation to that shown above based on Fire Rating of walls.	
2. Minor variations to be above Standards may be permitted subject to site specific review at the time of Specific Plan approval.	
3. Minimum building separation for single-family attached units applies to buildings and not to individual units.	
4. Accessory structures are exempt from setback requirements	

L-A-C DESIGN PRINCIPLES

Bowieville Commons

The L-A-C Zone, located off the east side of Church Road, will be the focal point of Oak Creek Club and will feature a neo-traditional village including a Community Center, as well as the readapted Bowieville Mansion and tobacco barn. Preservation of the mansion and its surrounding landscape is a primary goal of the development of the village. The plan proposes that the mansion will be framed by the main entry road to the north and a secondary street to the east. A pond adjacent to the main road will enhance the natural setting for the historic building and soften the transition between residential uses and the mansion site. New buildings in Bowieville Commons should utilize forms that are similar to or compliment the Bowieville Mansion in character. Site design and layout should respect the integrity of the historic environmental setting and encourage pedestrian activity and public appreciation of the historic resources. The primary design principles for the L-A-C Zone are:

- Develop contemporary designs that emulate the general character of the historic property copying its exact style.
- Use contemporary interpretation of ornament and detail that are in scale with those used historically.
- Utilize roof slopes and window and door shapes that match those used historically.
- Site buildings to create a positive image from the streetscape. Avoid blank walls and provide articulated facades on all building feces where feasible.
- Provide easy pedestrian access through the L-A-C and to adjacent parcels.
- Design public open space to be focal to the community and site major community buildings to frame or terminate important view views.

Residential

The residential components of the L-A-C Zone will be up to 76 single-family detached dwelling lots. These lots will average 6,000 square feet in size and be designed with reduced street setbacks to reflect neo-traditional design. Village streets will be 26 feet with parking allowed on one side. Homes will have garages that are either setback from the front face of the building or accessible from rear alleys. Architectural elements to be refined at the site plan level, will be coordinated to ensure the effectiveness

of this concept and include specifications as to porches, fenestration, and fencing. Townhouse units, while actually located outside the L-A-C boundary, will front on one of the village streets, and provide the village center with an additional neo-traditional element. The concept also eases the transition into the townhouse community east of the L-A-C.

Final approval of CDP-9903 included condition 24 which states, "On-street parking shall be prohibited throughout the proposed development." CDP-9903-05 proposes to amend condition 24 to address concerns by the Oak Creek Club community about insufficient parking in the existing neighborhoods by providing designated parallel parking spaces along the private streets adjacent to and within the new development. The proposed parallel parking spaces will be recessed out of the drive aisle and are to be located on streets with curb and gutter. In addition, these designated parallel spaces will be striped and will meet County design standards for parallel parking spaces. These spaces are included as part of the Statement of Justification submitted with the updated CDP-9902-06 and CDP-9903-05 submission package.

The approval of Basic Plan A-8427-01, Basic Plan A-8578-01, Basic Plan A-8579-01, on November 26, 1991, amends Basic Plans A-8427, A-8578, and A-8579 to allow for the additional development of 28 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans which states that ; in no even shall the maxi um number of dwelling units exceed 1,096 in the R-L zone, which equates to 1.3 dwelling units per adjusted gross acre and 52 in the L-A-C zone. The revised condition as approved with the 01 revision states that, in no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone.

Please note that the request does not involve a change in the overall land area of the approved basic plan or requests for any other conditions of the approved basic plans. The increase in density is proposed to take place as currently shown for single-family detached dwelling units with the previous church and day care uses no longer proposed as a part of this development. The A-8427-01 approval amends the previous Basic Plans to propose this area for single -family detached residential uses only, although additional land in the L-A-C south of Mary Bowie Parkway retained the nonresidential future development uses to satisfy L-A-C zone requirements within the Oak Creek Club development.

Community Service Center

A community service center with a potential 26,000 square feet of retail uses, provides a complementary use to complete the desired "village" character of the L-A-C as well as providing needed services to the local residents. The development of this facility should complement the architectural character of Bowieville Commons and should include careful siting of structures, parking, and other functional elements to protect the historic site.

- Buildings should be clustered to include an orientation to the streetscape and to provide visual interest for pedestrians, enhancing retail activity. Buildings should be designed to create street level interest along the exterior perimeter of the center by use of architectural ornamentation, fenestration, landscaping, paving or lighting.
- Parking facilities should be designed to diminish their visual impact from the streetscape and the historic site.
- The right-of-way buffer along Church Road will screen the center from the roadway. Contemporary interpretation of ornament and detail that are in scale with those used historically could be an aspect of the architecture for this use. The building should complement the overall character of the historic site but not be copied directly.

~~Church~~

~~The church site at approximately three acres will accommodate a wide range of church facilities and include a day care center. The prominent location along Church Road will be attractive to church users and this activity will function as a focal element both socially and visually to the L-A-C and the historic site.~~

- ~~The Church Road right-of-way will serve as a buffer between the church and roadway.~~
- ~~Orientation of the church building should be toward the entry road to provide the best view of the facility from Bowieville Mansion.~~
- ~~The building should be oriented as close as possible to the entry road to provide a sense of~~

~~enclosure and human scale to the main entrance road for pedestrian enjoyment.~~

The removal of the Church and Daycare uses were approved by Basic Plans A-8427-C-02, A-8578-C-02 and A-8579-C-02. The neighborhood mixed-use land use component required in the L-A-C zone, is retained in the L-A-C zoned portion of the overall development that is south of Mary Bowie Parkway, on land that is currently vacant and nearest to the golf course, clubhouse, and recreational facilities.

Vehicular Circulation and Access

The Oak Creek Club Basic Plan proposes public road improvements and an internal system of private roads to preserve the rural character of the community. The proposed circulation plan, (Figure 4,) provides several access points to Church Road and Oak Grove Road and limits the crossing of Black Branch to only two points. Following is a description of the proposed roadway program in the R-L Zone.

Church Road (Figure 8) is designated as a scenic and historic road and will be designed to preserve the existing streetscape as much as possible. The portion of Church Road from just north of Blacks Branch, south to relocated Oak Grove Road will provide a 24-foot-wide open section road with 6-foot paved shoulders. A 10-foot-wide hiker-biker trail will be constructed within the 100-foot wide right of way along the east side of Church Road. A 30-foot-wide envelope will be provided for the hiker-biker trail so that it may be "woven" through existing trees. North of Blacks Branch the road will transition to a divided section in a 120 foot right of way with two, 24-foot lanes with 6 foot paved shoulders (open section). There will be a 24-foot wide, curb and gutter median located to allow preservation of the existing cedar trees in this area. Both sections of Church Road will have an off-set centerline to allow for the hiker-biker trail, within the right of way.

- **Entry Road** (Figure 12) will serve as the "Main Street for Oak Creek Club and the frontage road for the historic Bowieville Mansion. The plan proposes a divided, closed section roadway inside a 90-foot right-of-way. A twenty-two-foot paving width will be provided for each side of the 14-foot landscaped median. Five-foot sidewalks will be provided on each side within the right-of-way.

- **Secondary Streets** (Figure 11) will also be private, closed section streets with 20-foot road widths in a 50 foot right-of-way. Parallel parking will be allowed along one side of these streets.

On-street parking

Final approval of CDP-9903 included condition 21 which states, "On-street parking shall be prohibited throughout the proposed development." CDP-9903-05 proposes to amend condition 24 to address concerns by the Oak Creek Club community about insufficient parking in the existing neighborhoods by providing designated parallel parking spaces along the private streets adjacent to and within the new development. The proposed parallel parking spaces shown will be located on only one side of the private roadways and will be recessed out of the drive aisle and located on streets with curb and gutter. In addition, these designated parallel spaces will be striped and will meet County design standards for parallel parking spaces. These spaces are included as part of the Statement of Justification submitted with the updated CDP-9902-06 and CDP-9903-05 submission package. See Figure 18, Private Road with Parallel Parking, for dimensions and layout of proposed parallel spaces.

The approval of Basic Plan A-8427-01, Basic Plan A-8578-01, Basic Plan A-8579-01, on November 26, 1991, amends Basic Plans A-8427, A-8578, and A-8579 to allow for the additional development of 28 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans which states that ; in no even shall the maxi um number of dwelling units exceed 1,096 in the R-L zone, which equates to 1.3 dwelling units per adjusted gross acre and 52 in the L-A-C zone. The revised condition as approved with the 01 revision states that, in no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone.

Please note that the request does not involve a change in the overall land area of the approved basic plan or requests for any other conditions of the approved basic plans. The increase in density is proposed to take place as currently shown for single-family detached dwelling units with the previous church and day care uses no longer proposed as a part of this development. The A-8427-01 approval amends the previous Basic Plans to propose this area for single -family detached residential uses only, although additional land in the L-A-C south of Mary Bowie Parkway retained the nonresidential future development uses to satisfy L-A-C zone requirements within the Oak Creek Club development.

UTILITIES

Although final utility locations are largely determined by a variety of utility authorities, efforts to coordinate the installation of underground utilities will be emphasized by the applicant in conjunction with the Maryland National Capital Park and Planning Commission Department of Natural Resources and other agencies to ensure the minimum disturbance occurs to high quality natural features.

ARCHITECTURAL GUIDELINES

The purpose of these architectural guidelines is to provide a framework for higher standards of design and diversity in a controlled manner that enhances the overall cohesiveness of the neighborhoods. These standards anticipate accommodating a variety of home builders and products and allow for individuality while maintaining certain standards to create a unified streetscape.

Bowieville Commons (L-A-C Zone)

Bowieville Commons will be a neo-traditional neighborhood of a maximum of 76 single family homes and will be subject to more stringent architectural guidelines than the R-L zone neighborhoods. Particular attention will be given to limiting exposure of garages from the street.. Side or rear entry garages will be encouraged as well as the use of shared driveways to minimize the frequency of curb cuts. Where two-car garages face the street, effort will be made to reduce the impact of the broad exposure of garage doors such as separate, recessed or staggered doors, extended roof overhangs or other innovative design features. (See Figures 14 and 15).

Fencing is to be an integral part of Bowieville Commons and will be subject to the following guidelines:

- Chain link or other similar security fences are prohibited.
- Solid wood fences are permitted in the rear and side yards only.

- Privacy fences may occur in the side and rear yards. The design of the fences must be compatible with the architectural style of the home when the fence is visible from the street.
- Landscaping is proposed as the primary means of establishing privacy.
- Privacy fencing visible from the public street will be compatible with the architectural style of the home.
- Rear and side yards which are enclosed, may have maximum 4' tall fencing at the property line. Five foot tall fencing must be inset a minimum of 3', while 6' tall fencing requires a minimum setback of 6' from the property line.
- Front yards may be fence enclosed. Maximum fence height is 3'0". However, where a house has a railed front porch and is closer than 10' from the front property line, front yard fencing should be discouraged to avoid clutter.

Community Service Center

The Community Service Center should be designed to be harmonious with the Bowieville Mansion and also reflect the streetscape character of the residential units across the street. Varied storefront setbacks are encouraged as is the use of design elements such as storefront windows and awnings to emulate a traditional village facade. Loading facilities should be screened from the street and special care should be taken to buffer parking and loading areas from the Bowieville Mansion.

~~Church/Day Care should be designed to reflect the character of the adjacent houses and to match the street setbacks established by the homes along the main entry road at a minimum.~~ The removal of the Church and Daycare uses were approved by Basic Plans A-8427-C-02, A-8578-C-02 and A-8579-C-02. The neighborhood mixed-use land use component required in the L-A-C zone, is retained in the L-A-C zoned portion of the overall development that is south of Mary Bowie Parkway, on land that is currently vacant and nearest to the golf course, clubhouse,

and recreational facilities.

The approval of Basic Plan A-8427-02, Basic Plan A-8578-02, Basic Plan A-8579-02, on August 26, 2025, amends Basic Plans A-8427-01, A-8578-01, and A-8579-01 to allow for the additional development of 28 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans which states that; in no event shall the maximum number of dwelling units exceed 1,096 in the R-L zone, which equates to 1.3 dwelling units per adjusted gross acre and 52 in the L-A-C zone. The revised condition as approved with the 02 revision states that, in no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone.

LANDSCAPE AND RECREATIONAL DESIGN STANDARDS

Although site specific landscape and recreation elements for Oak Creek Club will be addressed in detail at the Specific Design Plan phase of the design process, it is the intention of the Recreational Opportunity Plan (Figure 6) to provide a framework for the appropriate type and distribution of such amenities. Additionally, design guidelines have been included which establish goals and develop overall themes for implementation during later phases of the Comprehensive Design Process. In general, the overriding design consideration for improvements at Oak Creek Club will be to implement concepts which maintain or harmonize with the existing rural character of the Church Road corridor. In response to the abundance of irreplaceable cultural and natural features found on the site, preservation and an environmentally sensitive approach to site improvements will be a major theme for Oak Creek Club.

Open Space

Open space within the L-A-C consists of approximately 13 acres of the Environmental Setting for the Bowieville Mansion. There are also five acres of open space buffer between the L-A-C zone and Church Road. Additionally, the L-A-C abuts the 26.6 acre School/Park parcel to the north, and the golf course to the south. Overall, Oak Creek will include 147 acres of H.O.A. property, roughly 215 acres of golf course property and 78 acres of land dedicated to Maryland

National Capital Park and Planning Commission.

Recreation

As the focal point of Oak Creek Club, Bowieville Commons will also act as a departure point for several recreational amenities. The pool and tennis facilities will be immediately adjacent to the L-A-C, as will the golf course and driving range. The clubhouse/community center will straddle the L-A-C boundary on a prominent ridge line overlooking the pool and golf course. The proposed park/school site adjacent to the northern boundary of the L-A-C will provide additional recreational opportunities. A proposed Master Plan trail along Church Road will also be accessible from Bowieville Commons.

Within the L-A-C proper, the environmental setting for the Bowieville Mansion Historic Site will provide passive recreation in the form of walkways and sitting areas around a proposed pond. Walkways will also provide pedestrian links to the Mansion, pool/tennis center, and commercial and residential areas.

LANDSCAPE CONCEPTS

The overall theme for planting at Oak Creek Club will focus on preservations, enhancement and the utilization of indigenous species to naturalize the development and to emphasize the pastoral character of the existing site and its surroundings. The implementation of this concept may require some special treatment areas and a potential departure from standard street tree planting and requirements established in the Landscape Manual that have been developed for more suburban developments. Specifically, to achieve the goal of harmonizing with the existing rural character of the Church Road corridor, planting will have to be designed with an informal composition emphasizing tree canopies, massing and the retention of open space and unobstructed views where possible. The scale and placement of plant groupings will be critical in achieving the desired visual effect.

For instance, the plant buffering that would typically be required by the Landscape Manual along Church and Oak Grove Roads (both collector roads) would be thirty-five feet of planting which parallels the roadway and consists of shade, evergreen and ornamental trees combined with shrub plantings, which would not contribute to the preservation of rural character.

A better solution in this location, which is currently agricultural and flat with open views and proposed for large lots, would be to avoid the typical linear planting described above. The proposed deep setbacks along Church Road will allow an opportunity to preserve existing trees in the front yards. Where trees do not exist to screen the development of living areas, landscape plantings should emphasize large masses of trees to filter views. Afforestation may be considered to meet this objective if space for this is needed to achieve the required level of woodland conservation. The streetscape at Oak Creek Club should be designed to harmonize with areas of preserved trees, the historic site and those areas which have the most value as scenic or rural views. In keeping with the rural character design objectives, the streetscape will avoid regimented tree plantings. Varied species of canopy, ornamental and evergreen trees will be selected for compatibility with native trees and planted in informal groupings.

At each access point off Church Road and Oak Grove Road, entrance buffers 100 feet wide on each side of access road and 100 feet deep along the access road will be provided.

The above informal planting concepts should be utilized throughout Oak Creek Club to create a sense of continuity. However, some areas internal to the development which are more suburban with smaller lots, may more appropriately be planted with design detail including a well-developed understory, shrub component and ground cover. Streetscape planting that occurs in open space and stormwater management planting will be credited against the Landscape Manual requirements. Planting adjacent to the Bowieville environmental setting will emphasize species that have been planted here in the past. Functional requirements of landscape planting will be to provide shade at activity areas, focus views, provide screening where necessary, enhance architectural elements, and stabilize the ground plain to increase infiltration and to reduce runoff. Focal points such as entry areas and recreation centers should receive additional accent planting to enhance the view terminus and to create a sense of arrival. The following plant list (Table 2) is provided to document suggested species which would be appropriate given the above emphasis placed on indigenous species and the history of cultivated varieties that occur on the site and in the area. The plant palette is not intended to be all-inclusive, but it should establish the theme for planting and coordinate the selection of plant material between future Specific Design Plan applications.

Buffers and Conservation

The northern boundary of the L-A-C will follow an existing tree row, which will provide a buffer from the school site. Every effort will be made to save existing specimen trees on the Bowieville Mansion site. Selective clearing of smaller trees and undergrowth in this area will be encouraged to establish views and promote health of the larger trees.

LIGHTING AND SIGNAGE

A lighting program for Oak Creek Club will also be established in conjunction with the stage one Specific Design Plan which may propose alternatives to the County standards street lighting. Signage, primary entrances, and other focal points may be treated with lighting as well. Additionally, a signage program addressing informational/directional signate, and identity signage for the recreation facilities, etc. will be established in conjunction with the initial Specific Design Plan emphasizing coordinated graphic style, technique and materials (See Appendix B).

TABLE 2

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
SHADE TREES	
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Liquidambar styraciflua	American Sweetgum
Liriodendron tulipifera	Tulip Tree
Tilia cordata	Littleleaf Linden
Tilia americana	American Linden
Quercus rubra	Red Oak
Quercus falcata	Southern Oak
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Quercus alba	White Oak
Quercus phellos.	Willow Oak
Platanus occidentalis	American Sycamore
Fagus grandifolia	American Beech
Zelkova serratta	Zelkova
EVERGREEN TREES	
Ilex opaca	American Holly
Picea abies	Norway Spruce
Picea spp.	Spruce species
Pinus nigra	Austrian Pine
Pinus thunbergii	Japanese Black Pine
Pinus strobus	White Pine
Pinus taeda	Loblolly Pine
Tsuga canadensis	Canadian Hemlock
Magnolia spp.	Magnolia
UNDERSTORY TREES	
Cornus spp.	Dogwood
Cercis canadensis	Redbud
Amalanchier canadensis	Serviceberry
Crataegus spp.	Hawthorne
Oxydendron arboreum	Sourwood
Betula nigra	River birch
Salix babylonica	Weeping Willow
Prunus x yeodensis	Yoshino Cherr

SIGNAGE

Primary entrances to Oak Creek Club will feature special treatment consisting of gateway elements with project logo, name and other identification or directional information. The primary entrance locations are identified on the Recreational Opportunity Plan for reference. Detailed signage at these locations will be designed at the specific Design Plan phase concurrent with sub-stage one which contains two of the primary entrances. The design of the remaining entrance will be based on the design established in this stage one Specific Design Plan. In keeping with the character of Oak Creek Club, the composition, materials and details of the signage will emphasize naturalistic material Additionally, a signage program addressing informational/directional signage, and identity signage for the recreation facilities, etc. will be established in conjunction with the initial Specific Design Plan emphasizing coordinated graphic style, technique and materials (See Appendix B).

SECTION II

STAGING

II STAGING PLAN

Oak Creek Club will be developed in five stages. The staging will be determined, in part, by the logical progression of sewer line construction within the project and the desire to have the golf course in place with the opening of the first sections. Stage one will have, in addition to the golf course, the residential elements of Bowieville Commons plus some of the adjacent townhouse development. Also included will be the single family lots along the northeast side of Black Branch, west of Church Road, (Development Parcel "B"). The recreation center in the L-A-C Zone will also be constructed as part of this stage.

Stage two will see completion of the townhouse communities and the lots surrounding the L-A-C zone and include Development Parcels "E" and "L". The retail element will also be constructed in this phase. Stage three will complete the community south of Black Branch and west of Church Road (Parcel "C" and "D") and extend development on the east side of Church Road into the center of the site ("J" & "H"). Stage four adds communities in the northwest and northeast corners of the project ("A" and "B"). Stage five adds 28 additional single-family detached dwelling units in the approximately 8.09 acres area in the Development Parcel M, including 12 single-family detached dwelling units in R-L Zone and 24 single-family detached dwelling units in L-A-C Zone, at the northeast corner of Church Road and Mary Bowie Parkway.

TABLE 3

STAGING SCHEDULE

Phase	SFD	Townhouses	Retail	Years
1 - East	133	31		2001 - 2002
1 - West	123			2001 - 2003
2 - East	66	188	26,000 SF*	2002 - 2002
2 - West	91			2002 - 2003
3 - East	137			2002 - 2003
3 - West	236			2002 - 2004
4 - East	58			2002 - 2005
4 - West	85			2002 - 2005
5	28			2027 - 2029
*Note: Retail component is not proposed at this time.				

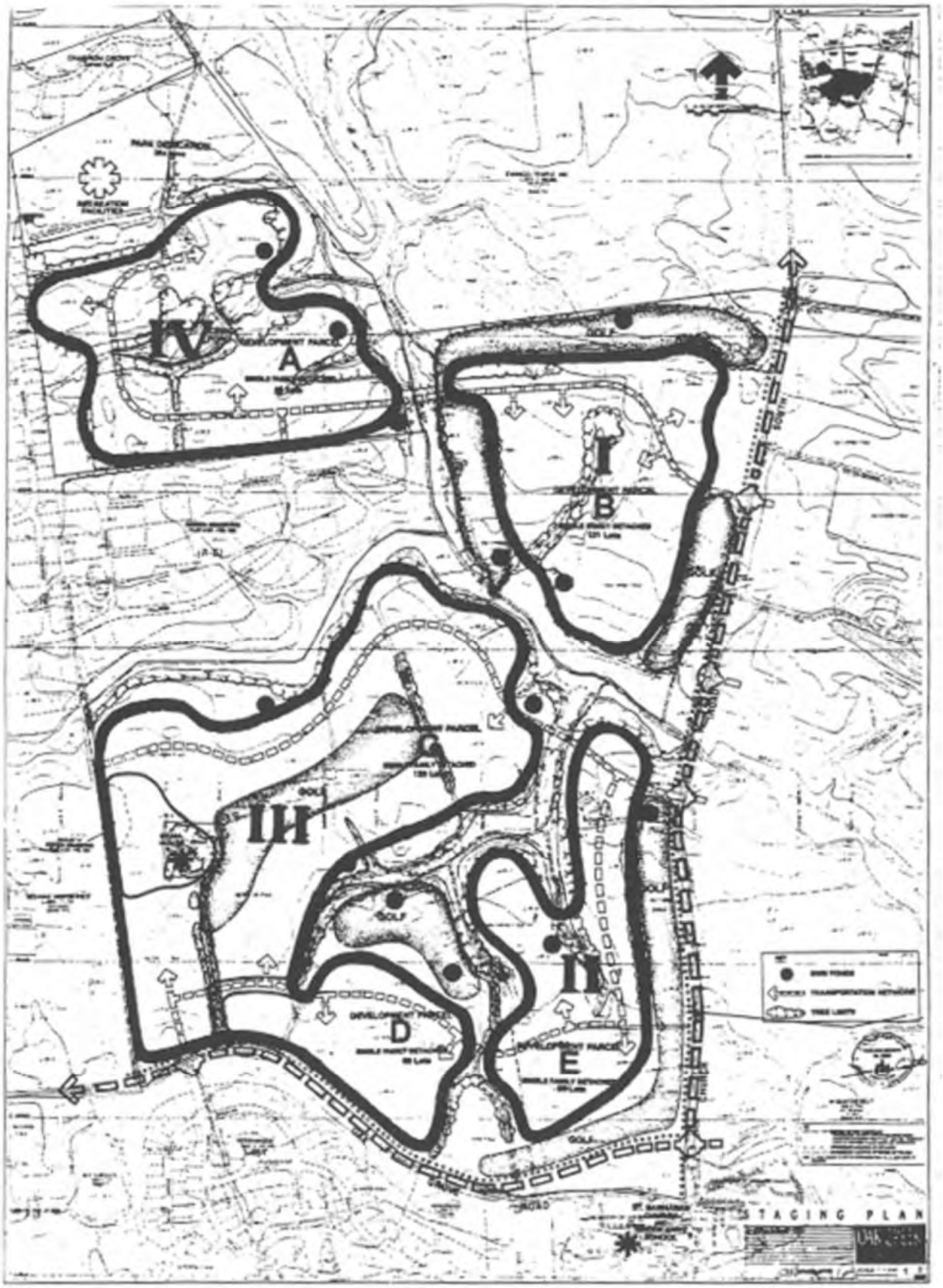


Figure 5A- Staging Plan West

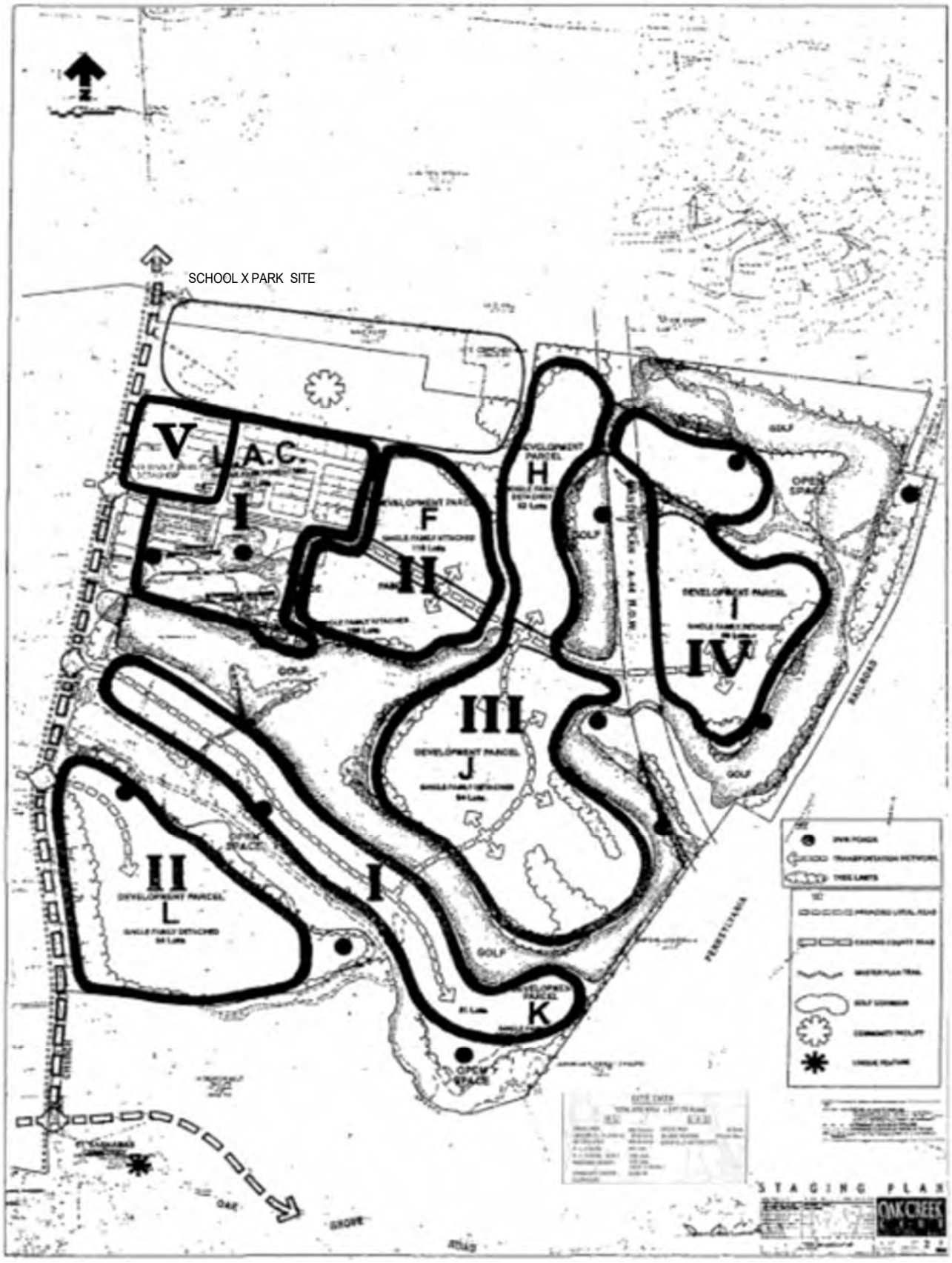


Figure 5B- Staging Plan East

SECTION III

JUSTIFICATION

L-A-C JUSTIFICATION:

The acreage of the L-A-C zone parcel warrants the establishment of a "Neighborhood Center" as outlined by the Zoning Ordinance. The following are the theoretical density calculations utilizing the total 33 acres of L-A-C zone as required by Section 27-485 of the prior Zoning Ordinance:

Under this theoretical calculation, the allowable density/intensity based on Gross area would be as follows:

$$\frac{76 \text{ units @ } 1600 \text{ SF / unit}}{76 \text{ units X } 1600 \text{ SF / unit} + 26{,}000 \text{ SF commercial}} = 82\% \text{ Residential}$$

$$\frac{26{,}000 \text{ SF commercial}}{76 \text{ units X } 1600 \text{ SF / unit} + 26{,}000 \text{ SF commercial}} = 18\% \text{ Commercial}$$

33 acres X 82% - 27.1 acres considered residential; 76 units / 27.1 acres = 2.8 DU / acre, residential
33 acres X 18% - 5.9 acres considered commercial; 26,000 SF / 5.9 acres = 0.10 FAR, commercial

Table 4A
L-A-C ZONE DENSITY CALCULATIONS (33 ACRES)

TOTAL ACREAGE 33 Acres (27.1 Acres Residential and 5.9 Acres Commercial)

Density	Neighborhood Center	Total DU and SF Permitted
Base	8 DU / Acre	216
	0.16 FAR	41,120.6 SF
Maximum	12.1 DU / Acre	327
	0.31 FAR	79,671 SF
Density Requested	2.8 DU / Acre	76
	0.10	26,000 SF

It is acknowledged that the typical criteria for determining development densities for an L-A-C zone, containing both residential and commercial components, would be to utilize the formula contained above. However, the use of this formula for this project produces a misleading, low-density calculation of the proposed development when using the total 33 acres. This is caused by including the ~~church and~~* historic site, approximately 12 acres, within the calculations for determining the portions of the total site to be considered residential and commercial. Within the total 33 acres of L-A-C, approximately 21 acres (adjusted gross area) more actually represent the commercial and residential area. Therefore, for informational purposes, the density and intensity calculations for this development in the L-A-C zone, are also provided utilizing the acreage only in this 21 acre commercial and residential adjusted gross area.

The proposed density/intensity calculations based on Adjusted Gross Area are as follows:

121,600 SF (76 units @ 1600 SF per unit) residential = 82% Residential
147,600 SF (121,600 SF + 26,000 SF commercial)

26,000 SF commercial = 18% Commercial
147,600 SF (121,600 SF + 26,000 SF commercial)

21 acres X 82% - 17.2 acres, 76 units / 17.2 acres = 4.4 DU / acre, residential
21 acres X 18% - 3.8 acres, 26,000 SF / 3.8 acres = 0.16 FAR, commercial

In both above scenarios, the proposed residential density, is less than the base density of 8.0 DU/acre, and the proposed commercial FAR is equal to the base FAR of 0.16 and less than the maximum FAR of .31; therefore, no public benefit features and density increment factors are needed.

- The removal of the Church and Daycare uses were approved by Basic Plans A-8427-C-02, A-8578-C-02 and A-8579-C-02.

SECTION IV

ENVIRONMENTAL MANAGEMENT

IV ENVIRONMENTAL MANAGEMENT

Water

Oak Creek Club will be served by Washington Suburban Sanitary Commission (WSSC) public water service. The site lies within the Central Avenue water zone.

There is an existing 16-inch water line approximately 500 feet to the north of the site in Church Road. This water main will be extended to Oak Grove Road. A 12-inch water line is adjacent to the western property line in Keverton Drive. There is an existing 24-inch water main to the west in Oak Grove Road that will be extended to Church Road. This extension is to serve the Oak Creek and Perrywood Subdivision. Water service throughout Oak Creek Club would be accomplished by extensions of these existing mains.

Sewer

The site lies within the Western Branch Drainage Sewer Basin and is serviced by the Western Branch Sewer Treatment Plant. According to W.S.S.C. as of March 1999, there is remaining capacity for the Oak Creek project.

There will need to be two main outfall sewers from Oak Creek Club that will need to tunnel under the railroad tracks and connect into the Collington trunk sewer. One outfall sewer will extend into Parcel K and the other will be into Parcel I as shown on the CDP.

Unique Natural Features

Black Branch - The stream valley and associated tributaries and floodplain will be preserved to the maximum extent possible. New road crossings of Black Branch will be limited to only one point.

Trees - Existing mature tree rows will be preserved in crucial areas and used to define lot lines and buffers between neighborhoods. (Discussed in detail in "buffer" section of this report.) Wooded edges along Church Road will be maintained to keep the rural character of the road intact. A Conceptual Tree Conservation Plan has been prepared for this application and is reproduced in Figure 7.

Ridgelines - Ridgelines will be respected with lots and streets sited to take advantage of the views and natural contours.

Water Quality

Water quality will be provided within the many stormwater management ponds, either by providing a permanent pool or marshland bottom facilities.

Air and Noise Pollution

A noise analysis for proposed A-44 was prepared at the time of the original CDP application. The CDP provides for a 12' high berm to be located about 30' from the proposed right-of-way, which will protect proposed lots from the 65dBA noise contour. The study also concluded that there would be no noise impact from Church Road on the property. A minimum 100 foot building setback from the A-44 right of way is proposed.

Floodplain

All identified floodplain will be mostly undisturbed, except for necessary crossing by roads and utilities as needed. Utilities will be designed to keep such crossings to an absolute minimum

Slopes and Soils

Grading concepts for Oak Creek Club will be designed to limit disturbance to natural features, balance cut and fill and create landforms that compliment design objectives to retain the rural character of the site. In areas of significant vegetation, efforts shall be made to minimize grading and to retain existing trees.

Slopes, in general, will not exceed 3:1. In some instances, steeper slopes up to 2:1 shall be permitted where a quick transition between natural and graded portions of the site would limit disturbance to significant vegetation. These slopes will be stabilized with appropriate plant material or other methods to ensure adequate protection from erosion is established.

Preliminary investigation indicates the existence of Marlboro Clays in the eastern portion of the site which may require special grading consideration. Outcrops of this clay stratum are not expected in low lying areas, but may occur on the sideslopes along the Collington Branch watershed at elevations below El. 130. Where finished slopes in these locations cannot be kept to 5:1, special measures to control groundwater and/or surface water may be necessary. Final designs for grading in these areas will depend on depth of cut/fi11 and proximity to the Marlboro Clay subsoil. Slope stability analysis will be required

for evaluation of specific critical proposed slopes. A Marlboro Clay study will be prepared for this site and submitted with the preliminary plan as required by a condition of approval of the Basic Plan.

Soils on site, as determined by the Soils Survey of Prince George's County, are generally well drained except in floodplain areas and pose little restriction to development.

Stormwater Management

Oak Creek Club lies entirely within the Collington Branch Watershed. The Collington Branch and its tributaries are Use I waters. The site is comprised of 923 acres and is bisected by Church Road in a North-South direction. The Black Branch is the main tributary through the site.

Storm Drainage

Oak Creek Club storm drainage will be comprised of a public storm drainage system The public storm drainage will be constructed by the developer and then owned and maintained by Prince George's County. The storm drainage system will be designed in accordance with the Department of Environmental Resources guidelines and the General Conditions and Standard Specifications.

Sediment Control

The property is currently continuing to be farmed. Except in woodlands, areas of poor crop soils or other unsuitable conditions, all usable property is planted and farmed. Agricultural operations adjacent to the stream increase sediment levels to greater than the level that would be associated with adjoining residential developments.

During the development of the site, sediment control measures will be installed to control sediment and avoid stormwater related water quality problems in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual. The sediment control design for this project will incorporate devices such as sediment basins, sediment traps, diversion dikes and silt fence to control runoff during construction. The sediment control features will be installed prior to land disturbance activity, as applicable, to prevent construction related sediment from entering the waterways.

SECTION V

TRANSPORTATION STUDY

An traffic study by The Traffic Group, Inc. was submitted with Amended CDP-9902-01 under separate cover. The summary of findings is reproduced on the following two pages.

An updated traffic study by Lenhart Traffic Consulting Inc., dated August 2024, is submitted with Amended 9902-06. The summary findings follow the original report noted above.

INTRODUCTION and SUMMARY OF FINDINGS

The Traffic Group, Inc. has conducted a Traffic Impact Analysis to accompany the Preliminary Plan of Subdivision for the proposed development of the Oak Creek Club which is located along Church Road between MD 214 (Central Avenue) and Oak Grove Road in Prince George's County, Maryland This property is planned to be developed with 1,148 residential units, 40,000 sq.ft. of retail space and an 18 hole golf course.

The primary purpose of this analysis is to determine what impact the proposed development of the subject property would have on the adjacent road system when taking into consideration the requirements of the Adequate Public Facilities Ordinance for Prince George's County. The parameters for this traffic study were established through a Scoping Agreement with the Maryland- National Capital Park and Planning Commission (M-NCPPC) Staff. A copy of the Scoping Agreement is contained in Appendix A to this report.

The principal scope of services undertaken as part of this report was as follows:

- Field investigation to collect physical information concerning the nearby road system to include a photo survey and condition diagrams.
- Conduct intersection turning movement counts from 7-9.4M and 4-6 PM at the key intersections in the vicinity of the subject site.
- Projection of traffic along the adjacent roadways to account for regional growth.
- Obtain information from the M-NCPPC Staff relative to other approved developments planned in the vicinity of the subject site.

- Projection of traffic to be generated by the other nearby developments.
- Projection of traffic to be generated by the subject site.
- Conduct intersection capacity analyses to determine existing and projected levels of services at the key intersections in the vicinity of the site.

The results of our analysis indicate that several intersections would require improvements in order to achieve satisfactory levels of service during the peak periods. These intersections include MD 214/MD 193, MD 214/Church Road, MD 193/Oak Grove Road, and Church Road South and the north access to the subject property. The improvements required at each of these locations are discussed later in this report.

With the implementation of the improvements at each of these locations, satisfactory levels of service would be achieved and therefore, the development of the subject property would not have an adverse effect on the nearby road system.

The methodology used to undertake our analysis is contained in the sections that follow.

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum: *Date:* **August 8, 2024**

TO: M-NCPPC
Transportation Planning Division
1616 McCormick Drive
Largo, MD 20774

FROM: Mike Lenhart

RE: Oak Creek Club Landbay T Rezoning Application (A-8579-01)

The purpose of this memorandum is to provide a transportation related traffic brief for the referenced rezoning application.

The ZMA proposes to increase residential density in the R-L zone from 1.3 to 1.4 DU's per acre and to increase the DU's in the L-A-C from 52 to 76 DU's and eliminate the commercial development in the L-A-C zone located at the north east corner of Marie Bowie Parkway and South Church Road.

The location of the proposed rezoning is shown in the graphic below.

Lenhart Traffic Consulting, Inc.
645 B&A Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

The Zoning Map Amendment for the property does not require a Traffic Impact Analysis. However, if this amendment is approved, the application will require a Preliminary Plan of Subdivision, which will require a Traffic Impact Analysis for the purpose of assessing Adequate Public Facilities for Transportation.

A Transportation Pre-Application Checklist for the Preliminary Plan has been submitted to M-NCPPC and approved, and a Traffic Impact Assessment will be included with the Preliminary Plan of Subdivision. In addition, the Preliminary Plan of Subdivision will include a Bike and Pedestrian Impact Statement. The Scoping Agreement for the Bike and Pedestrian Impact Statement has been approved by M-NCPPC. A copy of the approved checklist and scoping agreement is included with this memorandum, and the reports will be submitted for the record with the Preliminary Plan of Subdivision.

It should be noted that the area of the proposed ZMA contains R-L and L-A-C zoning, and it was always considered that development would occur within this area. If the ZMA is approved, it is anticipated that the development in this area would be approximately 28 single family homes which is well within any trips that could otherwise be generated by the previously approved uses. Based on this information, it is our opinion that this ZMA will not have any adverse effect upon the adjacent properties and surround neighborhood. Additionally, it is our opinion that this ZMA will not have any detrimental effect on the health, safety, or welfare of pedestrians or motorists in the area. Furthermore, a full Adequate Public Facilities analysis will be required at the time of Preliminary Plan of Subdivision.

If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike

Lenhart Traffic Consulting, Inc.
645 B&A Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

SECTION VI
PUBLIC FACILITIES

The following information addresses schools, fire, police and library facilities and is an excerpt from the M-NCPPC staff report on the Basic Plan for Oak Creek. School enrollment numbers have been updated to reflect 2000 data.

PROJECTED IMPACT ON AFFECTED SCHOOLS								
School Name	D.U. Type	Pupil Yield Factor	Development Pupil Yield	5-Year Projection	Adjusted Enrollment	Total Projected Enrollment	State Rates Capacity	Projected % Capacity
Perrywood Elementary	1148 sq. ft.	0.22	252.66	797		1049.56	750	139.9%
Kettering Middle	1148 sq. ft.	0.08	91.84	1074		1165.84	977	119.3%
Largo High	1148 sq. ft.	0.13	149.24	2062		2211.24	1958	112.9%

Source: Prince George's County Planning Department MNCP&PC January, 2000
Note: East Central Middle School to be funded in July, 2000 will draw some students from Kettering Middle School

FIRE AND RESCUE SERVICES

Residential Response Time				
Required Service	Station	Travel Time Std. (minutes)	Actual Travel Time (minutes)	With Beyond Recommended Standard
Engine	43	5.25	5.34	Beyond Standard
Ambulance	43	6.25	6.25	Within Standard
Medic	43	7.25	7.25	Within Standard

Commercial Response Time				
Required Service	Station	Travel Time Std. (minutes)	Actual Travel Time (minutes)	With Beyond Recommended Standard
Engine	43	3.25	5.34	Beyond Standard
Ambulance	43	4.25	5.34	Within Standard
Medic	43	7.25	5.34	Within Standard
Ladder Truck	33	4.25	13.11	Beyond Standard

PARK & RECREATION FACILITES

There are several recreational facilities close to the subject property, according to the Adopted Bowie - Collington - Mitchellville and Vicinity Master Plan, September 1990. Watkins Regional Park is a 438 acre facility to the south of the site. It offers picnic tables, lighted athletic fields, tennis courts, miniature trains, a children's zoo, a snack bar and play equipment. Plans are in progress to expand the park to include a nature center/arboretum.

South Branch and Western Branch Stream Valley Parks provide passive recreation and the preservation of natural area

Kettering Park, which is adjacent to the site, is a seven acre park that provides a playground and playing fields. On the Oak Creek Club site, a 35 +/- acre park dedication is proposed to be contiguous with the seven acre park. A community recreation center is proposed within Oak Creek Club on the west side of Church Road The facility will provide pond, trails, benches and playground equipment A pool and tennis facility is proposed on the eastern half of the site in the L-A-C Zone (See L-A-C Text). A number of tot lots are proposed to serve each neighborhood. Full breakdown of constructed/provided facilities is listed as follows:

Public Recreation Facilities

Black Branch Stream Valley Trails- dedicated to MNCPPC

- Approx. 9200 linear feet 8 ft. asphalt trail
- Approx. 730 linear feet 6 ft. asphalt connector trails

35 Acre Neighborhood Park (Oak Creek Park)-DEDICATED TO mncppc

Phase 1

-Combination soccer/football field (one provided) @ 230' x 350'
-Softball field (one provided) @ 300' x 350'
-155 space parking lot and access road through Kettering #2 Park
-Playground for children 2-12 years of age
-1,000 linear feet of 8' wide asphalt hiker/biker trails from Whiteholm Drive to the above-mentioned parking lot and playground.

Phase 2

-Combination soccer/football fields (one provided) @ 230' x 350'

-60 space parking lot and access road from Oak Creek Club

- Youth soccer fields (two provided) @ 100' x 200'

-Gazebo with 5 picnic tables (one provided)

-2200 linear feet 8 ft. asphalt hiker/biker trails

Private Recreation Facilities

- Golf course

-Swim/Tennis building

-Swimming Pool

-2 tennis courts

-8 ft. asphalt trails, not on public land

-Golf Clubhouse

COMMERCIAL AREAS & LOCAL ACTIVITY CENTERS

The goal of the Activity Centers mentioned in the Master Plan requires provision of reasonable amounts and distribution of various types of commercial space in attractive and well-located settings. Commercial development should be mixed with the residential development to give a well-balanced system that supports each other according to the Master Plan. Within Oak Creek Club, the commercial area sits adjacent to the main road and between the two residential neighborhoods. A mixture of uses in the commercial development gives the space added marketability and diversity. Oak Creek Club proposes a community service center with some retail and office in the commercial development.

The Master Plan also recommends that "future commercial uses be concentrated in activity centers". Oak Creek Club proposes neighborhood activity center within the L-A-C zone. A neighborhood activity center, as described by the Master Plan, proposes two (2) to six (6) acres of commercial development, 8 to 12.1 dwelling units per resident acres, serves about 8,000 people, a service area of about one (1) mile, a convenience center, limited professional offices and may include neighborhood oriented recreational uses. Oak Creek Club proposes a community service center with some commercial space (26,000 sf.) up to 76 residential units (6,000 sf. lots), ~~a community church~~ and an historic site.

Recommendations given by the Master Plan take into consideration "the number, type and location of the proposed centers" which are "based on an analysis of market demand." Although an activity center is not proposed in the Master Plan at this time, there is a need for one in Oak Creek Club vicinity. No existing activity centers are in the immediate vicinity of Oak Creek Club. The Perrywood community to the south does not have any proposed commercial elements. Oak Creek Club commercial development is justified by the economic analysis prepared in conjunction with the original Comprehensive Design Plan Application.

SECTION VII

COMPLIANCE WITH MASTER PLAN

The following is updated information excerpt from M-NCPPC staff report on Amended Basic Plans A-8427-02, A-8578-02 and A-8579-02, dated August 2025.

General Plan, Master Plan, and Sectional Map Amendment (SMA) Recommendations:

General Plan -The 2014 Plan Prince George's 2035 Approved General Plan (General Plan) classifies the subject property in the Established Communities plan area. The vision for Established Communities is to create the most appropriate and context-sensitive infill for low- to medium-density development.

Master Plan - The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (master plan) recommends residential low and neighborhood mixed-use land uses on the subject property. The R-L portion of the subject property is designated as residential low. Residential low land uses are defined as residential areas between 0.5 and 3.5 dwelling units per acre, with primarily single-family detached dwellings. The L-A-C portion of the subject property is designated as neighborhood mixed-use. Neighborhood mixed-use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre. Additional analysis contained in Section V.B. and Section V.C of the Statement of Justification.

The Oak Creek Club Basic Plan has been developed in accordance with the 1991 Master Plan for Bowie - Collington - Mitchellville and Vicinity. The following pages describe how the Basic Plan meets the objectives and guidelines of the Master Plan.

From "Plan Highlights"

☐ *Emphasizes the importance of the preservation, enhancement and protection of established and proposed residential and employment areas from encroachment by incompatible uses.*

Lots adjacent to existing and proposed residential subdivisions are compatible in size. Much of the perimeter will be a buffer, developed as golf course or left undisturbed.

☐ *Defines an environmental envelope, based on natural arid manmade features, which will serve to guide the location and character of future development and to facilitate conservation of environmentally sensitive areas such as the Patuxent Primary Management Area.*

Great care was exercised to minimize disturbance to Black Branch and associated tributaries, wetlands and trees.

☐ *Delineates a total parkland system of approximately 2,590 acres of M-NCPPC land to provide both active and passive recreation, meeting the needs of differing age groups and users.*

The Basic Plan identifies 113 acres +/- to be dedicated to M-NCPPC for parkland.

☐ *Recommends comprehensive water and sewerage policies intended* to *guide development into specific portions of the Planning Areas, with the goal of minimizing environmental impacts and achieving a desired development character for each individual community and watershed.*

The development plan was constructed with the guideline that sewer lines be placed adjacent to and not in the stream valleys.

☐ *Encourages the preservation of historic assets and the establishment of an historic district in Huntington.*

Preserving the Bowieville Mansion is a central component of the CDP. The mansion is on the register of historic places and will be adaptively reused.

☐ *Recommends new and improved public facilities and services to meet future local and Countywide needs, including future school sites, approximately 890 acres of additional M- NCPPC parkland, a trails system, 2 fire stations, 21 stormwater detention facilities and a health campus located on the Bowie Health Center property.*

A 24 acre parcel will be reserved for a school site on the east side of Church adjacent to existing M-NCPPC property. Over 5 miles of hiker-biker trails and 113 acres of dedicated parkland are proposed as part of this Basic Plan.

From "Living Areas"

☐ *To assure that future housing and neighborhoods are designed and located to provide protection from floods, stormwater damage, erosion, unstable soil conditions, noise, vibration, aircraft accidents and other incompatible uses and to place a high priority on correcting and preventing these deficiencies.*

The CDP has considered and will address all environmental constraints. The golf course will be located to serve as a buffer from the railroad and Church Road and will provide an extra measure of safety between floodplain and proposed lots in several areas.

☐ *To provide for an effective transition between residential areas and adjoining nonresidential uses through the imaginative use of design applications and the development of effective buffering techniques and standards.*

The surrounding land is rural or residential in nature and is compatible with the proposal for Oak Creek Club. Larger lots will be located around the periphery, smaller lots and townhouses will be

internal. The golf course will double as a buffer along several edges of the property. Substantial setbacks along Church Road will provide an adequate transition between the road and the proposed village center. Internally, transition between neighborhoods will utilize existing tree rows, ridges and stream valleys wherever possible.

☐ *To locate and design neighborhoods such that an efficient circulation system is possible.*

Several points of access will & provided to the site. Internal roadways will be interconnected and designed to minimize long cul-de-sacs.

☐ *To encourage the development of a range of housing and neighborhood choices which meet the needs of different age groups, family sizes, life styles and income capacities.*

Oak Creek Club will provide a wide range of housing types, including townhomes, neo-traditional village lots, (6,000 sf,) quarter-acre single family lots and larger lots, (l5,000+ sf.) The Comprehensive Design Plan provides different types of neighborhoods as well: neo-traditional, wooded, larger lot neighborhoods, townhouse communities, golf-oriented sections and parkside enclaves.

☐ *To encourage upward mobility in housing choices within the Planning Areas as an alternative to out-migration.*

The variety of housing types and price ranges will allow upward mobility within the project.

☐ *To encourage the design of residential neighborhoods which preserve as much of the original land form and tree cover as possible.*

Much of the proposed development is placed in open fields presently being farmed. Existing tree rows will be preserved and, where appropriate, used as buffers or divides between neighborhoods. The proposed internal road network strives to preserve ridge lines. Lots will be designed to take

advantage of natural slopes and views. The golf course will follow existing terrain, incorporating woodland edges to define limits of play wherever possible.

☐ *New residential development should remain compatible with the specific intended character for each community.*

☐ *Residential housing type diversity should provide for both upward mobility and moderately prices starter units. Methods for achieving diversity and bolstering residential housing values in large subdivision projects include provision for more than one builder; the use of several subdivision methods, (lot averaging, cluster and conventional;) the allocation of a proportion of lots for custom homes; and the use of moderately priced dwelling unit provisions.*

The intent of the Master Plan is to "designate these communities as Permanent Low Density areas…"The Comprehensive Design Plan will preserve the overall low density, but proposes, . through alternative development methods, to "trade off" lot area for additional open space in the form of golf course development. In effect, what would have been open, rear yard area of larger lots will be incorporated into land to be used for the golf course. The density will remain consistent with that of the previous "Greens of Dumbarton" plan, but a greater portion of land will be in open space or golf course rather than in private yard area. The proposed setbacks along Church Road and Oak Grove Road reinforce the character of a low density community. The largest lots will have frontage on these roads, with increased house setbacks to allow for tree preservation in front yard. Furthermore, preservation of the Bowieville Mansion and Barn, the Beall House and driveway and retention of trees, especially those trees along existing road frontage, will especially enhance the perception of a low density community.

.

☐ *A variety of residential densities should be encouraged to provide housing and social diversity between and within communities, but only in accordance with the specific land use and density ranges recommended on the Plan Map.*

Oak Creek Club Comprehensive Design Plan provides for a broad range of densities and markets including townhouses, village lots, quarter-acre and half-acre lots, allowing for a variety of price ranges.

☐ *Development of new legislation creating several "alternative low-density development techniques" occurred subsequent to approval of this Master Plan, providing for an alternative to low-density, traditional large-lot subdivisions for the large, mostly undeveloped parcels in Communities VI, VII, VIII and IX. The intended character of these new alternatives is to help preserve aspects of a low-density rural character within these communities. Design elements should provide for, among other things, the following:*

- *Extensive development envelope setbacks from the primary roadways.*
- *Protection of viewsheds and landscaping along the primary roadways.*
- *Preservation of woodlands and/or open fields as well as other natural or manmade rural amenities.*
- *Effective on-site density transfers to promote a low-density appearance and public facility efficiency.*
- *The use of clustering techniques having a mixture of dwelling types and lot sizes including a large lot component.*
- *Maintaining natural environmental features and creating substantial open space areas in concert with a unique living environment.*

The Comprehensive Design Plan utilizes all of the design elements suggested by the Master Plan excerpt above as previously discussed.

☐ *Within Community IX, the proposed Suburban Estate area surrounding Kettering should be considered for alternative low-density development techniques to provide a transition between the existing Suburban development in Kettering and the areas east and south along Church Road Corridor.*

☐ *Within Community IX, beyond the Evangel Temple property fronting on Central Avenue, the extensive undeveloped properties making up the majority of the Black Branch drainage basin are*

recommended for Large Lot development. However, in addition to the traditional large lot subdivisions, alternative low-density development techniques should be considered for large parcels and/or consolidated acreage where the alternative techniques, including the proposed "Village Overlay" concept, will preserve aspects of the low-density rural character.

These guidelines specific to the Oak Creek Club site, (Community IX,) are reflected in the Comprehensive Design Plan. The golf element reduces some lot acreages, but the overall density is maintained. The net result is a significant increase in total open space, which provides, along with larger lots at the project perimeter, a transition from the Kettering Community. In addition to the extensive unlotted acreage in the project, the proposed treatment along Church Road and Oak Grove Road will preserve the low-density character.

From "Circulation and Transportation"

- *To facilitate the safe and orderly movement of both local and through traffic by minimizing conflicts where possible between types of traffic and by reducing through traffic in residential areas.*

There are three intersections proposed along Church Road from which the site will be accessed. One additional access point along Oak Grove Road will be aligned with the proposed entrance to Perrywood subdivision. The location of the village center adjacent to Church Road will provide convenient access for residents of Oak Creek Club and allow access for other communities without drawing traffic through the project.

- *Properties adjacent to PT-1, ~~A-44~~, A-58, US 50 (1-595), MD 3/US 301, Central Avenue and area railroads should be required, at the time of subdivision or building permit approval, to preserve existing vegetation and/or to have a landscape/buffering plan approved. Such plans should provide appropriate noise and visual mitigation measures to reduce the impact of these new or improved transportation facilities on future development.*

The proposed golf course will provide a buffer of at least 300 feet along the railway east of the property. ~~Proposed lots adjacent to A-44 will be set back 100 feet to allow screening, berming or preservation of~~

~~existing trees where possible to provide an adequate buffer.~~

☐ *Occupants of new developments adjoining highways shall be protected from visual intrusion by the use of reverse frontage, setbacks, landscaping and fencing, as required by County Ordinances, and should be protected from the negative impacts of noise and air pollution to the degree that it is legally possible.*

☐ *Church Road (C-48), Enterprise Road (A-27), and Iceland-Oak Grove Road (C-S6) should be designed to preserve their scenic qualities in accordance with the recommendations for these roads. Efforts to minimize access points, preserve existing natural vegetation/buffering, and provide landscaped monumental entrances to internal subdivision streets should be demonstrated at the time of development review. The Collector Boulevard concept would be appropriate on collector facilities.*

Particular attention is given to the frontage along Church Road and Oak Grove Road. Open space and golf course development provide adequate buffer from visual and noise impacts. However, lots fronting on these roads will be deep to allow for sufficient house setback and preservation of trees between the house and the highway wherever possible. The scenic nature of these two roads is evident by the number of mature roadside trees and established groves. The Comprehensive Design Plan proposes that improvements to Church Road be carefully planned to maximize preservation of tree rows and significant scenic features.

☐ *Properly designed street networks should be provided to facilitate desired traffic flow and continuity. Arterials should not be through a neighborhood, residential streets should be designed to discourage through traffic, and points of ingress and egress should be minimized to avoid conflicts with through traffic flow while retaining adequate access to properties.*

The Comprehensive Design Plan reflects the design guidelines set forth in the Master Plan. Points of access are limited and there is no provision for through traffic.

From “Environmental Envelope”

☐ *To identify natural and manmade features that have a significant influence on the environmental and aesthetic quality of the Planning Areas.*

☐ *To locate development according to the opportunities and constraints presented by local environmental characteristics.*

☐ *To guide development in a manner that will minimize any adverse impacts on the natural environment, giving particular emphasis to the protection of significant rare natural features and tree preservation.*

The natural features of greatest importance include Black Branch, its tributaries and associated wetlands, mature groves of trees and established tree rows, ridge lines and soils. Oak Creek Club maximizes development of existing farmed fields in order to preserve as many trees as possible. Streams and drainage ways are preserved and frequently used to define neighborhoods. The golf course is designed to take advantage of areas that otherwise could not be developed without much clearing and grading. The golf holes will be laid out to utilize natural features to define boundaries and create a pleasing visual element. Ridgelines will be developed to take advantage of views and establish points of visual reference.

☐ *To define a permanent open space system comprised of private, governmental, and institutional facilities.*

475± acres of the total project will remain in some type of open space as golf course, parkland or private HOA space, excluding the school site.

☐ *To ensure the provision of adequate open space within each community based on application of adopted M-NCPPC park and recreation standards.*

The plan will provide 113± acres of land to be dedicated to M-NCPPC, including a 35-acre active

park site.

☐ *To maintain the natural character and aesthetic qualities of stream valleys and wetlands -- properly planning for stormwater management to prevent loss of life, minimize property damage, and avoid interruption of services*

Disturbances to wetland and stream valleys will be minimized. Stream crossings will be limited. Stormwater management ponds will be located outside of the floodplain. Black Branch will be crossed by roads at only one point to access the northwest corner of the site. Crossing of the smaller tributaries will be limited.

☐ *To encourage the use of careful site planning and construction techniques to minimize the adverse impact of noise, vibrations, fumes, visual intrusion, etc. on the human environment.*

Noise from Church Road will be addressed by using the golf course for a buffer, by maintaining other open space buffers or by establishing extra deep lots to allow adequate house set-back and screening.

☐ *Black Branch - Public sewerage should only be considered in Black Branch on a limited basis for large parcels utilizing unified planned development and alternative low-density development techniques. The introduction of extensive sewer lines into this basin will require CIP funded facilities.*

There will be limited utility crossings of Black Branch.

☐ *To maintain water quality to provide for the protection and propagation of fish and wildlife and the enjoyment of water recreation activities.*

A number of stormwater ponds will be constructed; many will double as golf course amenities. The golf course management plan will provide for stream and ground-water monitoring and an integrated pesticide/fertilizer program.

SECTION VIII

COMPLIANCE WITH ZONING ORDINANCE

§27-521 – Required Findings for CDP Approval.

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

(1) The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

Comment: The subject Comprehensive Design Plan is in compliance with all the conditions of approval, (see Compliance with Basic Plan section for more detail in this text). Development areas and open space areas are still being provided in the same areas. Roadways, trails, and recreational facilities are approximately in the same location as shown on the Amended Basic Plan. As previously approved with respect to the parent CDP approvals, CDP-9902-06 and CDP-9903-05 both conform to the approved Basic Plan A-8427-C-02, A-8578-C-02, and A-8579-C-02 (as amended by the pending Basic Plan amendment applications, A-8427-01, A-8578-01, A-8579-01).

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

Comment: Provisions of public facilities over and beyond what is required, allows for the requested increase in density for the R-L Zone. In the case of the L-A-C Zone, no density increases have been taken, but an excess of facilities are still to be provided. This combination creates a better environment than the conventional zone that was the alternative. As previously approved with respect to the parent CDP approvals, CDP-9902-06 and CDP-9903-05, the Proposed Development will 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 unique mix of facilities provided at Oak Creek Club are discussed in the Recreational Guidelines section of this text. As previously approved with respect to the parent CDP approvals, approval of CDP-9902-06 and CDP-9903-05 is warranted by the way in which the comprehensive design plan includes design elements, facilities, and amenities. Additional housing within the Oak Creek Club development will continue to satisfy the needs of the residents of the Oak Creek Club development.

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

Comment: Generous setbacks and buffering on the proposed development will ensure compatibility with the adjacent land use, zoning, and facilities in the immediate surroundings. As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to 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;

Comment: Within the Design Guidelines section of this text are detailed specifications for building coverage, open space setbacks, and circulation access points. Each housing type has a separate set of guidelines to guarantee compliance within and between the different neighborhoods. As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to be compatible other land uses and facilities covered by the CDP's in relation to amounts of building coverage and open space, building setbacks from streets, abutting land uses, and 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;

Comment: Development phasing of Oak Creek Club is discussed in more detail within the "Staging Plan" section. Each neighborhood is serviced by a recreational facility. The L-A-C Zone houses the majority of the community services. The historic site, a church, and a community service center provide a focal point for the development. The Proposed Development is not proposed to be staged. Accordingly, this provision is inapplicable to this CDP application.

(7) The staging of development will not be an unreasonable burden on available public facilities;

Comment: Development phasing of Oak Creek Club is discussed in more detail within the "Staging Plan" section. Each neighborhood is serviced by a recreational facility. The L-A-C Zone houses the majority of the community services. The historic site, a church, and a community service center provide a focal point for the development. The Proposed Development is not proposed to be staged. Accordingly, this provision is inapplicable to this CDP application.

(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 of important historic landscape features in the established environmental setting;

Comment: Preservation of the exterior architectural features and the historic landscape features are a part of the restoration plans for Bowieville Mansion. The adaptive use will not adversely affect or change the existing house or surrounding landscape features. This CDP application does not propose any adaptive use of a Historic Site. Accordingly, this provision is inapplicable to this CDP application.

(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

Comment: Restoration of the historic site to its original state will preserve the integrity and character of the Bowieville Mansion. The adaptive use will not interfere with the architectural features, but will enhance them. This CDP application does not propose any adaptive use of a Historic Site. Accordingly, this provision is inapplicable to this CDP application.

(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of an Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;

Comment: No enlargement or extension of the Historic Site is proposed at this time. The existing house will be restored and slight modifications will be made to accommodate the new adaptive use. This CDP application does not propose any adaptive use of a Historic Site. Accordingly, this provision is inapplicable to this CDP application.

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

Comment: The plan takes into consideration the applicable design guidelines set forth in the above mentioned section to produce an historic site analysis. A list of possible uses are mentioned within the "Bowieville Historic Site" section of this text. Further decisions concerning the Historic Site use will take place at the Specific Design Plan stage. (See L-A-C CDP Amendment for detailed proposal for historic site). As previously approved with respect to the parent CDP approvals, the additional single-family detached dwellings proposed by CDP-9902-06 and CDP-9903-05 will continue to incorporate and comply with the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of the Prior Zoning Ordinance.

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

Comment: The Applicant has submitted a Type 1 Tree Conservation Plan in connection with this CDP application. The Proposed Development will conform to the Type 1 Tree Conservation Plan.

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

Comment: No regulated environmental features exist in the area of amendment of subject CDP-9902-06 and

CDP-9903-05. Accordingly, this provision is inapplicable to this CDP application.

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

Comment: This provision is inapplicable to the Proposed Development.

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

Comment: This provision is inapplicable to the Proposed Development.

SECTION IX

FIGURES

Figure 6A-Environmental Constraints East

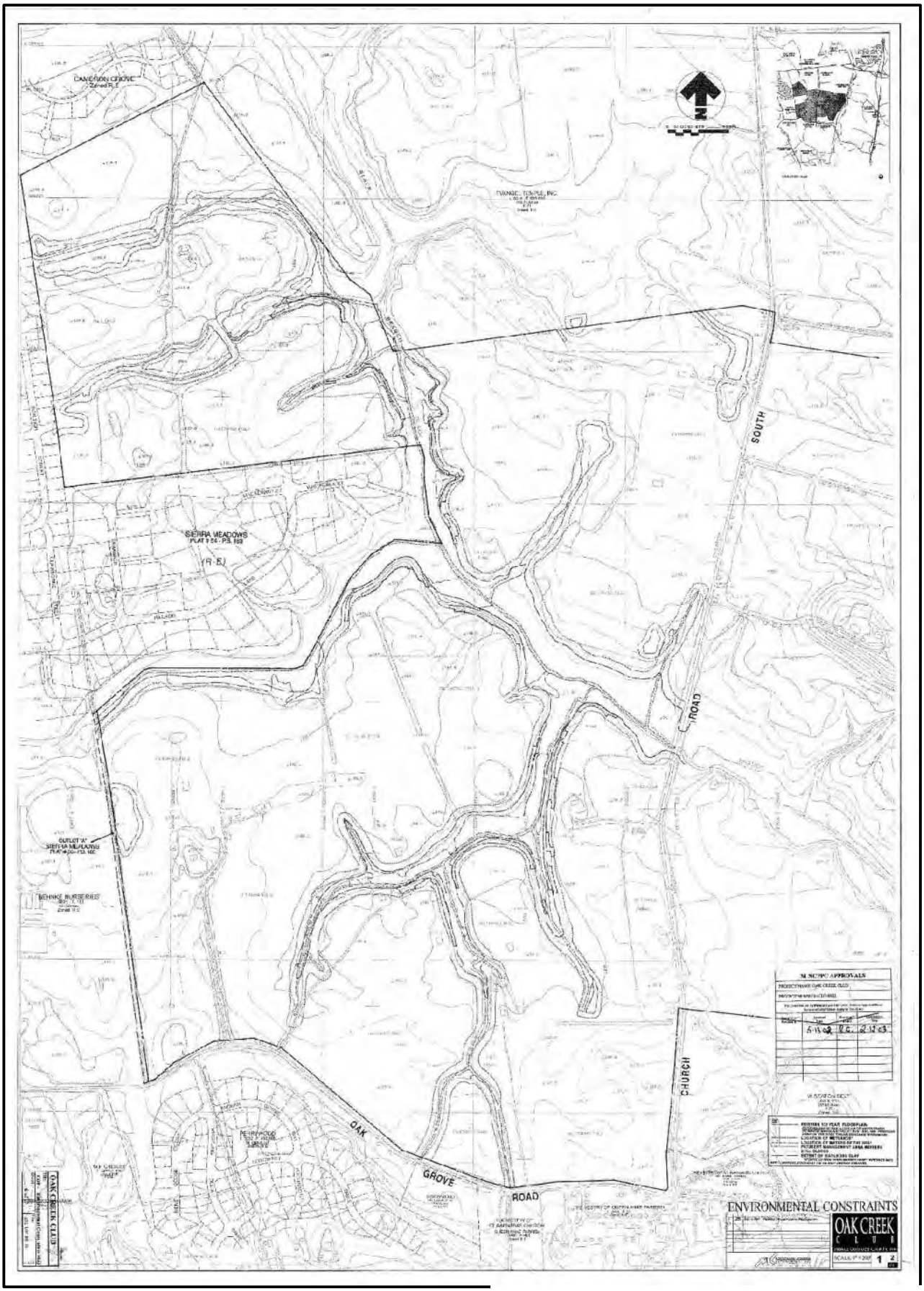


Figure 6A-Environmental Constraints West

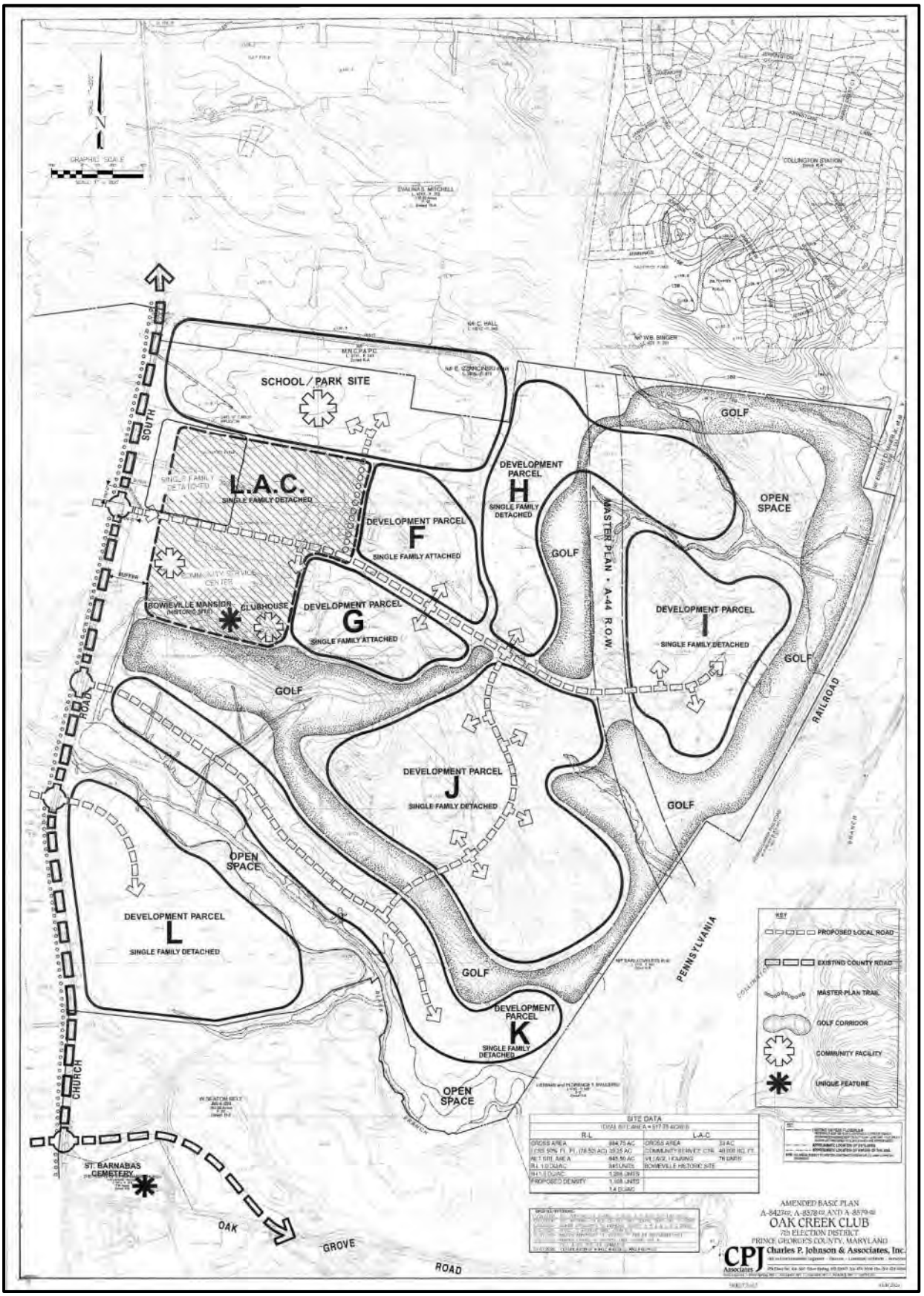


Figure 7A-Basic Plan East

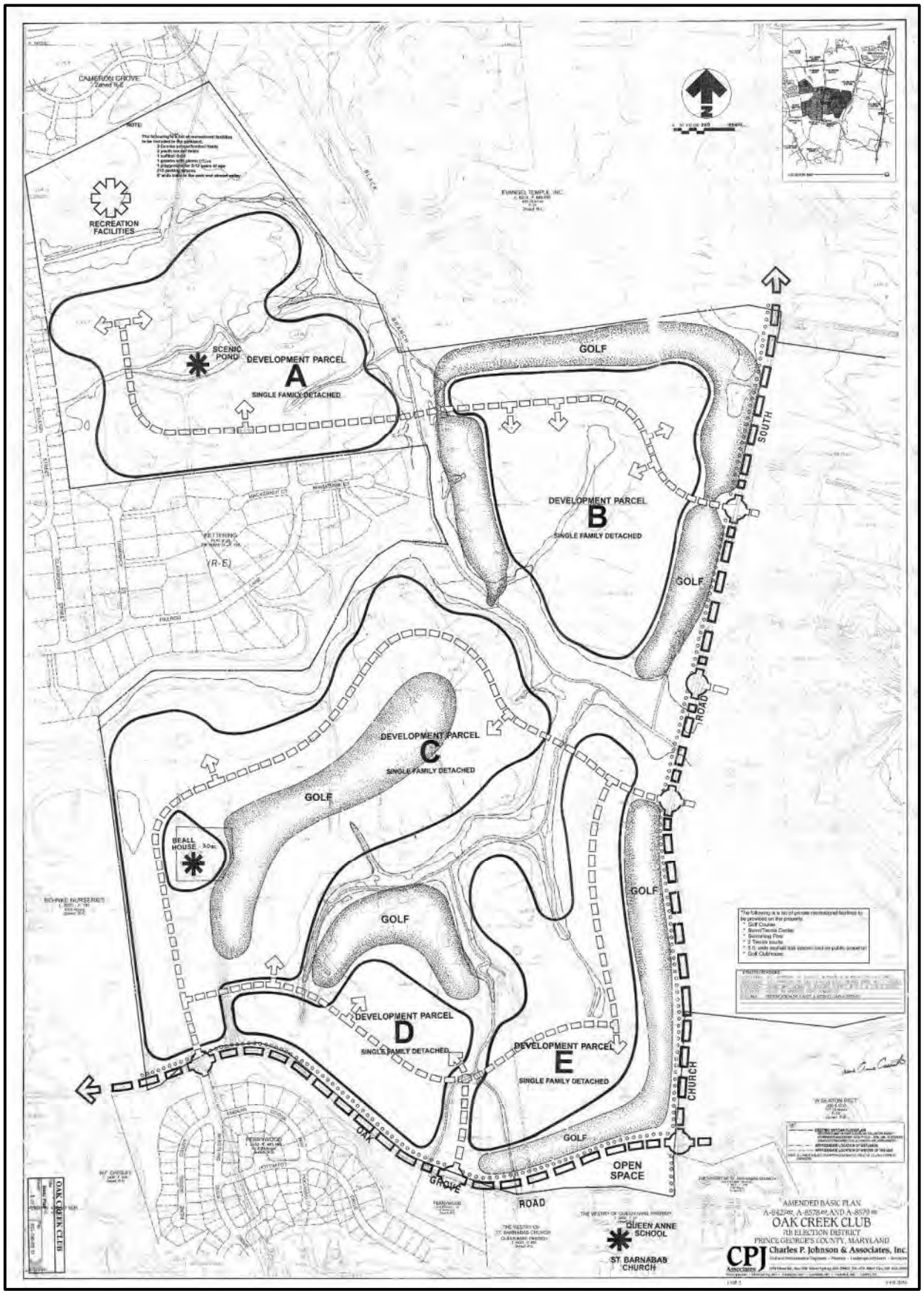


Figure 7B-Basic Plan West

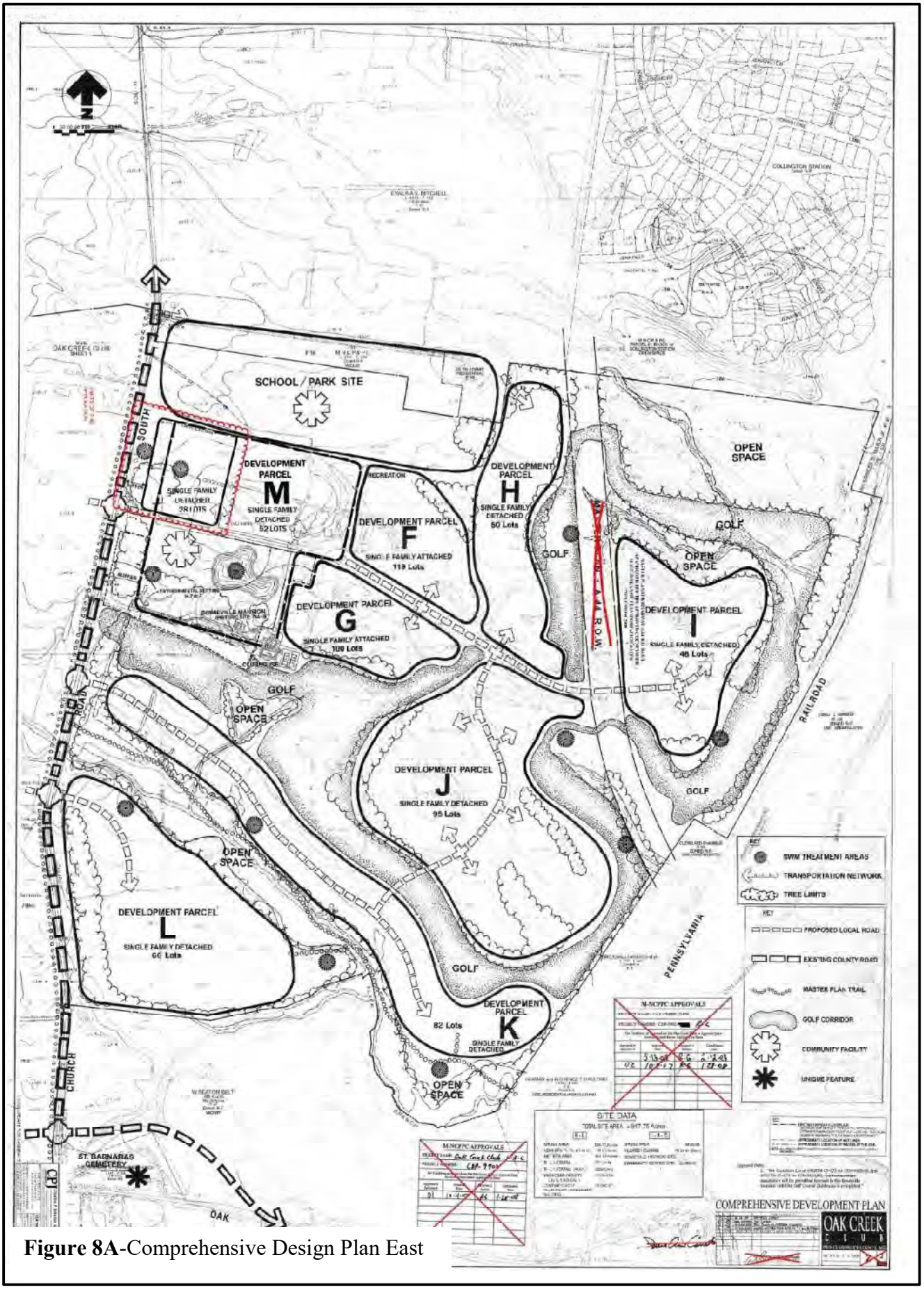


Figure 8A-Comprehensive Design Plan East

Figure 8B-Comprehensive Design Plan West

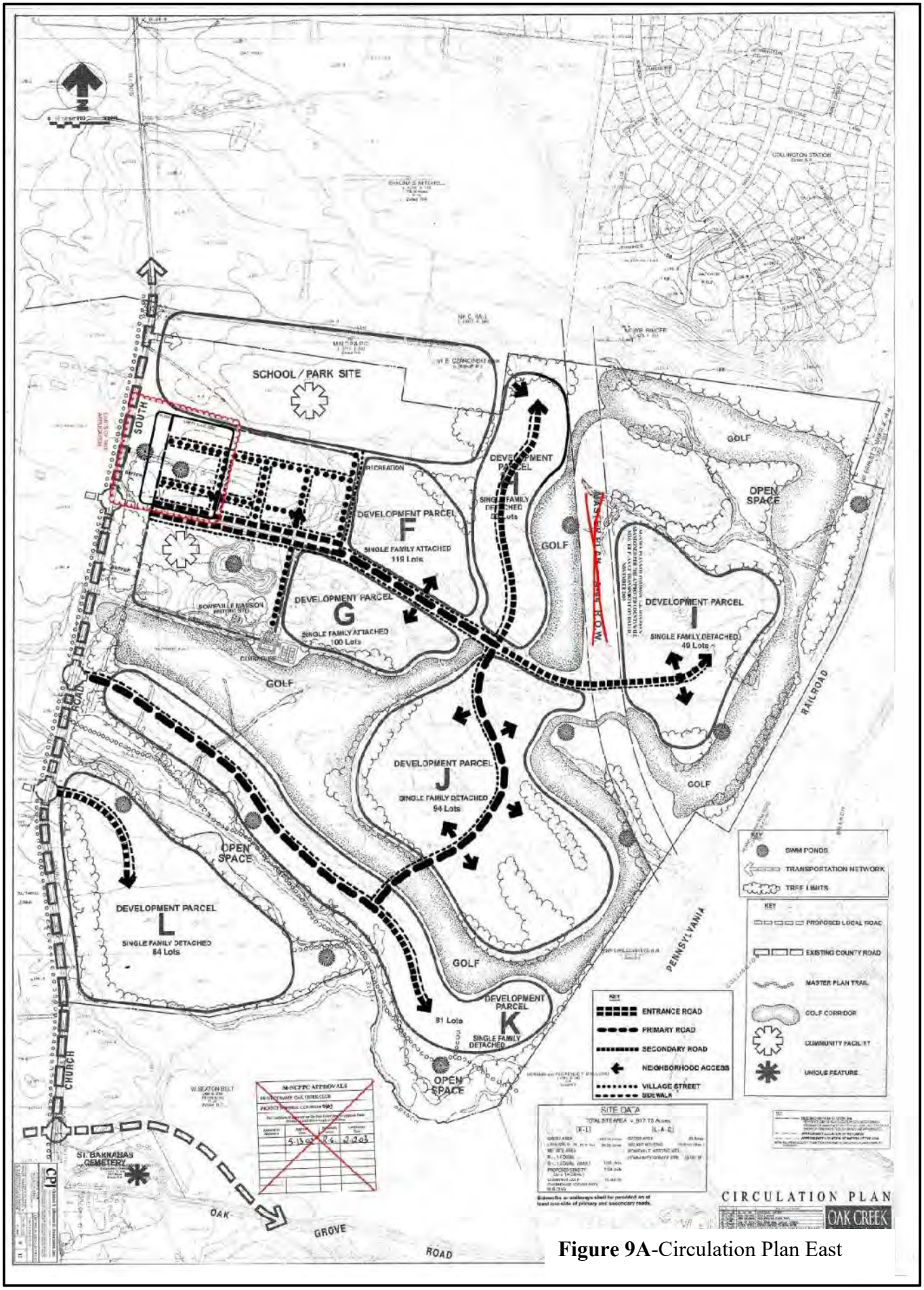


Figure 9A-Circulation Plan East

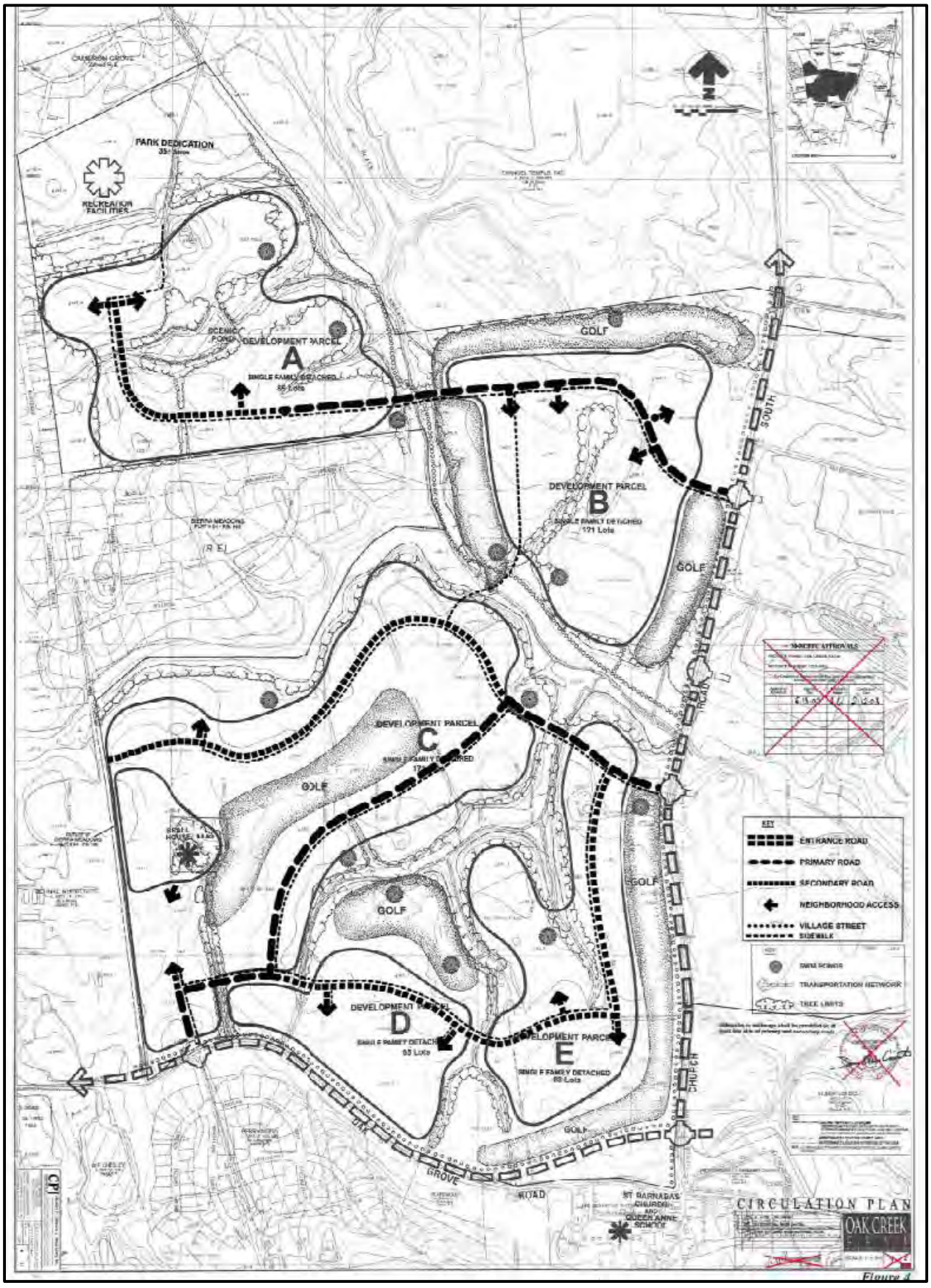


Figure 9B-Circulation Plan West

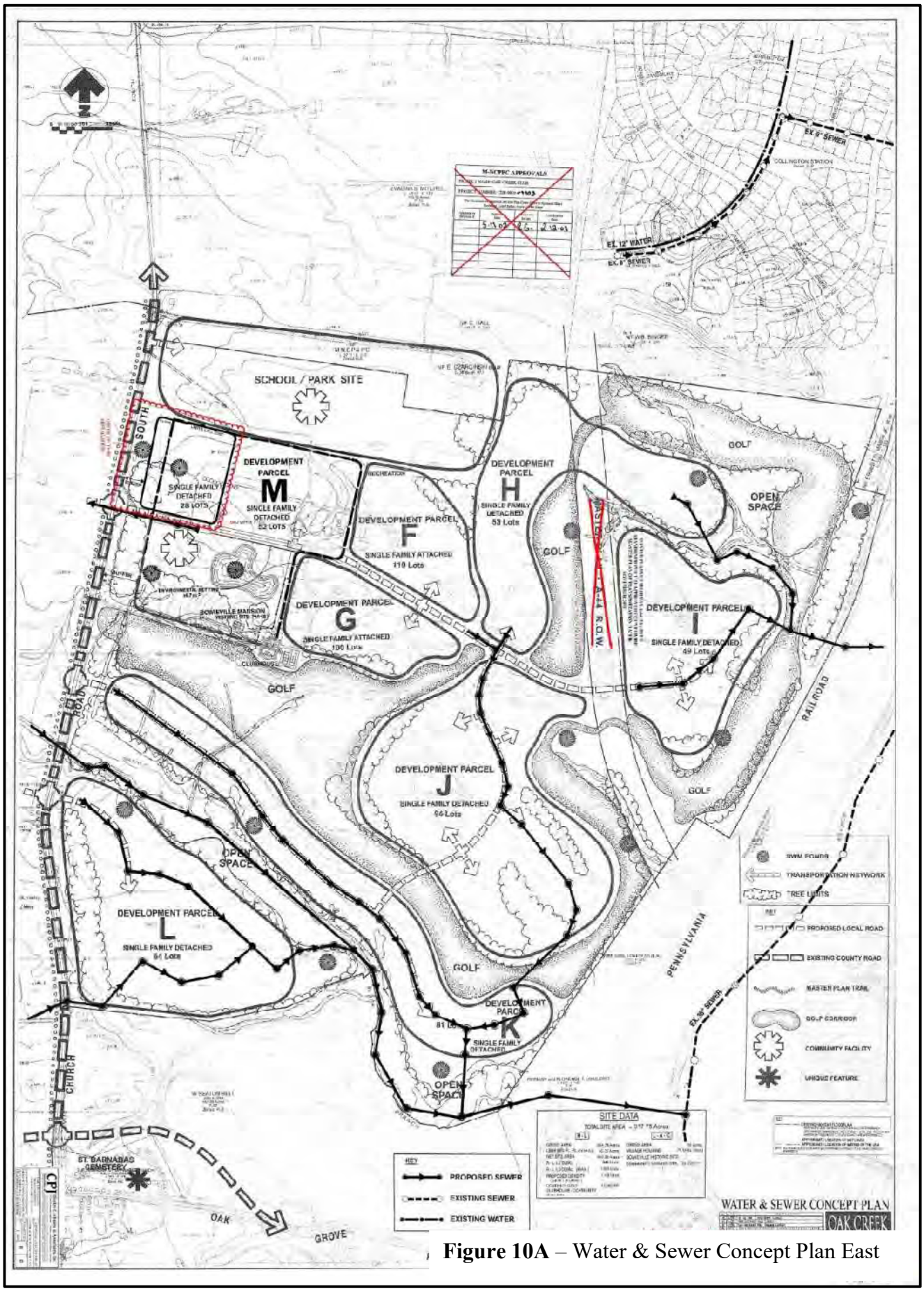


Figure 10A – Water & Sewer Concept Plan East

Figure 10B – Water & Sewer Concept Plan West

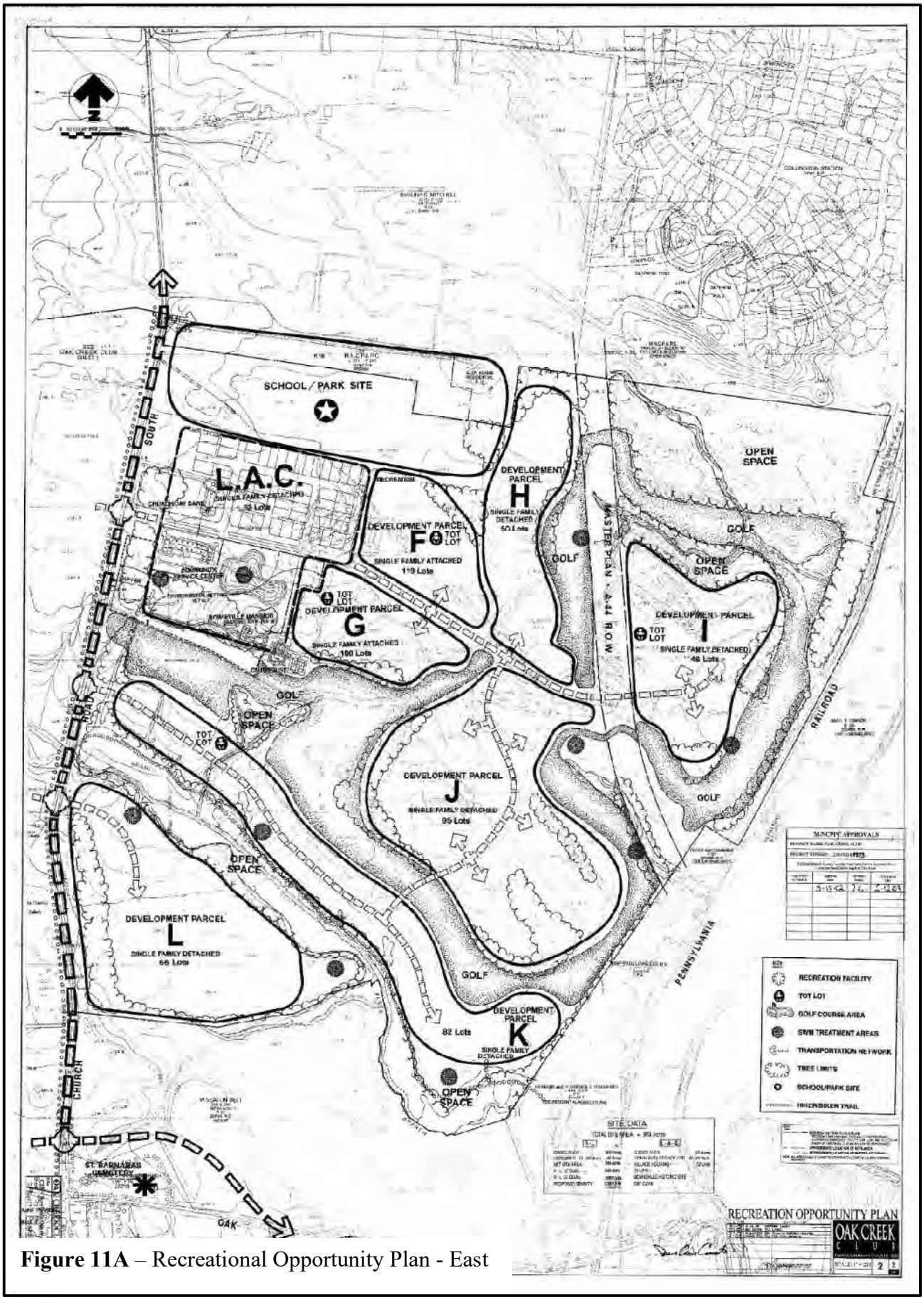


Figure 11A – Recreational Opportunity Plan - East

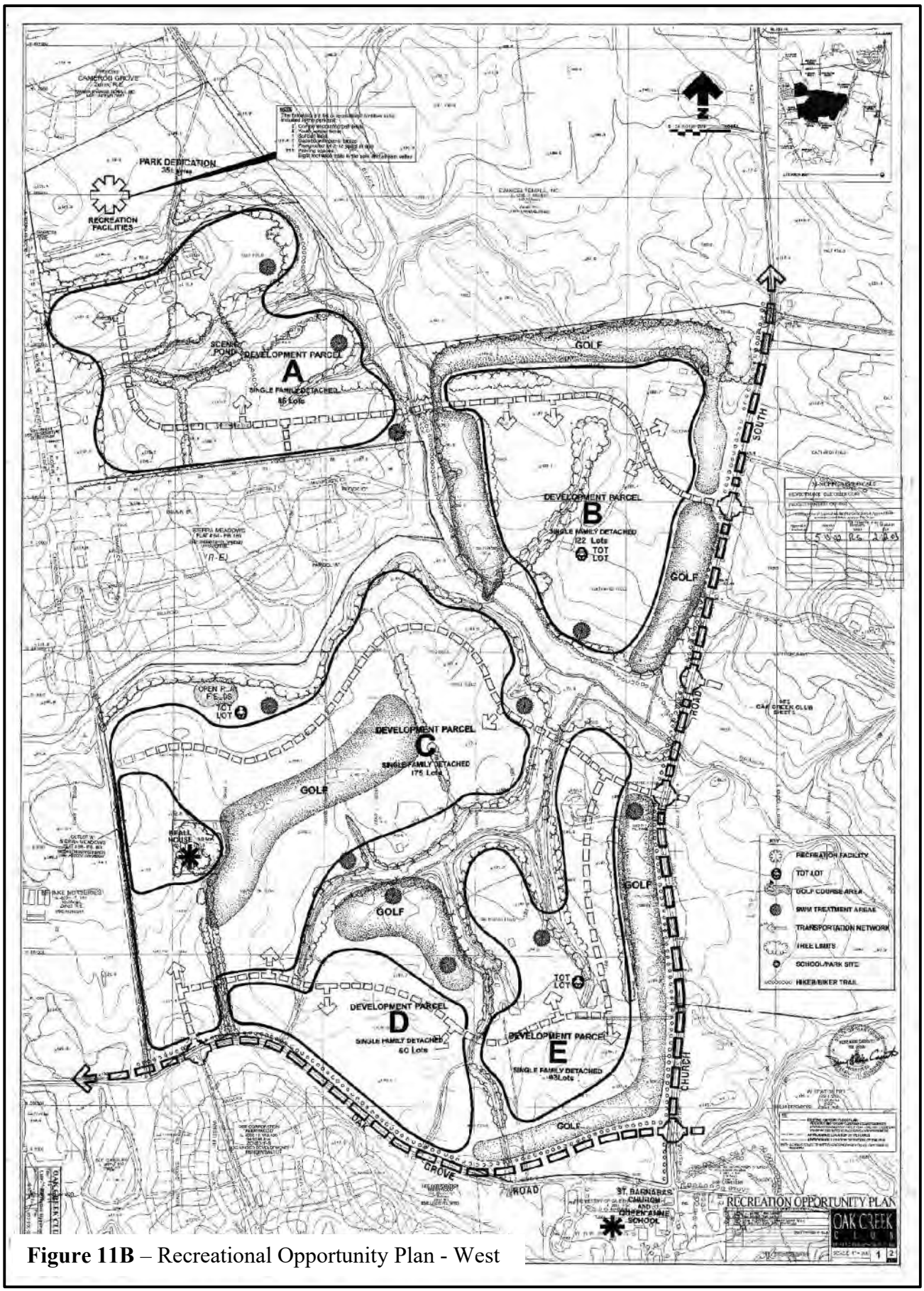


Figure 11B – Recreational Opportunity Plan - West

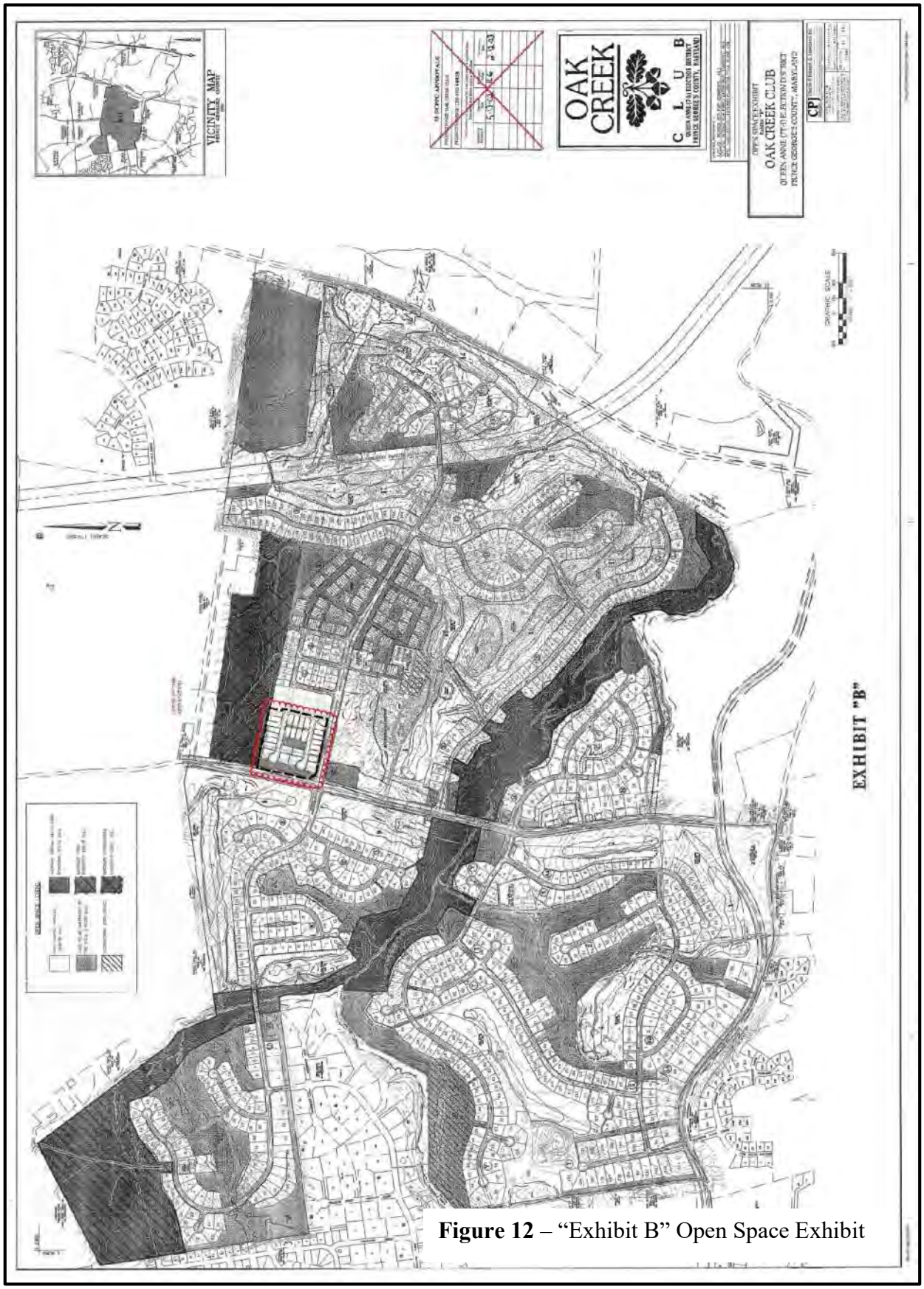


Figure 12 – "Exhibit B" Open Space Exhibit

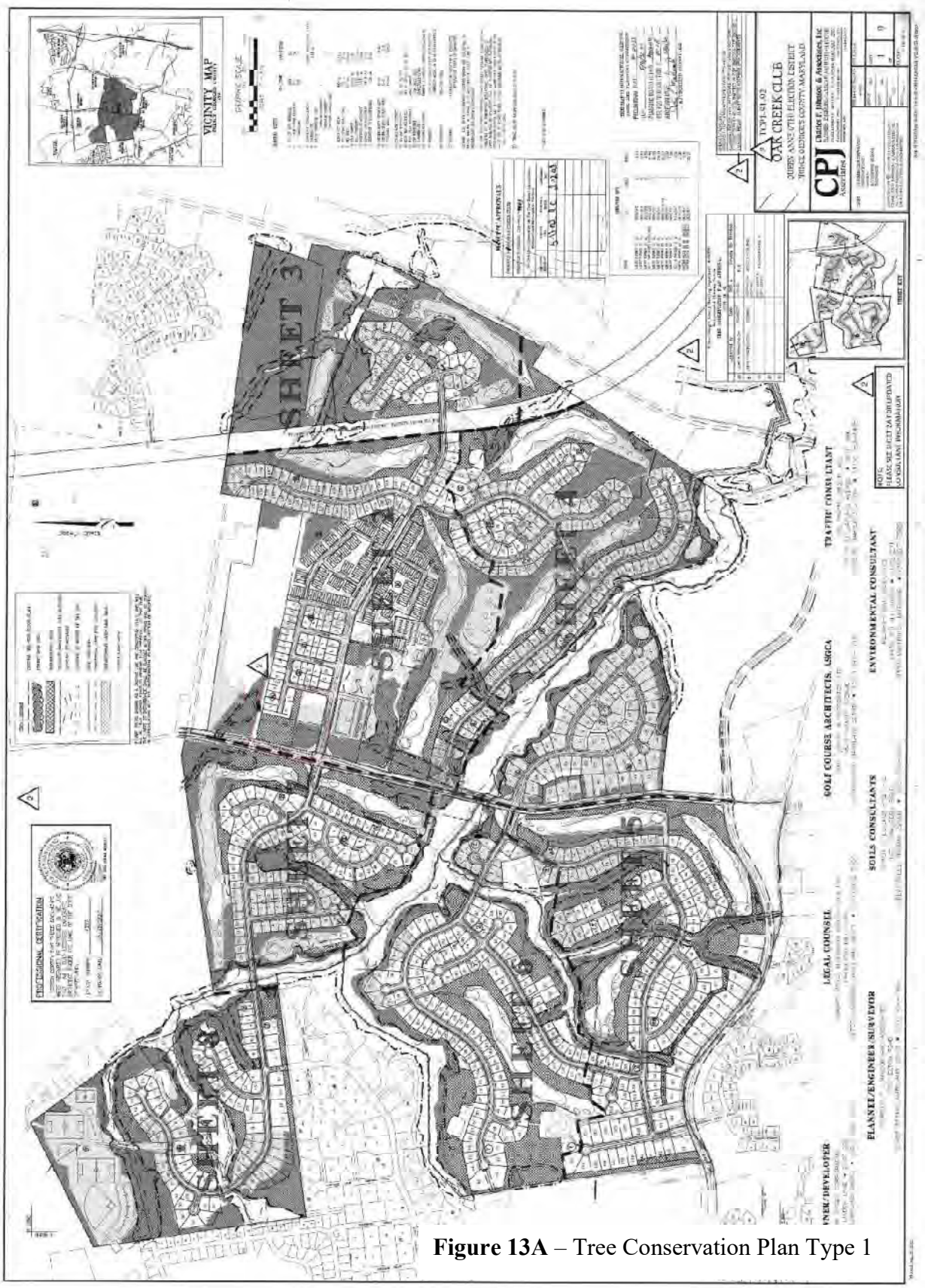


Figure 13A – Tree Conservation Plan Type 1

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

		R-L	L-A-C		
1	Zone:				
2	Gross Tract	884.75	33.00		Include acreages only in columns
3	Floodplain:	78.50	0.00		for which there is a corresponding zone.
4	Previously Dedicated Land	0.00	0.00		
5	Net Tract (NTA):	806.25	33.00	0.00	
6	Property Description or Subdivision Name:	Oak Creek Club			
7	TCP1 Number	TCPI-81-92			
8	Is this site subject to the 1989 Ordinance?	No			
9	Break-even Point (preservation acres) =	254.13			
10	Acres of Net Tract clearing permitted w/o reforest	190.49			

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

11	Existing Woodland on Net Tract (acres)	444.62						
12	Existing Woodland in Floodplain (acres)	72.24						
13	Woodland Conservation Threshold (WCT) =	24.61%	206.51					
14	Smaller of 11 or 13		206.51					
15	Woodland above WCT		238.11					
16	Plan Number: (This must be completed for each phase)	SDP-0306	SDP-0305 & SDP-0610	SDP-0411, 0610 & 1501	SDP-0417	MNCPPC		
17	Plan Phase or Name:	Golf Course	Landbays "A"-J	Landbays "M"-O	Landbays "K"-L	Park	School/Park Site	
18	TCP2 Number for this Phase or Section	TCP2-97-95	TCP2-109-03	TCP2-94-04	TCP2-51-05	TCP2-96-06	Future	
19	Revision Number	11	06	08	02	00		
20	Status	pending	pending	Approved	Approved	Approved		
21	Approval Date	2/28/2017	7/11/2013	10/25/2018	8/28/2014	9/22/2006		Total
22	Total area in this application (acres)	255.40	314.70	206.65	68.75	35.57	26.48	917.75
23	Floodplain area in this application (acres)	0.16	26.94	30.35	11.41	1.64	0.00	78.50
24	Net Tract area in the application (acres)	257.24	287.76	176.50	57.34	33.93	26.48	839.25
25	Woodland on the Net Tract for this phase (acres)	144.06	173.89	69.84	25.41	31.31		444.62
26	Woodland in the Floodplain for this phase	7.68	26.91	28.22	7.78	1.64		72.23
27	Woodland Cleared on Net Tract for this phase	64.77	134.84	15.95	7.68	16.02		240.26
28	Woodland Cleared in Floodplain for this phase	0.58	1.77	1.23	0.23	0.05		3.86
29	Off-site Woodland Clearing (1:1)	0.00	1.06	0.00	0.00	0.00		1.06
30	Off-site WCA being provided on this property (preservation)	18.00	0.00	0.00	0.00	0.00		18.00
31	Off-site WCA being provided on this property (aff/reforestation)	0.00	0.00	2.96	0.00	0.00		2.96
32	Cummulative acres of Net Tract Woodland cleared	64.77	199.61	216.56	224.24	240.26		
33	Cummulative acres of Floodplain woodland cleared	0.58	2.35	3.58	3.81	3.86		
34	Woodland Cleared above WCT (Smaller of 15 or 32)	64.77	199.61	216.56	224.24	238.11		
35	Woodland Clearing below WCT	0.00	0.00	0.00	0.00	2.15		
36	Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00	0.00	4.31		
37	Replacement for clearing above the WCT (0.25 : 1)	16.19	49.90	54.14	56.06	59.53		
38	Replacement for clearing below the WCT (2 : 1)	0.00	0.00	0.00	0.00	4.31		
39	Afforestation Threshold (AFT) =	19.80%	0.00	0.00	0.00	0.00		
40	Cumulative Woodland Conservation Required		241.29	277.83	286.25	288.40	294.07	

Latest phase indicates cumulative requirement through that phase of work

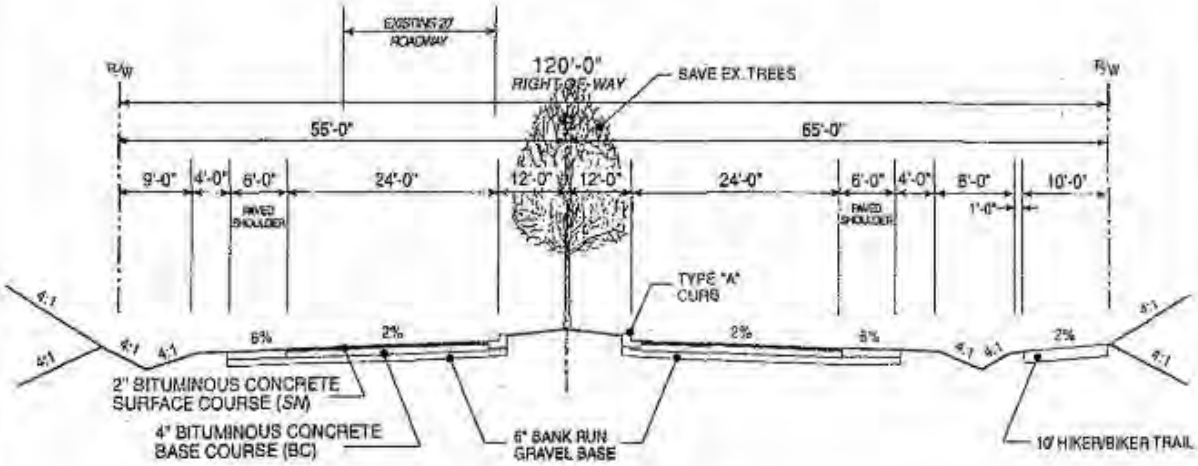
SECTION III - Meeting the Requirements

								Total
40	Woodland Preservation	72.96	48.51	24.25	17.01	15.22		177.95
41	Afforestation/Reforestation	33.51	4.84	9.70	7.67	1.67		57.19
42	Natural Regeneration	1.31	1.17	11.10				13.58
43	Specimen & Historic Tree Credit (CRZ area * 2)							0.00
44	Forest Enhancement Credit (area * 0.25)							0.00
45	Area approved for fee-in-lieu/ PFA							0.00
46	Area approved for fee-in-lieu/ Non-PFA	0.12						0.12
47	Credit for Off-site Conservation on another property	8.06	22.36	7.00		3.98		41.40
48	Off-site WCA (preservation) being provided on this property	18.00						18.00
49	Off-site WCA (afforestation) being provided on this property			2.96				2.96
50	Total Woodland Conservation Provided	133.96	210.64	265.65	290.33	311.20		311.20
51	Woodland saved on this phase but not counted	-11.67	-9.55	25.68	0.72	0.27		5.45
52	Existing Net Tract Woodland in later phases	316.56	144.78	74.92	49.51	18		605.75

18.00 acres of Off-site WCA (preservation) being provided on this within limits of TCPII-97-95, for Largo Plaza-Target Store (TCPII-071-95)
2.96 acres of Off-site Wetland Mitigation being provided within the limits of TCPII-94-04 for Kensington (TCPII-126-05) in accordance with the requirements of COE Permit #02-NT-0257/20026
0.12 Ac. fee-in-lieu to be provided by the owner of the telecommunications monopole located on Golf Course Parcel 27 (TCPII-097-95).
Area of Existing Woodland on Net Tract updated to 444.62 ac. to reflect woodlands created between 1997 (date of orig. FSD) & 2024 (TCP2-109-03-06).
4.88 Ac.for Pt. Parcel 3 ("Parcel OO), not included in any previous plan, added to TCP2-109-03. Pt. Parcel 3 with Parcel B make-up 8.09 Ac. referred to as "Landbay T".

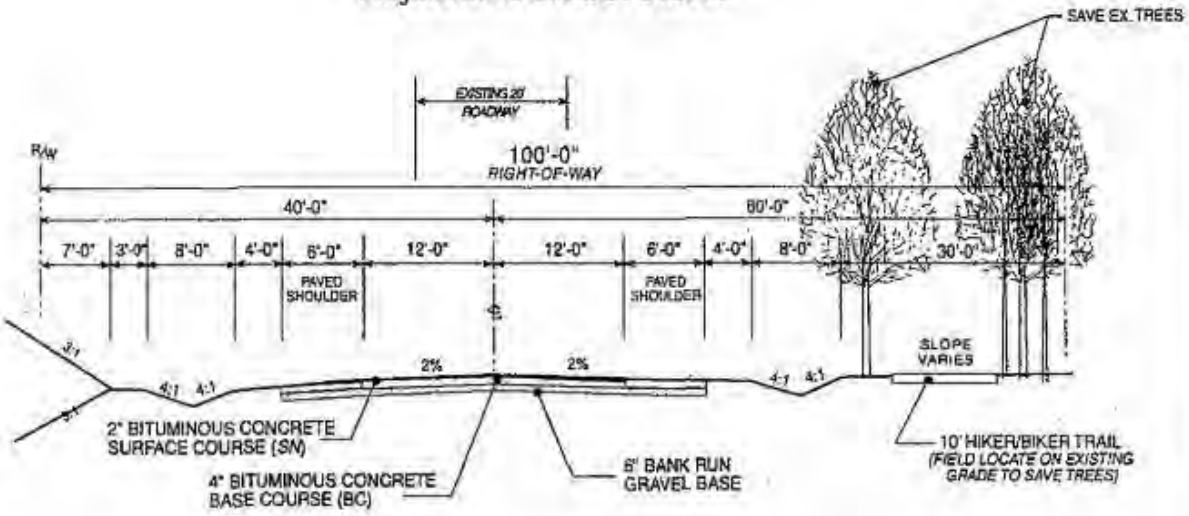
Prepared by: Andrew P. Funsch, PLA
License Number: MD #4207 Signature

Figure 13B – Type 1 Tree Conservation Summary



CHURCH ROAD

Adjacent to L.A.C. Parcel

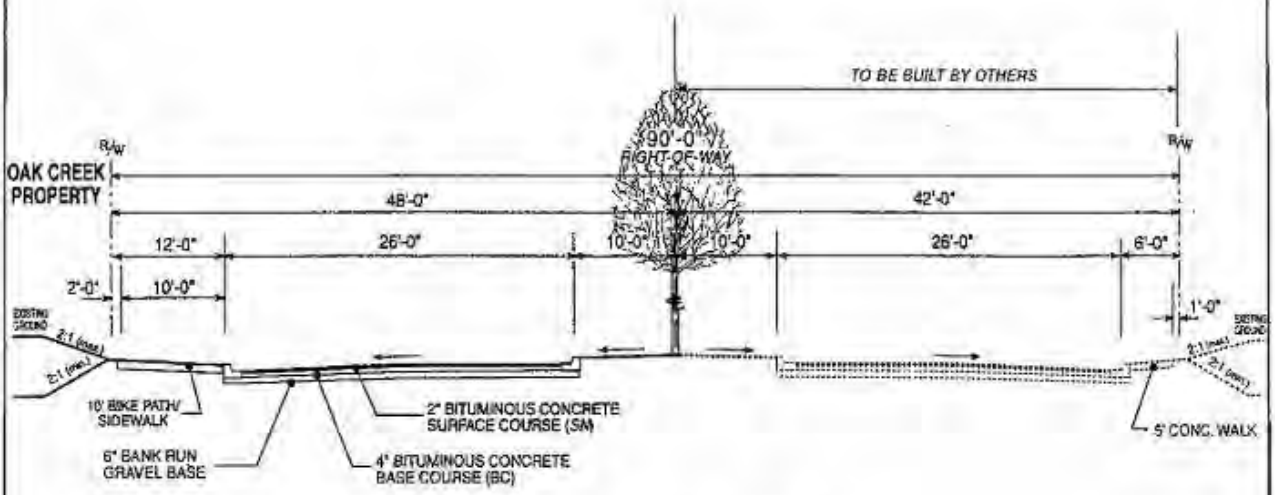


CHURCH ROAD

South of L.A.C. Parcel

Figure 14 – Church Road Sections

OAK CREEK
C L U B
Prince George's County, Maryland

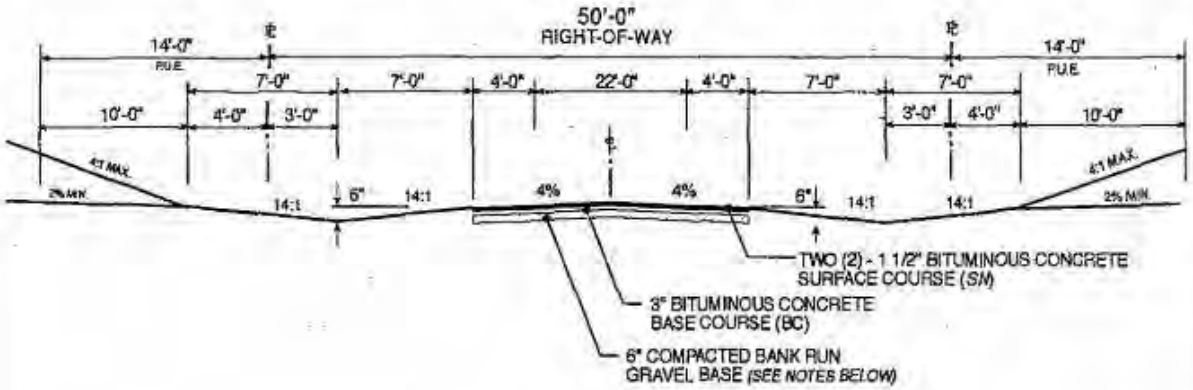


OAK GROVE ROAD

(LOOKING EAST)

Figure 15 – Oak Grove Road Sections

OAK CREEK CLUB
Prince George's County, Maryland

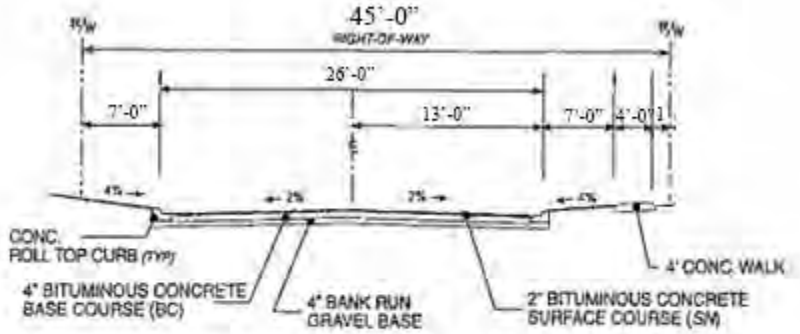


PRIMARY RURAL PRIVATE STREET

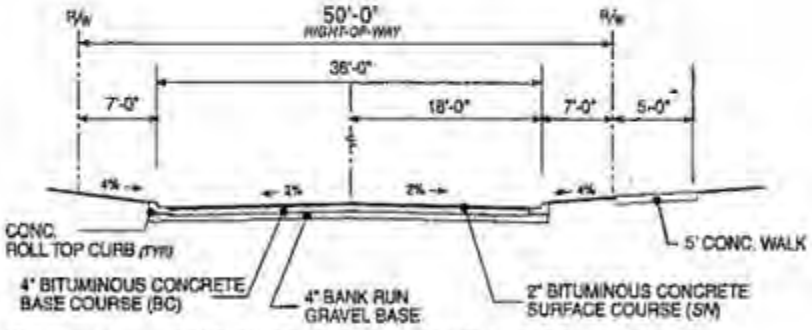
1. SUB-BASE TO MEET THE COUNTY COMPACTION REQUIREMENTS, OR 4" OF CR-6 IS REQUIRED.
2. WHERE EXPANSIVE CLATS ARE ENCOUNTERED BELOW PAVEMENT AREA ONE FOOT OF UNDERCUTTING IS REQUIRED AND REPLACE WITH GRANULAR MATERIAL.
3. ALL ROADS IN OAK CREEK ARE PRIVATE ROADS, AND WILL BE MAINTAINED BY H.O.A.

OAK CREEK
C L U B
Prince George's County, Maryland

Figure 16 – Primary Rural Private Street Section



45' R/W - PRIVATE SECONDARY ROAD

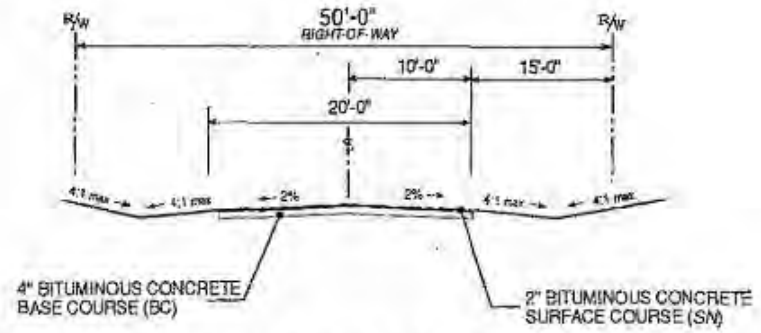


50' R/W - PRIVATE PRIMARY ROAD

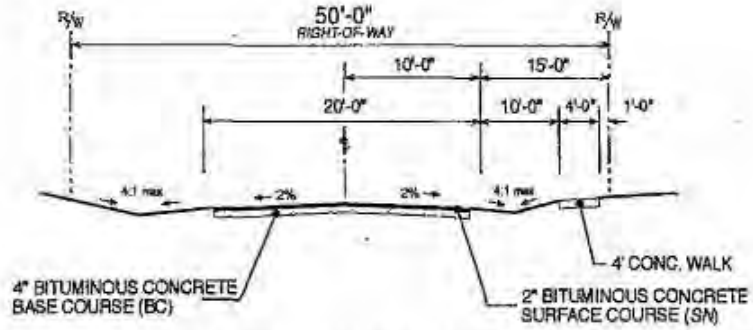
WITH CONCRETE WALK

Figure 17 – Private Secondary Road Section
Private Primary Road w/ Sidewalk Section

OAK CREEK
C L U B
Prince George's County, Maryland



50' R/W - PRIVATE SECONDARY STREET

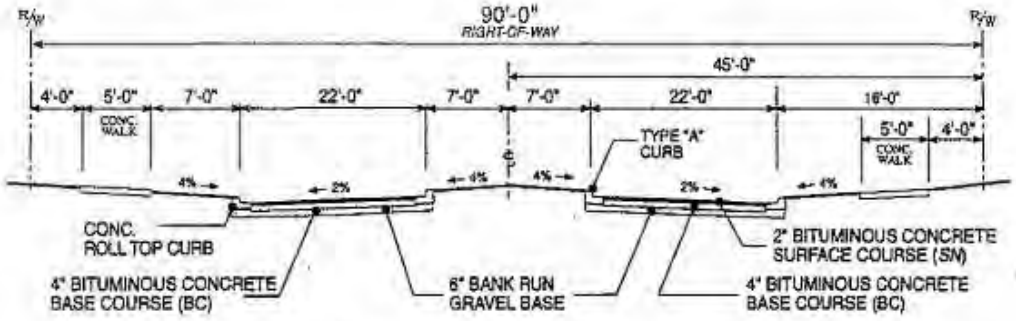


50' R/W - PRIVATE SECONDARY STREET

WITH CONCRETE WALK

Figure 18 – Private Rural Secondary Road Section
Private Rural Secondary Road w/ Sidewalk Section

OAK CREEK
C L U B
Prince George's County, Maryland



90' R/W - ENTRY ROAD - MAIN STREET

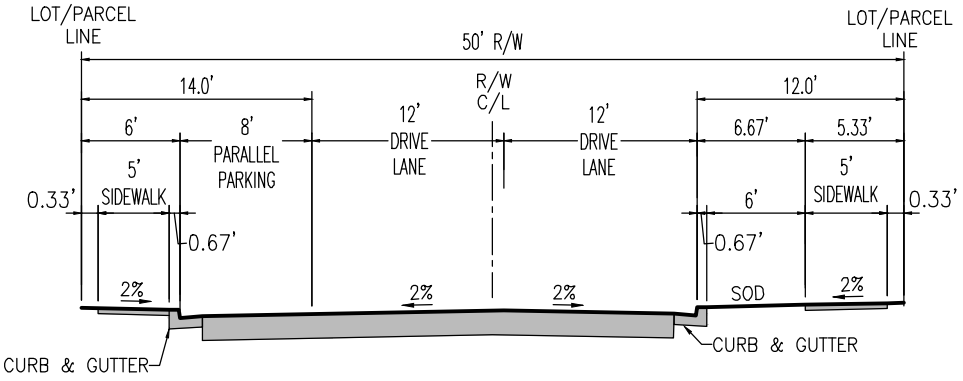
L.A.C. ZONE

Figure 19 Entry Road-Main Street Section

OAK CREEK CLUB
Prince George's County, Maryland

PRIVATE ROAD WITH PARALLEL PARKING – CROSS–SECTION

NOT TO SCALE



NOTE: THIS ROAD SECTION IS PROVIDED FOR THE PROPOSED 50' ROW WIDTH ABBEVILLE PLACE EXTENSION, THE PROPOSED 50' RIGHT–OF–WAY LANESBORO PLACE, AND ONE SIDE OF EXISTING 50' RIGHT–OF–WAY BAMBURG ROAD IMPACTED BY THE CONSTRUCTION OF THIS PHASE.

Figure 18 Private Road with Parallel Parking Spaces

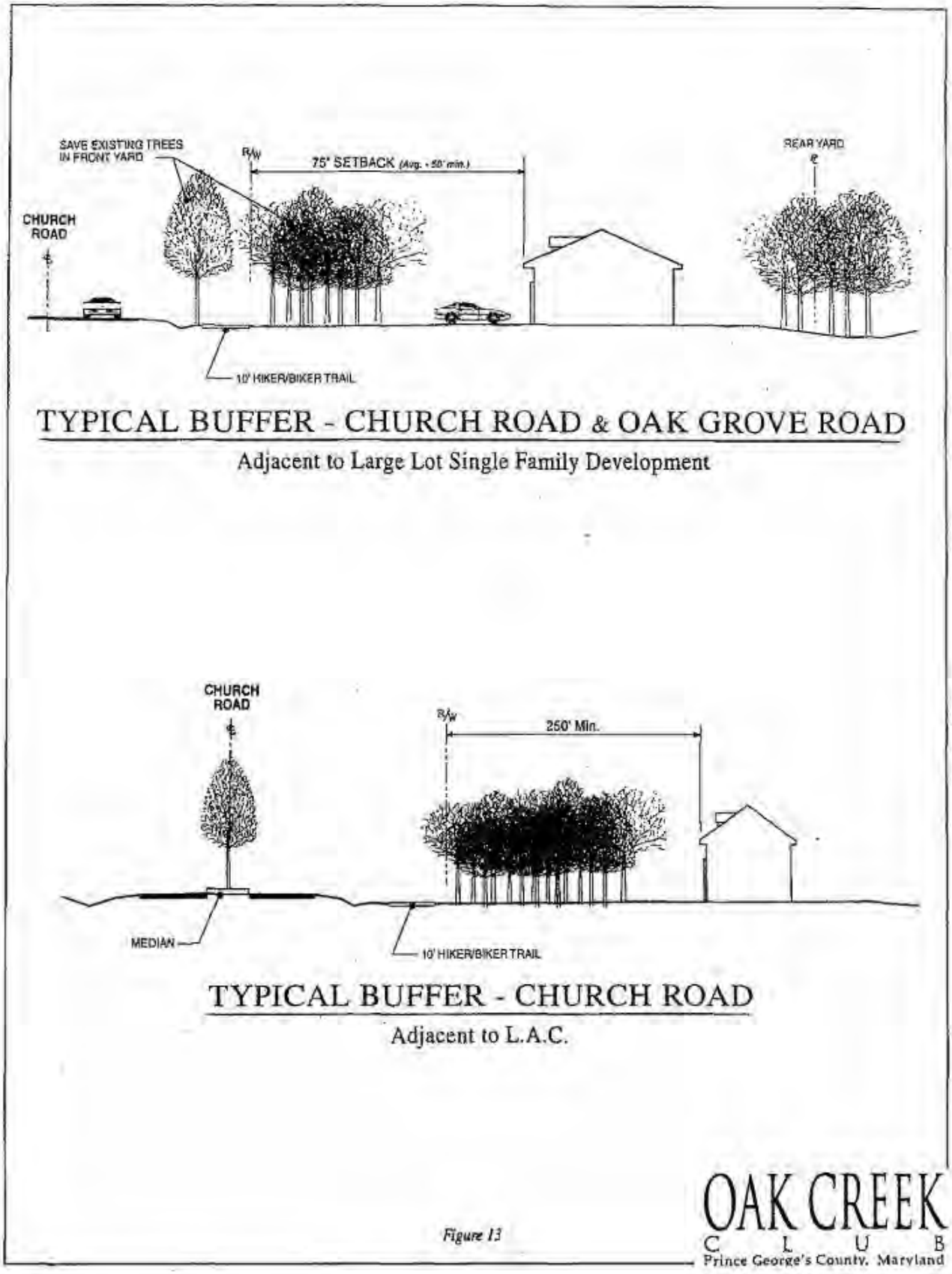


Figure 21 Typical Buffers

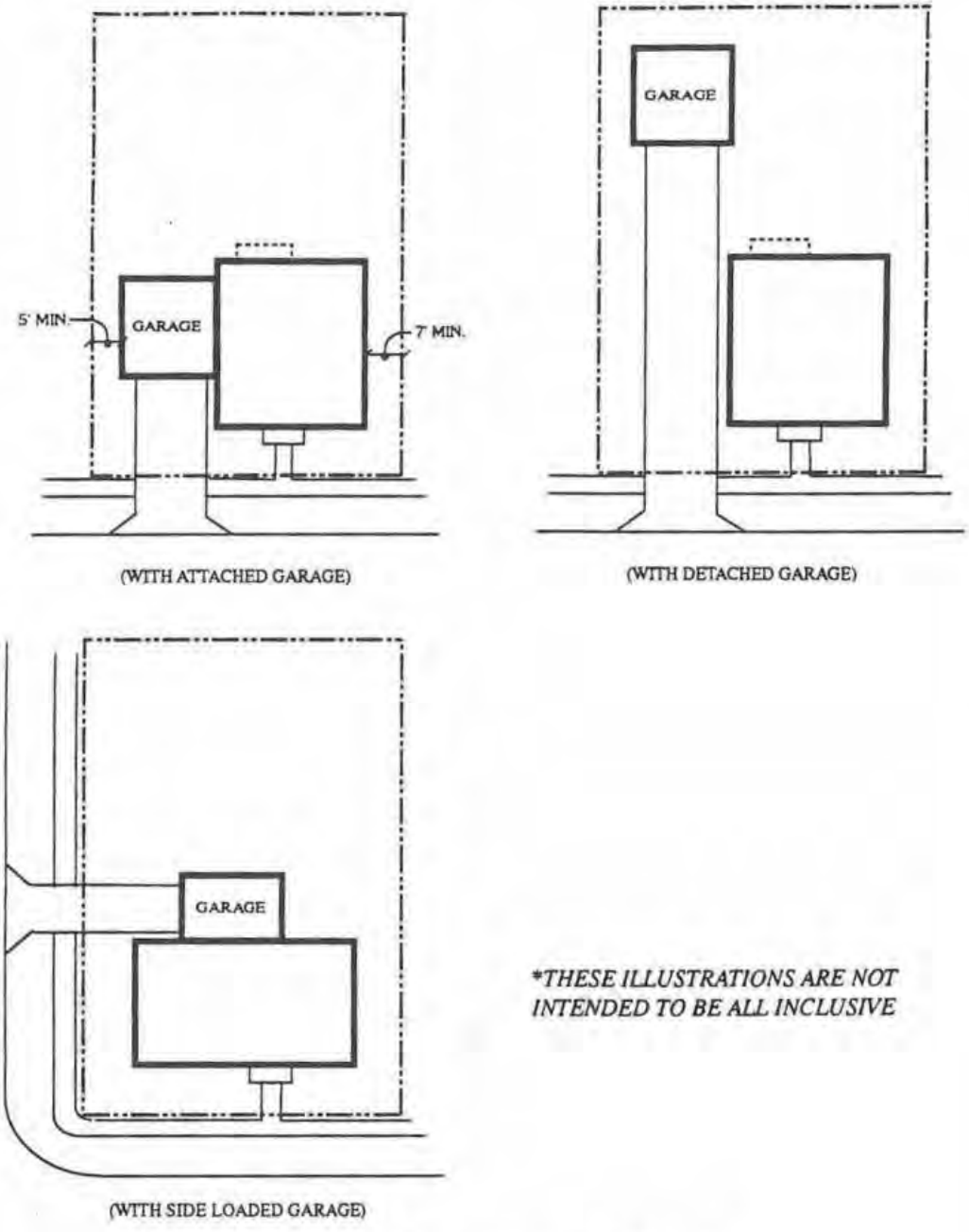
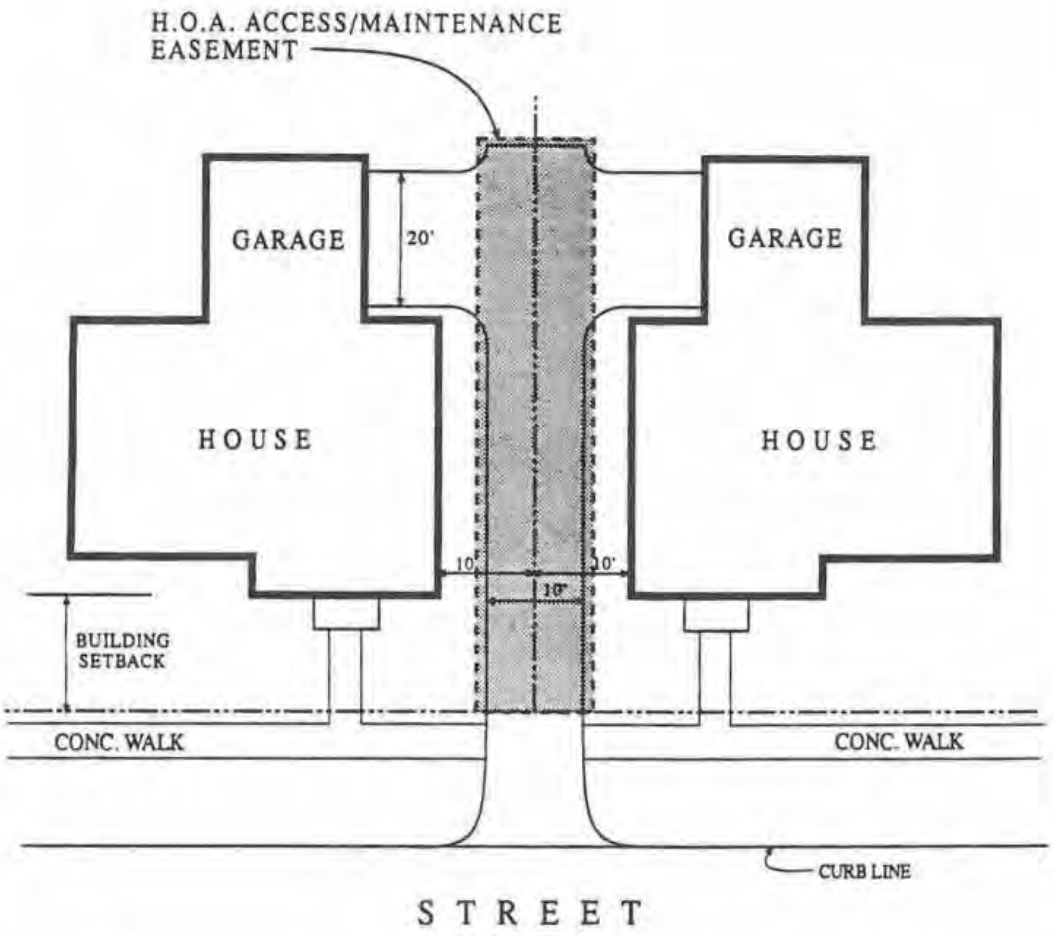


Figure 22 Typical Village Lots



SHARED DRIVEWAY - SINGLE FAMILY DETACHED

Figure 23 Shared Driveway Detail

OAK CREEK
C L U B
Prince George's County, Maryland

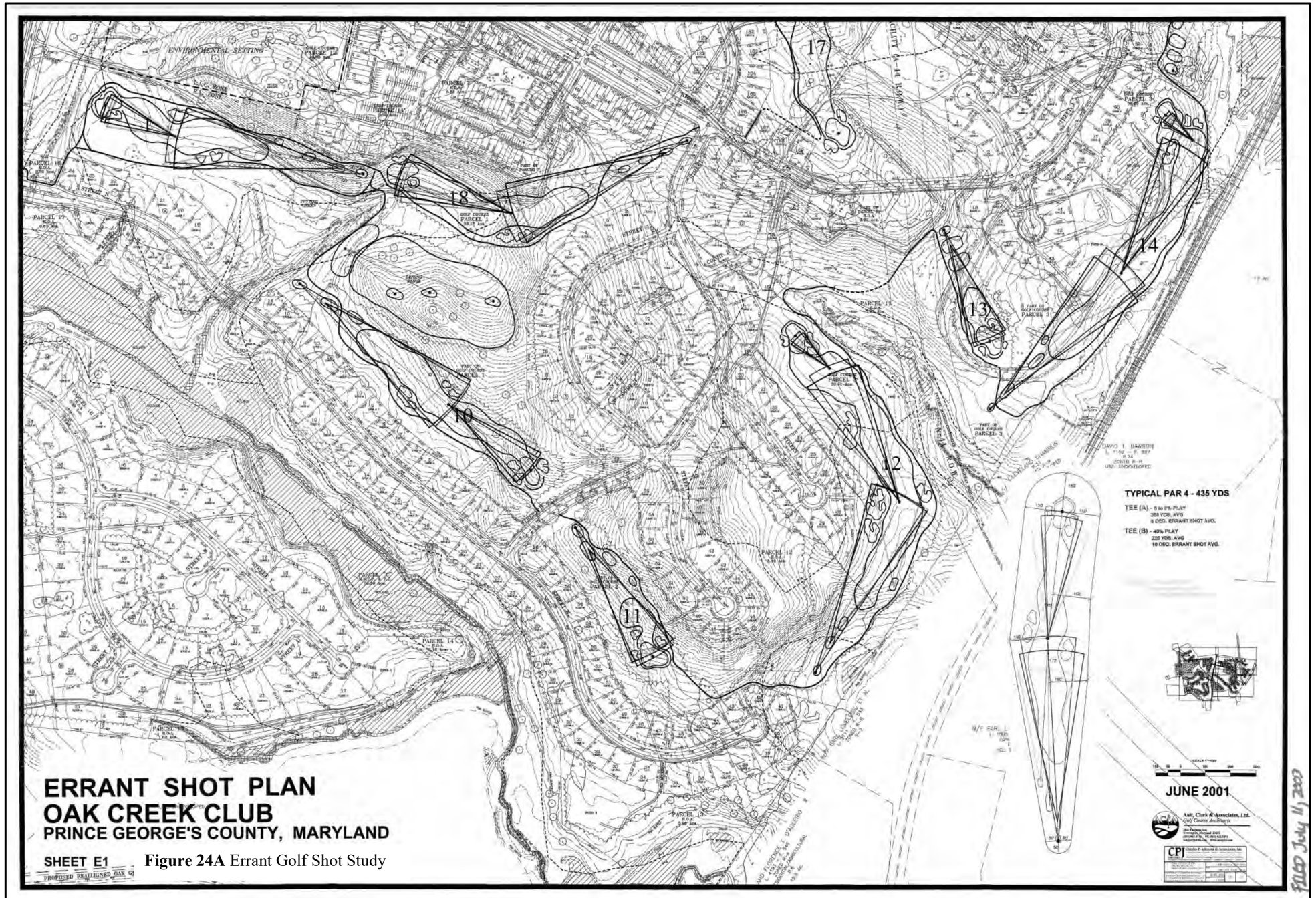


Figure 24A Errant Golf Shot Study

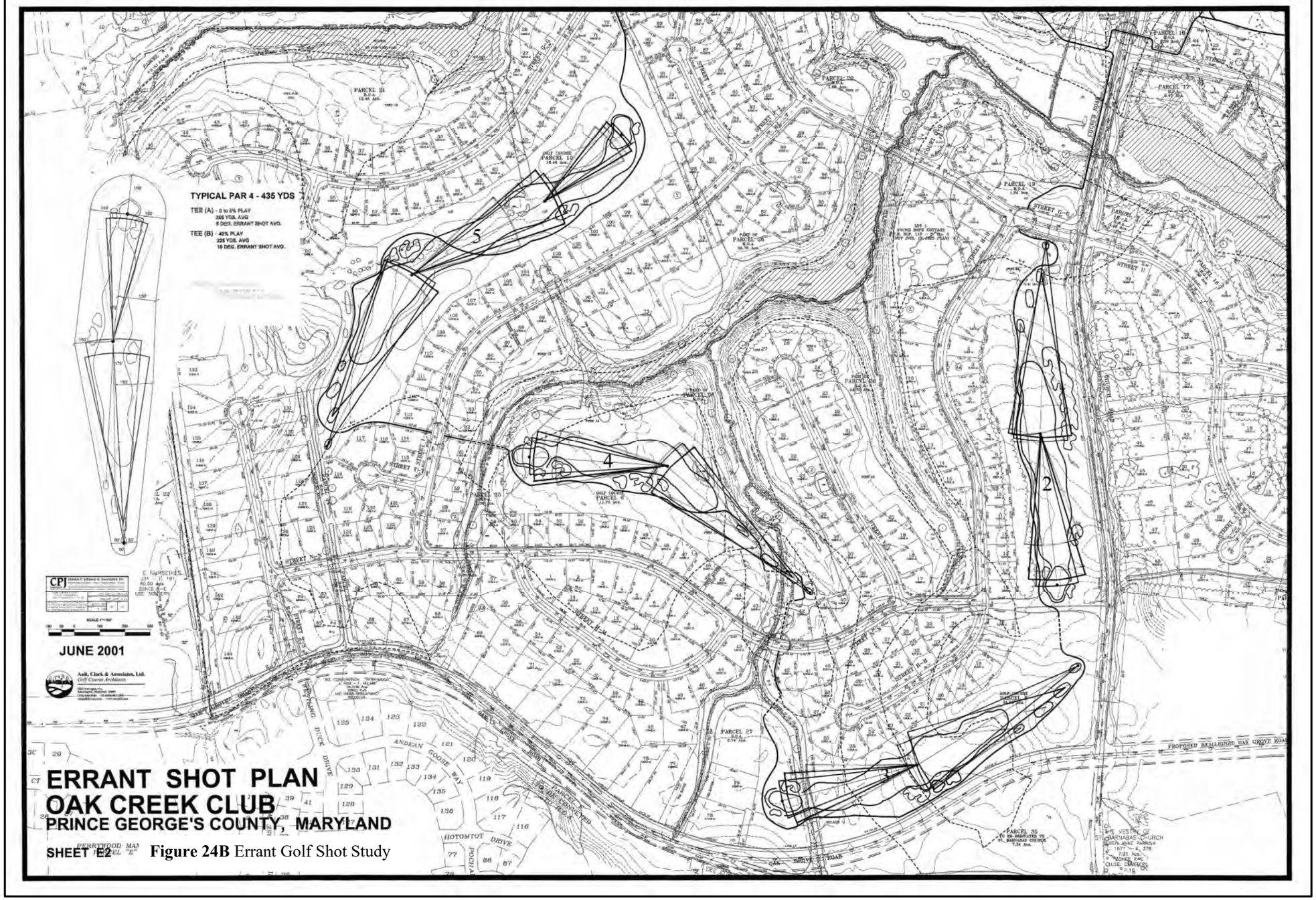


Figure 24B Errant Golf Shot Study

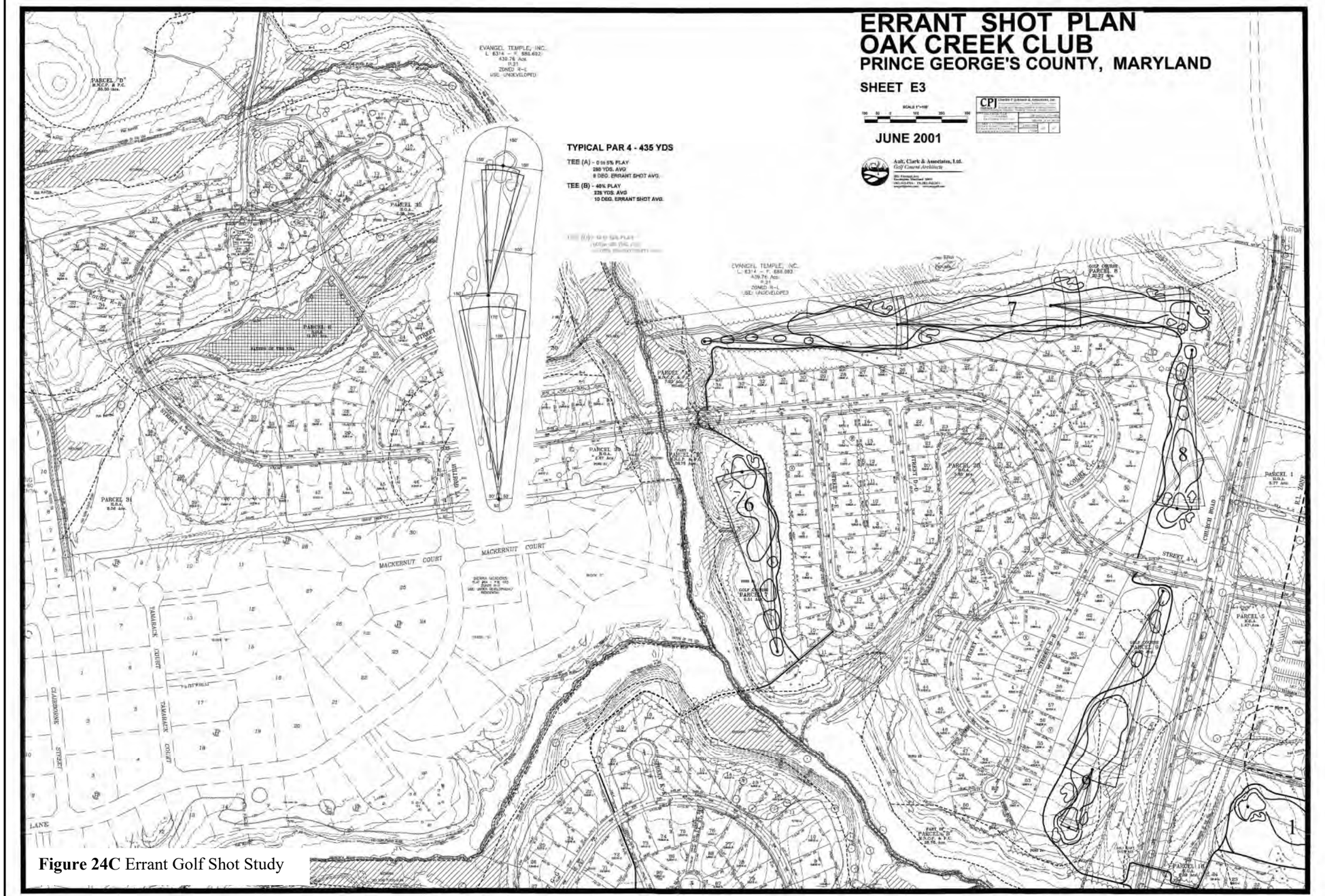


Figure 24C Errant Golf Shot Study

ERRANT SHOT PLAN
OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET E4

JUNE 2001

Ault, Clark & Associates, Ltd.
Golf Course Architects

CPJ Charles P. Johnson & Associates, Inc.

TYPICAL PAR 4 - 435 YDS

TEE (A) - 0 to 5% PLAY
366 YDS. AVG
8 DEG. ERRANT SHOT AVG.

TEE (B) - 40% PLAY
226 YDS. AVG
10 DEG. ERRANT SHOT AVG.

PARCEL "H"
JORRICK CT.
JENNINGS MILL DRIVE
JAMESVIEW LANE
JONESBORO GROVE LANE
JENKINS RIDGE ROAD
M.N.C.P. & P.C.
PARCEL 2 - BLOCK "A"
COLLINGTON STATION
OPEN SPACE
L. 7397 - F. 296
GLEN ADAMS RESIDENTIAL
P. 19
CHURCH ROAD
ENVIRONMENTAL SETTING
FUTURE ACCESS CONTROLLED MD. 193 HIGHWAY FACILITY (I-95 R.O.W.)
PARCEL 9
PARCEL 10
PARCEL 15
PARCEL 16
PARCEL 17
PARCEL 18

Figure 24D Errant Golf Shot Study

Figure 25 Illustrative Plan

APPENDIX “A”

BOWIEVILLE HISTORIC SITE

HISTORIC SITE

The Bowieville Mansion and its environmental setting are located on a prominent site east of Church Road. Listed with the National Historic Register on March 14, 1973, the Bowieville Mansion is a brick federal style yellow stucco house that sits on a hill with commanding views of the surrounding countryside. The Historic Preservation Commission indicates that the house was built around 1820 by Mary Mackall Bowie Wooten Bowie. After Mary Bowie's death in 1825, the house was in litigation until 1840 when it was bought by William Berry. The house was kept in the Berry family until the 20th century when it was mortgaged under Roosevelt's Emergency Farm Mortgage Act in 1934.

The house and what remains of the associated gardens have many features that indicate an elaborate architectural style. Although the house and grounds have been neglected for many years, they are not beyond restoration. A more extensive inventory and analysis of the house is contained within a detailed report by James T. Wollen, Jr., submitted in conjunction with the previously approved CDP. According to the report, prepared in 1990, the house appears to be in poor but repairable condition. Mr. Wollen suggests the combination of a new roof, guttering, downspouts and glazing as the next major priority. Then, attention should be directed to the exterior paint, stucco, caulking and other finishes. Complete restoration and the installation of modern mechanical and electrical system are to be provided by the ultimate user.

The only other remaining building with historic significance is the tobacco barn which compliments the rural setting of this "country house" with its classic, picturesque form of steep hipped roof with small gables at each end. The barn, framed with new hewn oak and chestnut timbers joined with pegged mortise-and-tenon joints, dates from the nineteenth century possibly contemporary with the mansion itself, ca. 1818.

The objective of the plan for Oak Creek Club is to preserve the historical setting of the mansion and its immediate surroundings, while incorporating the overall site into the design for the traditional village. It is important that the mansion become a part of the community rather

than being apart from the community. To achieve this, Oak Creek Club proposes an informal pond below the hill in front of the mansion. Paths around the pond will encourage pedestrian linkage between the residential areas and the historic site. A local road serving the adjacent townhouse community and proposed club house will help to frame the historic site and facilitate access to the mansion for residents and visitors. Existing specimen trees will be preserved around the mansion and additional landscaping will be provided utilizing indigenous materials to enhance and restore the historical setting and landscaping. The tobacco barn to be renovated for possible public use, is located in a prominent position at the intersection of the Main Street and the road serving the mansion.

Remnants of the surrounding grounds of the Historic Site have been inventoried and illustrated on the Historic Site Landscape Features Map (See Figure 7) based on field investigation and a May 1, 1938 aerial photograph (National Archives). Large specimen trees and some remaining landforms are all that are left to speculate on the form and content of a landscape that was likely as sophisticated as the house itself. The remaining landforms today show existing terraces assumed to be the "service" gardens for the estate. The former entrance drive to the front (south facing) of the house is still visible being cut-off in part by an existing roadway that currently provides access to the house. Much of this driveway can be utilized as a path to connect the historic site with pedestrian paths along Church Road.

The potential adaptive uses of Bowieville Mansion include, but are not limited to, the following: a reception hall, an art gallery, a restaurant, a country inn, an antique shop or equivalent, an eleemosynary (philanthropic) use, a low density office use (philanthropic) use, a low density office use, a library or similar cultural use, a private residence, a private school or similar uses. Options for final restoration include a non-profit, private organization interested in restoration and renovation of the Bowieville Mansion.

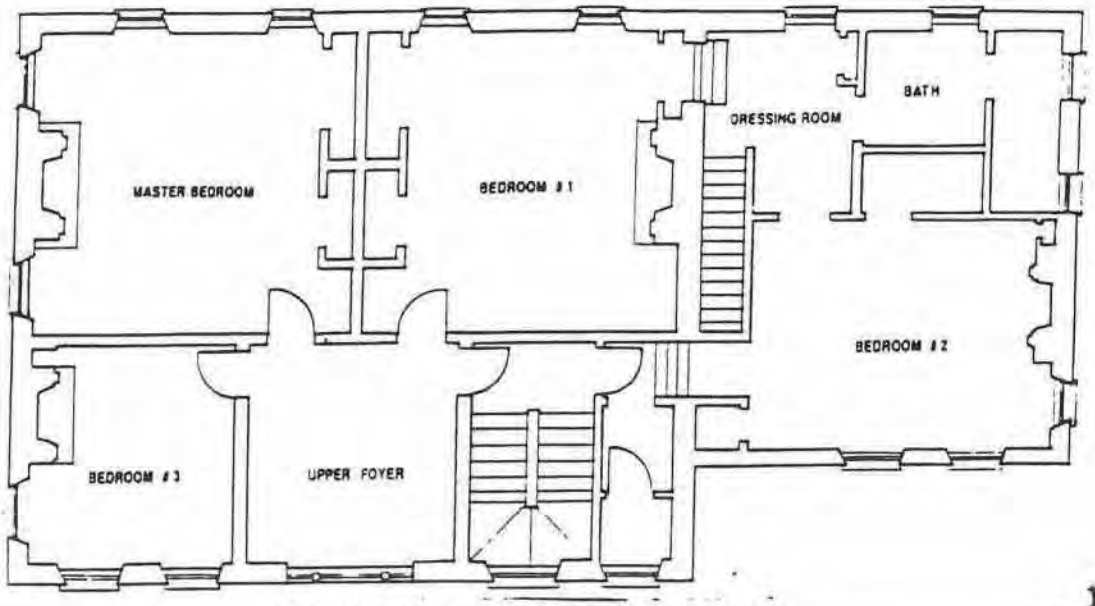
NORTH FACADE

SOUTH FACADE

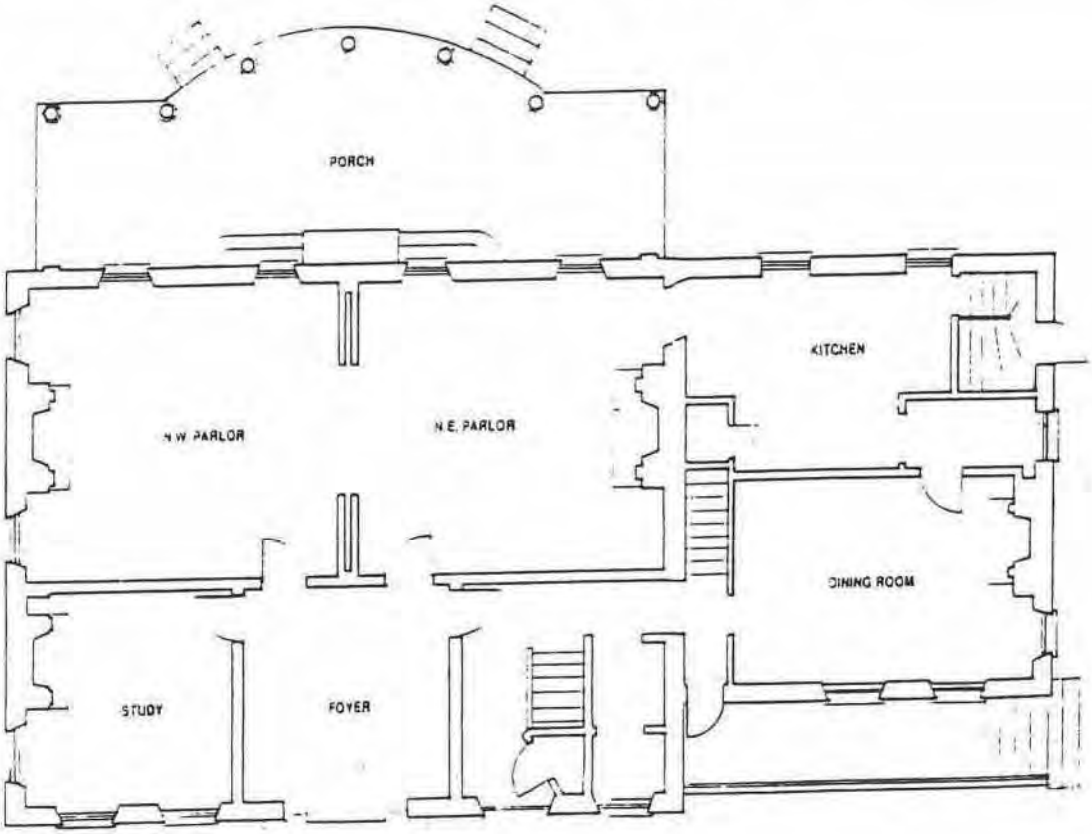
BOWIEVILLE MANSION

DRAWN BY THE UNIVERSITY OF MARYLAND SCHOOL OF ARCHITECTURE

FIRST FLOOR ELEVATION

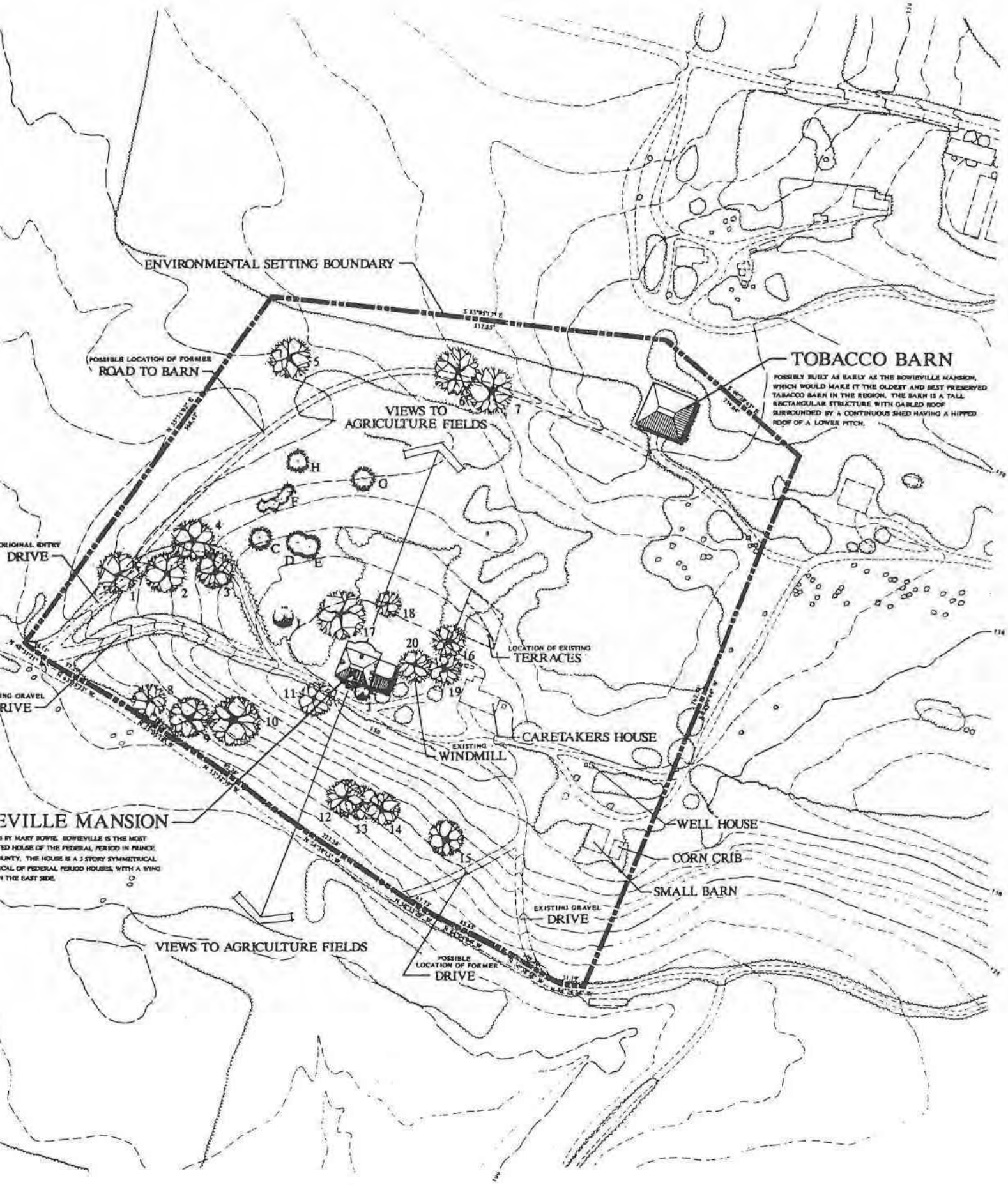


SECOND FLOOR ELEVATION



BOWIEVILLE MANSION

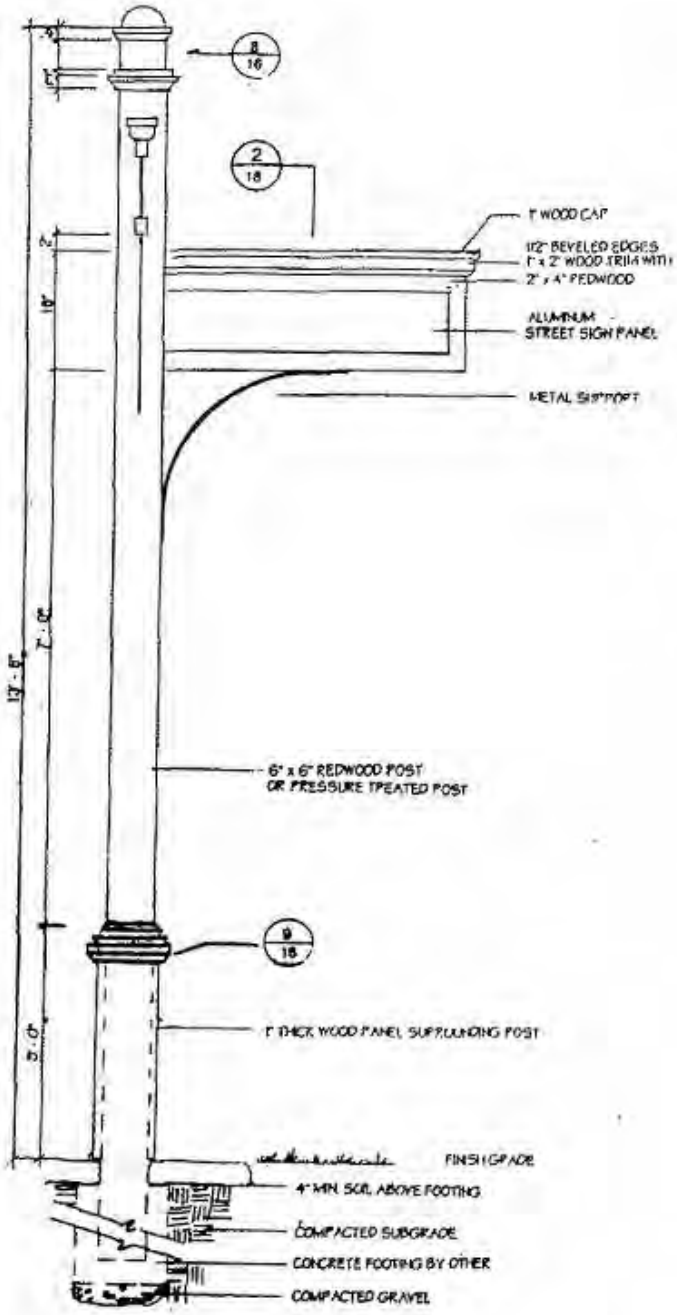
DRAWN BY THE UNIVERSITY OF MARYLAND SCHOOL OF ARCHITECTURE


ENVIRONMENTAL SETTING BOUNDARY
(POSSIBLE LOCATION OF FORMER
ROAD TO BARN
VIEWS TO
AGRICULTURE FIELDS
TOBACCO BARN
POSSIBLY BUILT AS EARLY AS THE BOWIEVILLE MANSION, WHICH WOULD MAKE IT THE OLDEST AND BEST PRESERVED TABACCO BARN IN THE REGION. THE BARN IS A TALL RECTANGULAR STRUCTURE WITH GABLED ROOF SURROUNDED BY A CONTINUOUS SHED HAVING A HIPPED ROOF OF A LOWER PITCH.
ORIGINAL ENTRY
DRIVE
LOCATION OF EXISTING
TERRACES
CARETAKERS HOUSE
EXISTING
WINDMILL
EVILLE MANSION
WELL HOUSE
CORN CRIB
SMALL BARN
EXISTING GRAVEL
DRIVE
VIEWS TO AGRICULTURE FIELDS
POSSIBLE
LOCATION OF FORMER
DRIVE

APPENDIX “B”

SIGNAGE STANDARDS

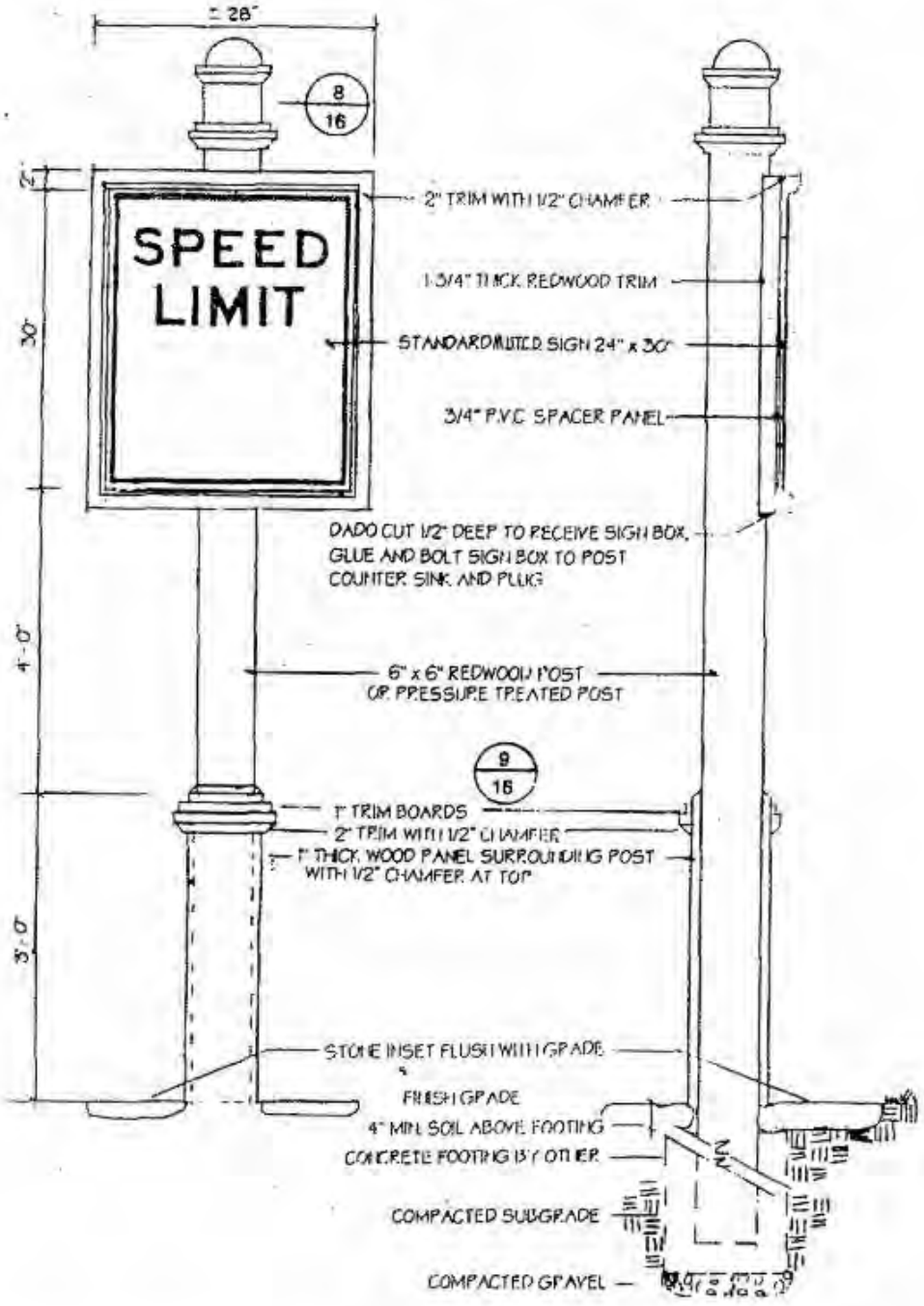
TYPICAL DETAIL



STREET SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

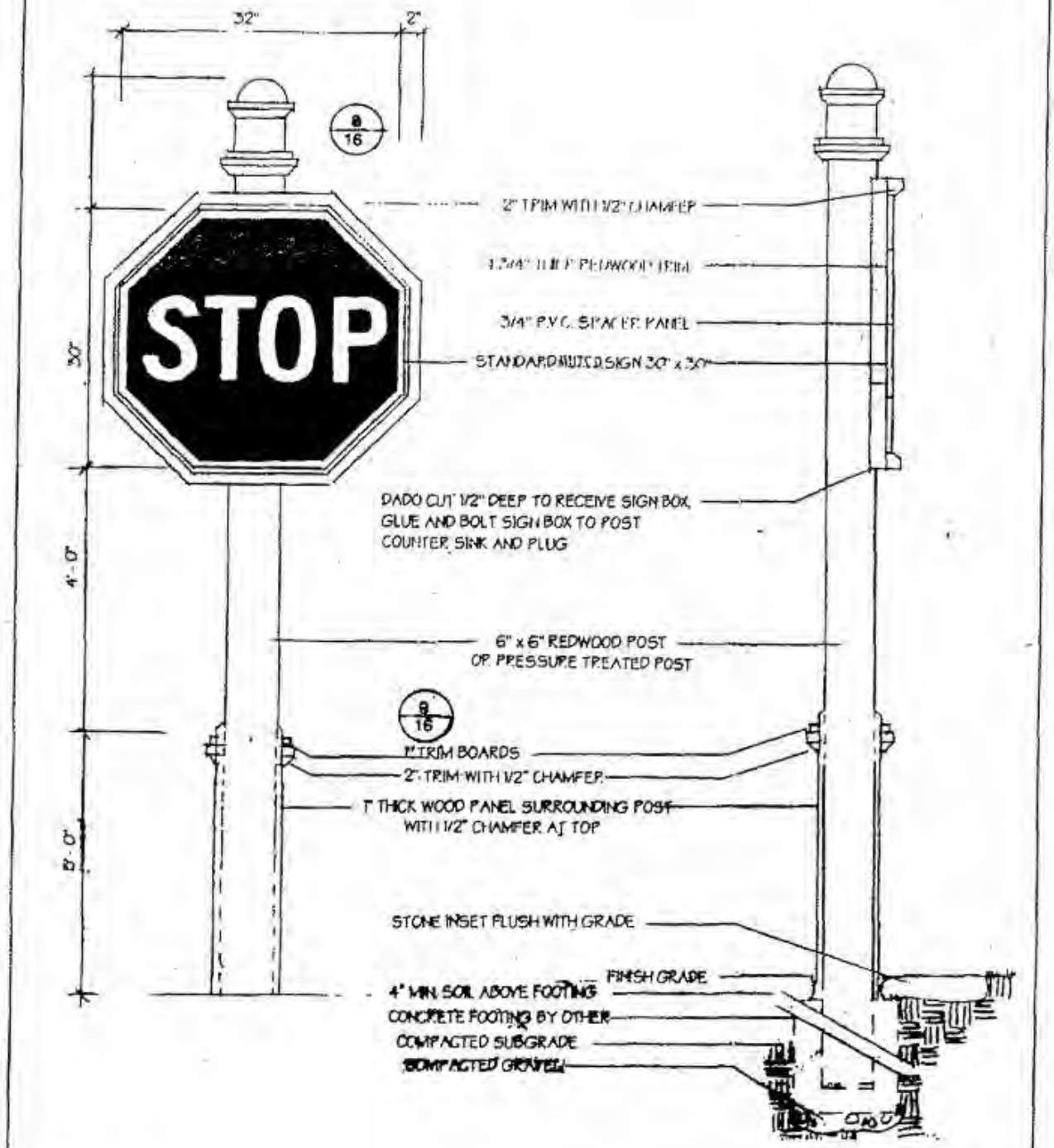
TYPICAL DETAIL



SPEED LIMIT SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

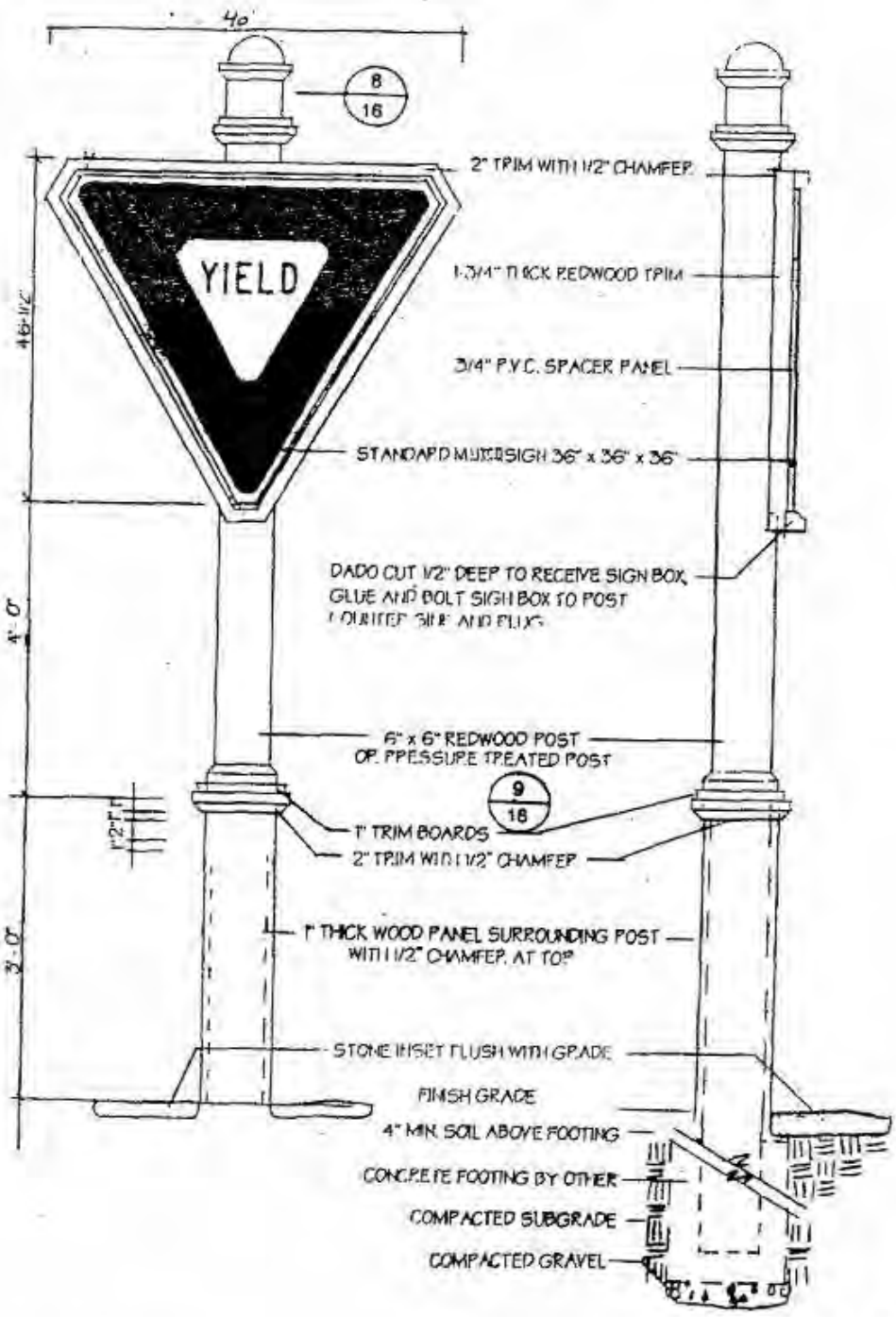
TYPICAL DETAIL



STOP SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

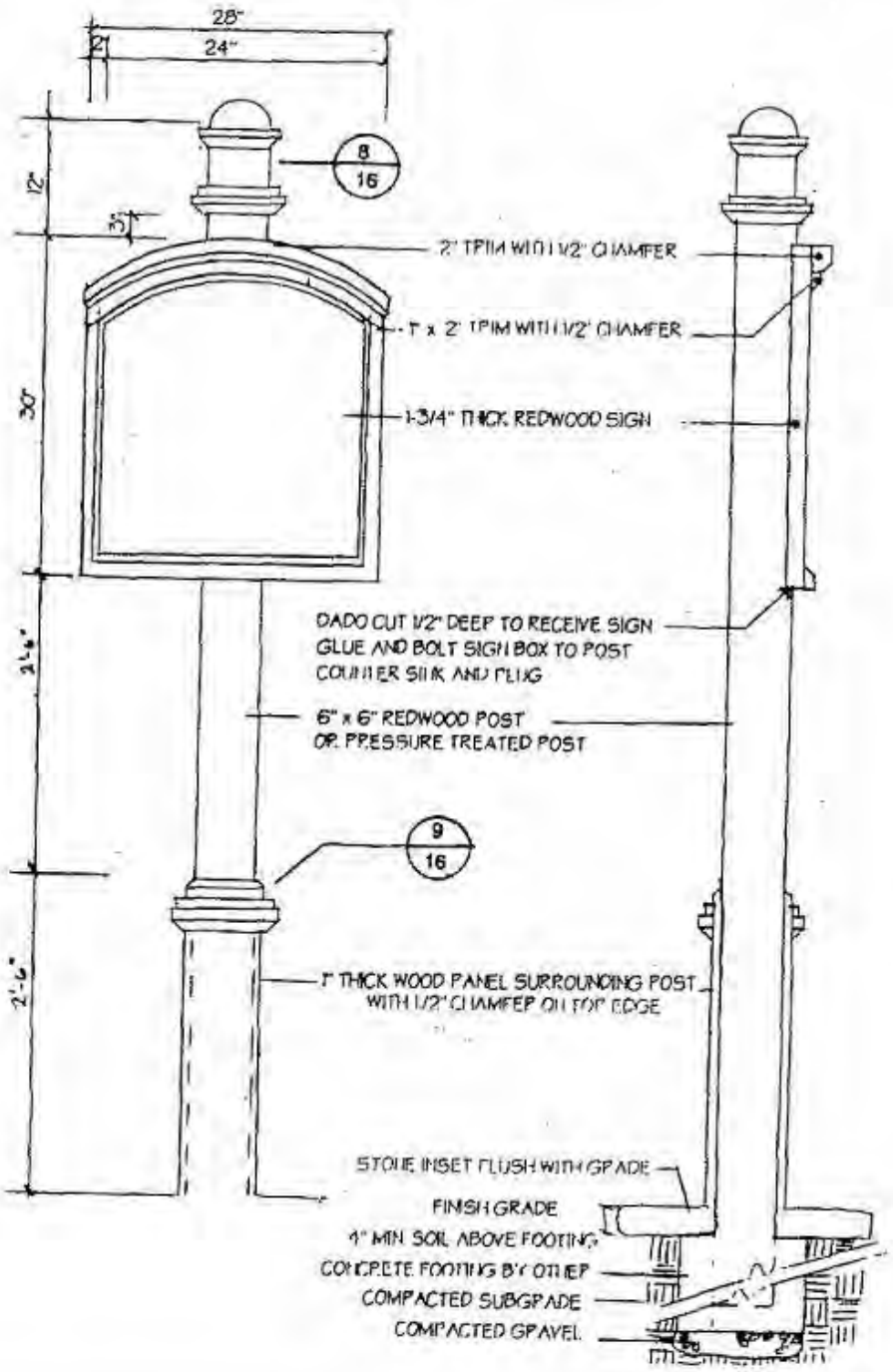
TYPICAL DETAIL



YIELD SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

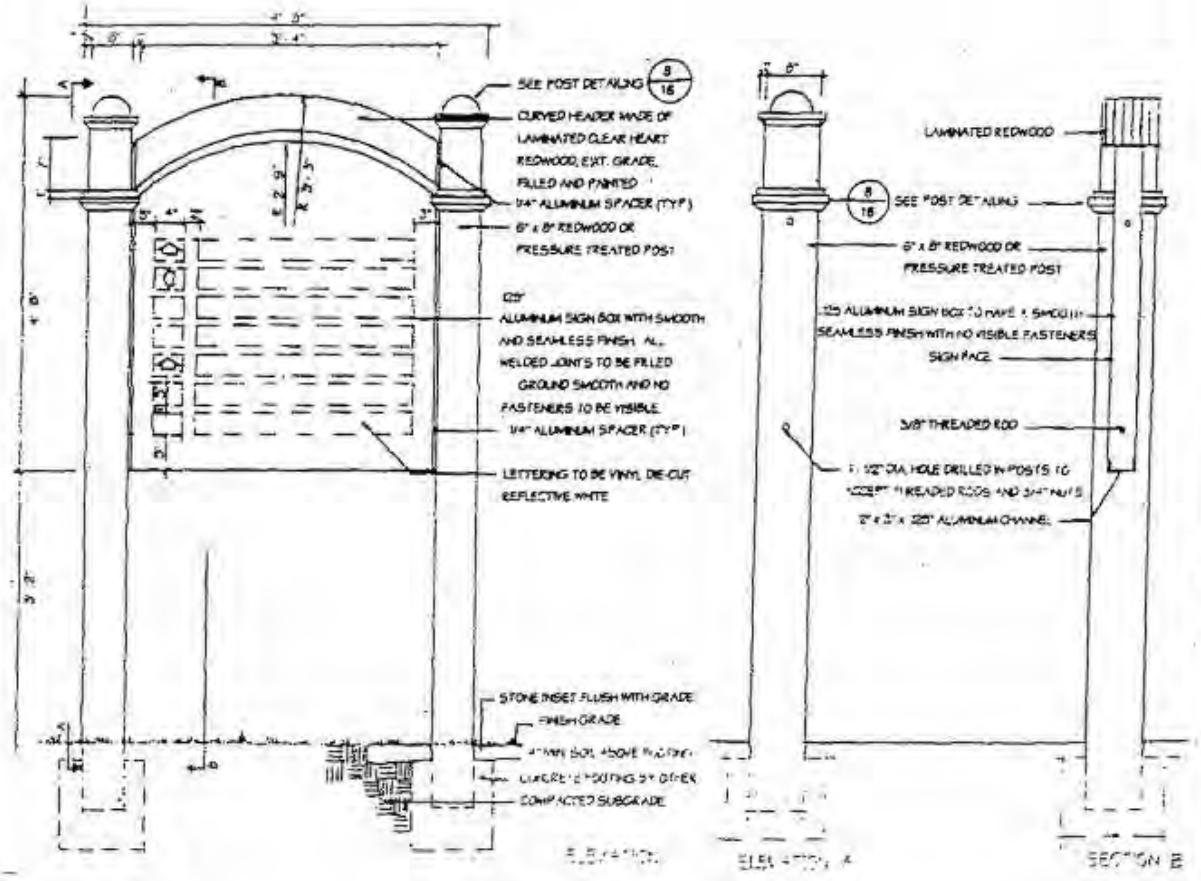
TYPICAL DETAIL



PEDESTRIAN DIRECTIONAL SIGN

OAK CREEK
CLUB
Prince George's County, Maryland

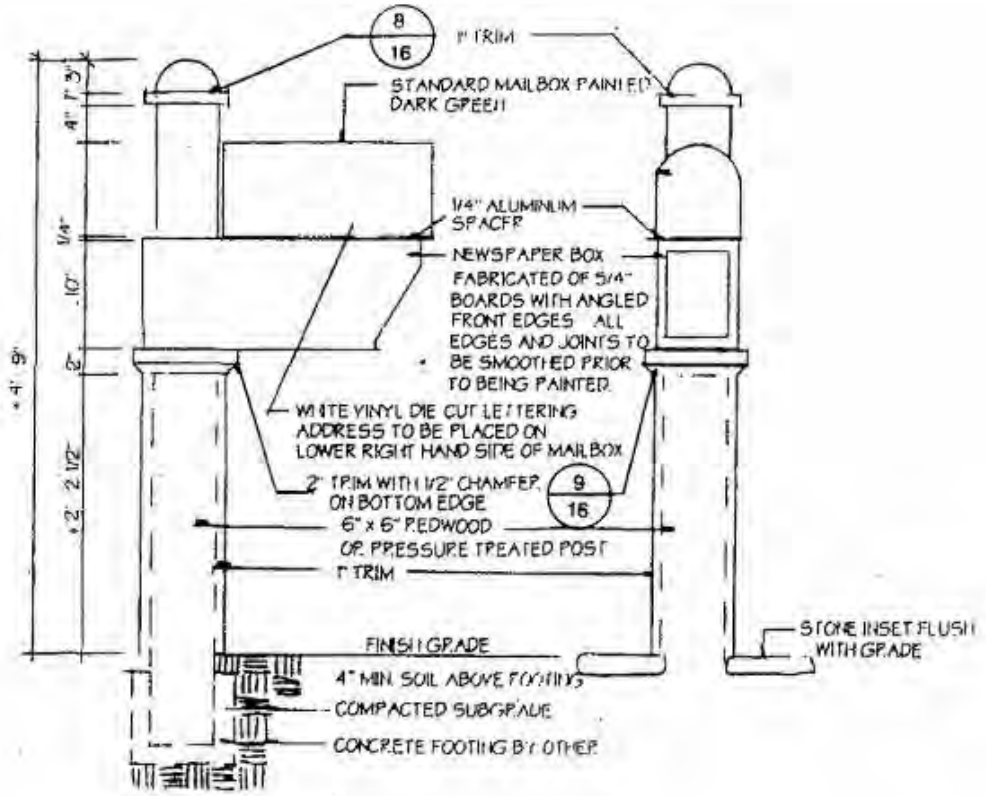
TYPICAL DETAIL



VEHICULAR DIRECTIONAL SIGN

OAK CREEK
C L U B
Prince George's County, Maryland

TYPICAL DETAIL



MAILBOX w/NEWSPAPER BOX

OAK CREEK
C L U B
Prince George's County, Maryland

APPENDIX “C”

BASIC PLAN RESOLUTIONS

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

AUG 11 2000

August 10, 2000

RE: A-8427, A-8J78 and A-8579 (Oak Creek Club)

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on July 24, 2000.

CERTIFICATE OF SERVICE

This is to certify that on August 10, 2000, this notice and attached Council Order were mailed, postage prepaid, to all persons of record.

joyce t. sweeney
Clerk of the Council

(10/97)

Case No.: A-8427, A-8578
and A-8579

Applicant: Oak **Creek Club**

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

ZONING ORDINANCE NO. 11- 2000

N ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by amending an approved basic plan, with conditions.

WHEREAS, on November 26, 1991, the District Council approved Application Nos. A-8427, A-8578 & A-8579, for R-L and L-A-C zoning, with basic plan, on approximately 922 acres of land, located on both sides of Church Road and the north side of Oak Grove Road, Upper Marlboro, Maryland; and

WHEREAS, the applicant has filed a request with the District Council to amend the basic plan and conditions of zoning for Application Nos. A-8427, A-8578 & A-8579; and

WHEREAS, the request was reviewed by the Technical Staff and the Planning 2oard, who filed recommendations with the District Council; and

WHEREAS, the applicant's request was given public notice, in accordance with all requirements of law, and a public hearing on the request was held by the District Council; and

WHEREAS, having reviewed the record in this case and the-testimony and exhibits presented at the public hearings, the District Council has determined that the request to amend the basic plan meets the requirements of Section 27-195(b) and shouldbe approved, with conditions, as recommended by the Zoning Hearing Examiner, Technical Staff and Planning Board; and

WHEREAS, as the basis for this action, the District Council adopts the Technical Staff Report and the Planning Board Resolution as its findings and conclusions in this case, and

WHEREAS, to protect adjacent properties and the general neighborhood, approval of the amended basic plan is granted subject to conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The basic plan for Application Nos. A-8427, A-8578 & A-8579 is hereby amended, subject to the following conditions:

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone or 52 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such

centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3. At each access point off of Church Road and Oak Grove Road 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.

4. Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation and notification shall be provided by the applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5. Prior to approval of a preliminary plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6. Prior to the approval of 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by

the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

6. Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as ä major collector facility (inlaccordance with the C-58 alignment in the Approved Bowie- Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9. Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10. On all preliminary flats, final plats, site plans and other plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved *Bowie-Collington Master Plan.*

11. The applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the “Design Guidelines for

Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

12. A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A-C. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

13. 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 any Specific Design Plan.

14. 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 submittal of the SDP.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

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

17. Prior to the submittal of the Comprehensive Design Plan, the applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

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

20. 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 these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

21. As part of the submittal of the Preliminary Plat, the applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

22: The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the applicant shall complete a survey and map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14.7 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn and appropriately detailed reuse and restoration plans.

b. Prior to Specific Design Plan approval for the Environmental Sitting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may b

included within the L-A-C as a means of access to the Historic Site.

23. Prior to approval of the Comprehensive Design Plan, the applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing and lighting and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include but are not limited to:

a. Retaining and maintaining the existing chain-link fence in secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarms connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "*No Trespassing*" signs on the Historic Site and the surrounding property.

24. The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer 60 days after the approval of the Amended Basic Plan with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as

determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

a. "immediate" repairs deemed necessary to preclude further deterioration;

b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include but not be limited to the stabilization and securing of the historic tobacco barn northeast of the mansion.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor or structural engineer.

27. The applicant, his heirs, successors or assigns shall submit and Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall

be completed prior to the issuance of the 400th building permit for the development.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

29. A Phase I archeological survey in the garden areas south and northeast of the house and summary report shall be undertaken by the applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

a. Reception hall/rental facility

b. Art gallery

c. Restaurant

d. Country Inn

e. Antique shop or other such low intensity retail use

f. Eleemosynary or philanthropic use

g. Low intensity office use

h. Library or similar cultural use

i. Private residence

j. Private school

k. A combination of the above uses

Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

32. Comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

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

35. All residential structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) l3D and all applicable County laws.

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

37. The CDP shall investigate and evaluate an extension of the planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

38. The applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

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

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If where is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of she amended Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the plan.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by she Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum low width shall be 100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel O, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to

the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

49. The applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate."

Comprehensive Design Plan Considerations

(a) In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification co the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised

or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves; clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

6. Primary residential streets will be constructed to provide access to the planned community park and the park/school. In the event private roadways are permitted in the planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging and biking.

8. All development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

9. The handicapped accessibility of all trails shall be determined during CDP review.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for a collector buffer in Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woodland/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

SECTION 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 24th day of July, 2000, by the following vote:

In Favor: Council Members Bailey, Estepp, Gourdine, Maloney, Scott, Shapiro and Wilson

Opposed:

Abstained:

DR-2

COUNTY COUNCIL OF PRINCE GEORGE'S GOUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session 1991

Resolution No. CR-120-1991

Proposed by The District Council

Introduced by Council Member Castaldi

Co-Sponsors

Date of Introduction November 19, 1991

RESOLUTION

A RESOLUTION concerning

The Bowie-Collington-Mitchellville and Vicinity

Sectional Map Amendment

FOR the purpose of adopting a Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B, which is a comprehensive rezoning proposal for the Bowie-Collington-Mitche!lville areas of Prince George's County.

WHEREAS, the County Council, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, adopted CR-22-1991 on April 2, 1991, pursuant to the provisions of Part 3, Division 4, of the Zoning Ordinance of Prince George's County. This Council resolution approved the Bowie- Collington-Mitchellville and Vicinity Master Plan and directed the Maryland-National Capital Park and Planning Commission to

A-8427, 8578 & 8579 ATTACHMENT A

prepare and transmit to the District Council a proposed Sectional Map Amendment (SMA) for Planning Areas 71A, 71B, 74A, and 74B, the boundaries of which are described in Sections 27-659, 27-660, 27-664, and 27-665 of the Zoning Ordinance; and

WHEREAS, the Prince George's County Planning Board adopted a resolution (PGCPB No. 91-226) on July 11, 1991, transmitting the SMA to the District Council for consideration and adoption; and

WHEREAS, the SMA was transmitted to the District Council on July 15, 1991, and the District Council, adhering to procedures set forth in Section 27-226 of the Zoning Ordinance, held a duly advertised public hearing on the SMA on September 3, 1991, and conducted a work session on September 25, 1991; and

WHEREAS, the District Council decided to obtain public comment on eleven possible amendments, which were described in Council Resolution 92-1991; referred these amendments to the Planning Board for comment on October 24, 1991; held a duly advertised public hearing on the proposed amendments on October 29, 1991; and Conducted a work session on November 5, 1991; and

WHEREAS, the District Council, having reviewed all supporting material submitted as part of the Sectional Map Amendment proposal and examined the testimony presented, finds that the accumulated record along with County plans and policies justifies the zoning changes, including the downzoning recommendations within this Sectional Map Amendment; and

WHEREAS, the District Council recognizes the importance of the comprehensive rezoning process as a legislative device for managing land development in accordance with the recommendations contained in the adopted and approved Master Plan; and

WHEREAS, the approved Master Plan defines long range land use and development policies that should be utilized as a guide for subsequent zoning actions prior to the next comprehensive rezoning; and

WHEREAS, it is the intent of the SMA to ensure that future development will be in accordance with the principles of orderly land use planning and staged development and, toward that end, the District Council found it necessary to change the zoning on properties which in its judgment were in conflict with the Master Plan's land use recommendations and policies; and

WHEREAS, three new comprehensive design zoning categories were developed and enacted during the processing of this SMA in order to assist in implementing the Master Plan, namely: the R-L (Residential-Low Development) Zone; the V-L (Village-Low) Zone; and the V-M (Village-Medium) Zone; and

WHEREAS, the District Council has reviewed several Comprehensive Design Zone applications in Master Plan Communities VIII and IX and has found the Basic Plans to be in general conformance with the low density recommendations of the Master Plan and its policies to encourage use of alternative low density development techniques for this area; and

WHEREAS, the District Council recognizes that its actions on the Comprehensive Design Zone applications considered within this SMA become the basis on which the second phase, Comprehensive Design Plan, and the third phase, Specific Design Plan(s), will be processed as a continuing development sequence; and

WHEREAS, a principal objective of the SMA is protection of the health, safety and general welfare of the citizens of Prince George's County; and

WHEREAS, the Master Plan for the Bowie-Collington-Mitchellville vicinity provides a framework for future development to enhance the character, quality and livability of the area; and

WHEREAS, the SMA process provides for a periodic comprehensive review of the zoning in an area, taking into account applicable County plans and policies, existing land use and zoning in the affected communities and surrounding planning areas, and pending zoning petitions; and

WHEREAS, while the District Council generally supports the zoning changes in the July 1991 SMA document as transmitted by the Planning Board, it nevertheless wishes to incorporate certain amendments described herein; and

WHEREAS, in regard to certain properties in the southeast quadrant of the intersection of US50 and US301/MD3, the transmitted Sectional Map Amendment proposed several zoning alternatives, including:

a) A mixture of R-R, R-E, R-A, and O-S zoning to implement a possible planned recreational community, or

b) Any other alternative low density development technique (including the village zone options) as described in the approved Bowie-Collington- Mitchellville Master Plan, and

indicated that a definitive zoning pattern would be determined for the southeast quadrant upon SMA adoption.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, that the Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B, as transmitted by the Prince George's County Planning Board on July 15, 1991, containing a zoning map at a scale of one inch equals 1,000 feet and an accompanying text identifying the zoning changes, is hereby adopted with amendments described as follows (numbers shown in parenthesis in the amendment titles correspond with Zoning Change Numbers in the SMA text):

CDZ Amendment 3 (Greens of Dumbarton; IX-2, 8 and 9; Zoning Applications A-8427, A-8578 and A-8579)

a) Change the undeveloped 889+ acre tract known as the Greens of Dumbarton, located on the east and west sides of Church Road, north of Oak Grove Road, and approximately 4,000 feet south of Central Avenue, and described in the SMA text as Changes IX-2 and 9, from the R-A and R-R Zones to the R-L (Residential-Low Development; 1.0 to 1.5) Zone, and place the 33+

acre site of the historic Bowieville mansion, located south of Central Avenue and east of Church Road (described in the transmitted SMA text as Change IX-8), in the L-A-C (Local Activity Center) Zone. (Prior zoning was R-A.)

b) The Basic Plans in applications A-8427, A-8578, and A-8579 shall be amended in accordance with this resolution within 60 days of its effective date. (Note: Land use relationships are shown on the Basic Plan and are described in the Basic Plan Text.)

Land Use Types (R-L Zone): A-8427 and A-8578
Single-family detached and attached dwellings

Recreation center or other recreational facilities

Elementary school

Church/day care or similar quasi-public use

Accessory uses

Land Use Types (L-A-C Zone): A-8579

Retail uses

Professional offices

Church/day care or similar quasi-public use

Recreation center

Residential dwellings

Historic site and the potential uses listed in Condition 33 Accessory uses

Land Use Quantities/R-L Zone): A-8427 and A-8578

Gross Acreage	889 acres
Less one-half floodplain acreage	-46 acres
Adjusted Gross Acreage	843 acres
Base Density (1.0 d.u. x 843 ac)	843 dwelling units
Approved Basic Plan density (1.3 d.u. x 843)	1,096 dwelling units

Land Use Quantities (L-A-C Zone): A-8579

Gross Acreage	33 acres
Community Service Center	40,000 square feet retail
Approved Basic Plan density	52 dwelling units

c) The land use types and quantities, and the following conditions and considerations shall be listed on the amended Basic Plan:

Conditions:

1) In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.

2) Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such

centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3) At each access point off of Church Road and Oak Grove Road, 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.

4) Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall contribute a cash contribution to the Prince George's County Department of Public Works and Transportation, and notification shall be provided by the applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5) Prior to approval of a preliminary' plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to

finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6) Prior to the approval of 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 (LOS) "D" 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 warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7) Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8) Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9) Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10) The applicant shall dedicate the "P-2" primary residential roadway for transportation purposes with a 60-foot right-of-way in general conformance along the approved Master Plan alignment.

11) The applicant shall dedicate a 200 foot wide right-of-way for A-44, an access-controlled arterial roadway, along the approved Master Plan alignment.

12) 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.

13) A woodland conservation requirement of 25 percent should be established for the site. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

14) 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 any Specific Design Plans.

15) 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.

16) All nontidal wetland mitigation areas shall be shown on the SDP.

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

18) Prior to submittal of the Comprehensive Design Plan, the applicant and technical staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

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

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

21) 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 he impact of the construction of these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

22) 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.

23) The proposed environmental setting around Bowieville is approximately 14.7± acres. Its boundaries are defined on the staff "Recommended Environmental Setting" sketch found in the Technical Staff Report.

24) There should be limited disturbance within the environmental setting, with the location of parking determined when an adaptive reuse for Bowieville is found.

25) Prior to CDP approval, the applicant should complete a survey and map of historic landscape features around Bowieville to include a metes and bounds survey of the 14.7± acres.

26) Prior to any ground disturbance within the environmental setting, the applicant shall produce a preservation plan for the environmental setting, to include the historic gardens south and northeast of the house, and the original gravel drive and path.

27) A Phase I archeological survey should be undertaken prior to any ground disturbance in the garden areas south and northeast of the house to determine the location and extent of these features, so that they can be restored.

28) The barn located northeast of the house shall be stabilized from further deterioration, specifically the roof and the foundation. The applicants shall use their best efforts to maintain a tenant in the house adjoining the barn. The barn shall be weatherized and secured if a tenant cannot be found.

29) The applicant shall sign the Historic Property Security Agreement in accordance with the following provisions:

In consideration of approval of the Developer's application for Basic Plan A-8427, 8578, 8579, surrounding and including Bowieville, Prince George's County Historic Site #74A-18, and its environmental setting of approximately 14.7 acres; additionally, in consideration of the need for guarantees that Bowieville will be maintained until it is eventually restored, the parties hereto have agreed to the following provisions:

1. The Developer shall retain and maintain in secure condition the existing chain-link fence with locked gate around the Historic Site.

2. The Developer shall retain and maintain the plywood coverings over the ground floor and first story windows of the Historic Site.

3. The Developer shall repair roof leakage if it occurs.

4. The Developer shall use his best efforts to retain a tenant in the small dwellings/garage immediately adjoining the historic house.

5. The Developer shall confer with the Historic Preservation Commission to ensure that a responsible tenant is found.

6. The Developer shall install a security system within the Historic Site, with an on-site fire alarm connected to the adjoining tenant house and a connection to central station monitoring.

7. The Developer shall post "No Trespassing" signs on the Historic Site and the surrounding property.

8. The property will be subject to inspection by the Department of Parks and Recreation 60 days after zoning approval, and at quarterly intervals until the house is restored, to ensure the maintenance of the security fence, window coverings, tenant, alarm system and "no trespassing" signs.

9. If the Historic Property Security Agreement is not fulfilled within 60 days, the work will be undertaken by the Maryland-National Capital Park and Planning Commission, and the applicant agrees to pay for same.

10. The provisions of this agreement shall be binding on the successors and/or assigns of the Developer.

30) The applicant should produce a timetable for implementation of the roof repairs judged immediately necessary, listed on page 73 of architect James

Wollon's structure report, including "roofing, roof drainage systems, flashings and caulking..." These repairs will be completed within 180 days after settlement on the property by the applicant, or prior to final plat approval, whichever is sooner. The property will be subject to inspection by the Department of Environmental Resources (DER) to ensure that the work has been completed.

31) The rest of the weatherization and exterior repairs judged necessary by the Wollon report should be completed prior to release of any building permits. This work includes: "Stucco and paint should be renewed. All sashes require reglazing, retaining original glass and woodwork...shutters require strengthening and refinishing." (See page 73, Bowieville, Leeland, Prince George's County.)

32) Uses proposed for the Historic Site should be limited to the following:

a) Reception hall/rental facility

b) Art gallery

c) Restaurant

d) Country inn

e) Antique shop or other such low intensity retail use

f) Eleemosynary of philanthropic use

g) Low intensity office use

h) Library or similar cultural use

i) Private residence

j) Private school

k) A combination of the above uses

33) The applicant shall donate a protective easement on the exterior of Bowieville and its approximately 14.7 acre environmental setting to an appropriate body capable of holding easements, within 180 days after settlement on any part of the Turner or MCD properties or prior to final plat approval, whichever is sooner.

34) Site plan review by the Historic Preservation Commission shall be required on structures built on the park/school site to the south of Bowieville. Under review will be building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

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

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

37) Approximately 50 acres shall be dedicated to the M-NCPPC for a community park east of Church Road and identified generally as a Park/School site on the amended Basic Plan (further referenced as Exhibit "D" in the May 22, 1991 Park Planning and Development Division memorandum, subject to the conditions of Attachment "B" referenced in a January 10, 1991 memorandum). If

the School Board determines the need for a school site at this location prior to the development of the parkland, the Planning Board shall determine the precise location of the school site in consultation with the School Board and the Parks Department.

38) Approximately 35 acres shall be dedicated to the M-NCPPC for a community park on the west side of Church Road, adjoining the Kettering Neighborhood Park (as shown on Exhibit "D" and referenced in the May 22, 1991 memorandum from the Park Planning and Development Division). Said parcel shall be developed by applicant as a community park with facilities specified prior to CDP submission. Facilities and design for the above described facilities and alteration of the existing pond shall be approved by the Department of Parks and Recreation prior to CDP approval. The park will contain, at a minimum, picnic areas, open play areas, pre-teen play areas, soccer and softball fields. Every effort shall be made to coordinate the plans for the development of the 35± acre park with the plans for the development of the 8± acre park to be provided as part of Cameron Grove.

39) Alternative access shall be provided to the structure currently served by the existing easement through the Riley property. Should the proposed transfer of the Riley property not occur, such access shall not be necessary.

40) The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch, as shown on Exhibit "C", shall be dedicated to the M-NCPPC.

41) The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

42) An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging, and biking. Within the Black Branch stream valley, the trail shall not be required to extend south of the recreation center located south of the park/school site.

43) All development pods and parks, recreational, and historical features shall be connected into the main trail network by feeder trails and sidewalks.

44) The handicapped accessibility of all trails shall be determined during CDP review.

45) At the time of Comprehensive Design Plan review, the locations of the trails, paths, and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

46) In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall site is provided, the balance of the drive shall be incorporated into the open space network.

47) The applicant shall make a reasonable effort to obtain the outparcel within the 35-acre park on the northwest corner of the property prior to CDP submission so that it can also be dedicated to the M-NCPPC.

48) If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

49) All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

50) The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the plan.

Comprehensive Design Plan Considerations:

1. Where the area adjacent to Church Road and Oak Grove Road is generally not wooded, lot line setbacks shall be provided in accordance with the following sliding scale:

Lot Size	2. Setbac
15,000 sq. ft. or less	k 300
15,000 - 30,000 sq. ft.	ft. 200
30,000 - 43,560 sq. ft.	ft.
43,560 - 87,120 sq. ft.	100 ft.
More than 87,120 sq. ft.	50 ft.
	0 ft.

3. In those areas adjacent to Church Road which are substantially wooded, the setbacks described in Consideration No. 1 above may be reduced

by one-half, except that no wooded buffer shall be less than 100 feet wide. The wooded buffer, however, may be reduced to 50 feet in depth wherever it adjoins 50 feet of wooded land to be preserved in the right-of-way where the applicant has proposed a 400 foot right-of-way (200 foot dedication) for a rural parkway.

All wooded buffers which are preserved in accordance with this provision shall be placed in a conservation easement and be preserved in perpetuity. This buffer may be interrupted by road crossings and utilities.

4. Existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

5. A variety of lot sizes shall be employed along the road corridors. At least 50 percent of the total unwooded linear frontage of Church and Oak Grove Roads where lots are to be located shall be occupied by lots of greater than 43,500 square feet. Lots of this size and larger shall whenever possible front on the two roads. Uniform building setbacks for lots that front on Church and Oak Grove Roads shall not be allowed. Substantial variety shall be required in building setback, building mass, and in architectural style and detail. and detail.

APPENDIX “D”

MARKET STUDY

Market Study for Dumbarton Station

Applicants

Dumbarton Limited Partnership
c/o NVLand, Inc.
6820 Elm Street
McLean, VA 22101
(703) 734-9730
Contact: Mr. James L. Perry

and

Miller & Smith Land of Maryland
4061 Powder Mill Road, Suite 220
Calverton, MD 20705
(301) 890-4300
Contact: Mr. David DeMarco

Market Analyst

Linda P. Raab, AICP
6606 Old Stage Road
Rockville, MD 20852
(301) 881-1997
Contact: Linda Raab

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EXECUTIVE SUMMARY

Linda P. Raab, AICP was retained by Miller & Smith Land of Maryland to conduct a market study to determine the appropriate size and uses for a retail component within a proposed residential development project in the Bowie area of Prince George's County. The property, for which this development project is proposed, is the subject of a rezoning application to the L-A-C (Local Activity Center) Zone. The application process requires a market study in order to evaluate, as part of the rezoning application, whether or not there is an economic justification for a proposed retail component within a neighborhood activity center. The report concludes that there is an economic justification for the project. Specific conclusions are as follows:

1. The trade area in which the retail component is proposed be located is roughly one mile in diameter from the center of the site.

2. The trade area generally exhibited higher rates of growth than Prince George's County in population, households, and income between 1970 and 1989.

3. The trade area is predicted to continue growing faster and maintaining higher income levels than Prince George's County indicating the presence of substantial purchasing power.

4. Although there are no other existing or planned retail centers within the boundaries of the trade area, there is one neighborhood center, recommended in the preliminary master plan for the Bowie area, that may compete to some degree with a neighborhood center in the trade area.

5. The trade area will be able to support almost 62,000 square feet of neighborhood retail space by 1994.

6. The recommended size for a proposed retail center is 40,000 square feet.

7. Suggested tenants for the proposed center include a convenience food store, a drug store, and a variety of other establishments offering convenience goods and services.

MARKET STUDY

DUMBARTON STATION

Linda P. Raab, AICP was retained by Miller & Smith Land of Maryland to conduct a market study to determine the appropriate size and uses for Dumbarton Station. Dumbarton Station is the retail component of The Greens of Dumbarton, a proposed residential development project located in the Bowie area of Prince George's County. The property, for which this development project is proposed, is the subject of a rezoning application to the L-A-C (Local Activity Center) Zone. The application process requires a market study in order to evaluate, as part of the rezoning application, whether or not there is an economic justification for the proposed retail component. The study which follows fulfills this requirement.

INTRODUCTION

This report begins with a review of the regional and local setting of the subject property. It then describes the development proposal for the property and establishes the trade area on which the market analysis is based. Next, demographic trends are examined in order to ascertain purchasing power in the trade area. The analysis continues with an identification of nearby shopping centers and an analysis of their impact on the proposed center. Supportable space for neighborhood shopping in the trade area is then computed. The report ends with a recommendation on the appropriate size for a retail component and a discussion of possible uses for the proposed center.

PROJECT LOCATION AND DESCRIPTION

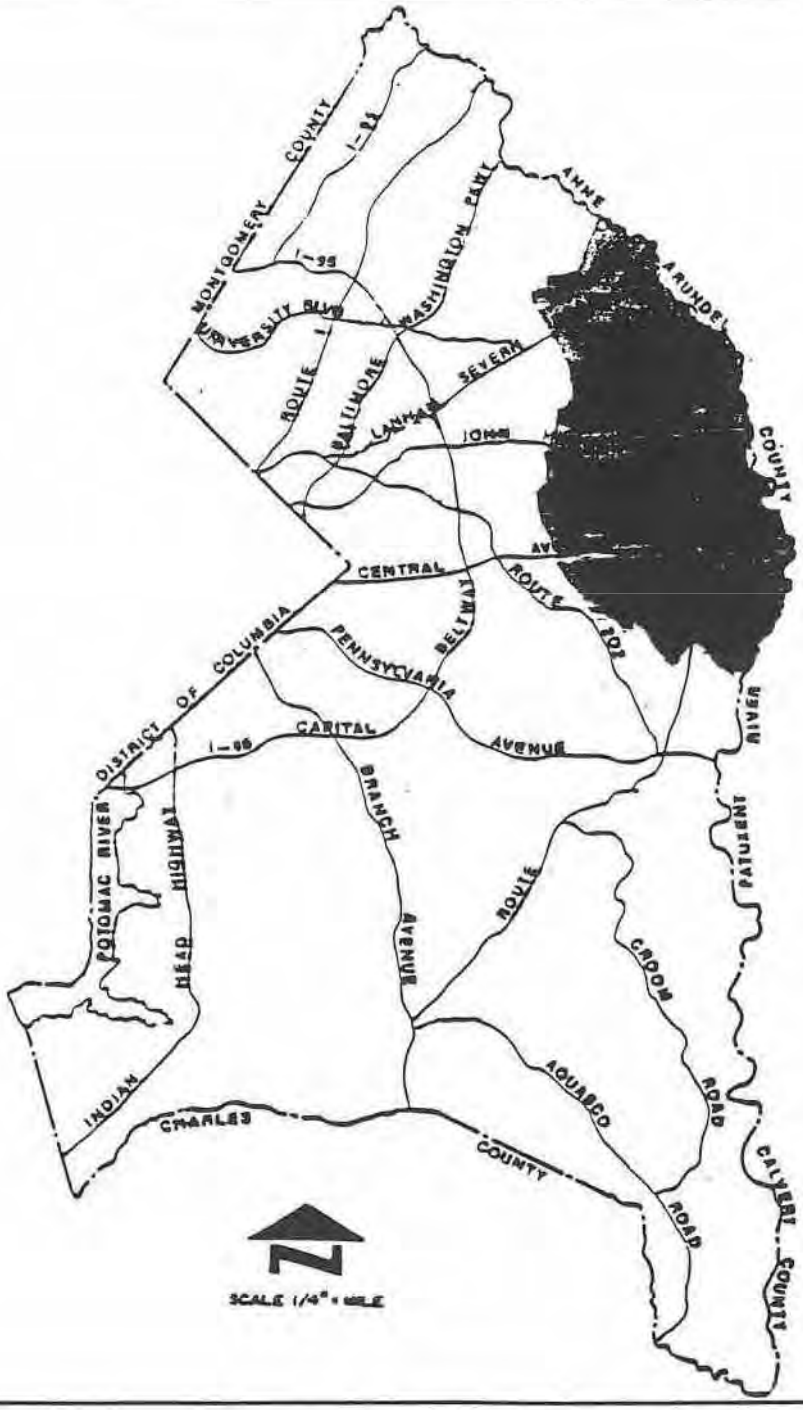
The properties, on which The Greens of Dumbarton (The Greens) community is proposed to be located, are within the Bowie-Collington-Mitchellville master plan area in Prince George's County. The master plan area is located in the east-central part of Prince George's County near its border with Anne Arundel County as depicted in Map 1. The master plan for this area is in the process of a major update with public hearings on a preliminary master plan scheduled for March 1990.

The *Preliminary Master Plan for Bowie-Collington-Mitchellville and Vicinity* divides the planning area into the ten residential communities shown on Map 2. For each community, the plan makes recommendations on residential density, open space, commercial areas, circulation systems, and public facilities. The plan also recommends locations for various types of activity centers. The plan describes an activity center as "a concentration of integrated land uses combining primarily general retail uses with service commercial, professional office, housing, and appropriate public and quasi-public uses." The plan goes on to say that an activity center should function as a "focal point, scaled proportionally to correspond to the area it is to serve."[1] The plan outlines a continuum of activity centers ranging from the 20,000-square foot convenience center to the 250-acre new town center.

The subject properties are part of Community IX, which is bounded on the north by Central Avenue (Maryland Route 214), on the east by the Popes Creek Branch of Conrail, on the south by Oak Grove/Leeland Roads, and on west by Watkins Mill Road. Community IX is largely undeveloped except for the Kettering subdivision. This subdivision, located in northwest quadrant of Community IX, contains about 1,000 existing and planned single family homes. A 138,000-square foot shopping center, anchored by Safeway and Peoples Drug, is located at the corner of Watkins Mill Road and Central Avenue. In addition to this existing development, two subdivisions, Collington Station and Collington Manor, have been approved on the south side of Central Avenue between Church Road and the Popes Creek Railroad. When completed, these subdivisions will have 658 dwellings on about 420 acres. The first of the 529 homes at Collington Station are under construction, with selling prices ranging from $210,000 to $260,000. At Collington Manor, the 69 planned homes will be priced from $400,000 and above.

Map 3 depicts the location of the subject properties. They are situated in the center of Community IX on both sides of Church Road South between Central Avenue (Maryland Route 214) and Oak Grove/Leeland Road. They represent an assemblage of several parcels totaling about 918 acres and are undeveloped with the exception of a few scattered residences.

The L-A-C application for The Greens proposes a mix of residential, recreational, community service, and park uses. The residential portion of this development is comprised primarily of single-family detached homes and a small percentage of townhouses. Dumbarton Station, the retail component, will form an integral part of a neighborhood activity center. Initial plans call for Dumbarton Station have a small food store and other establishments offering convenience goods. Dumbarton Station is expected to open in 1994.



Legend:

Planning Area Boundary

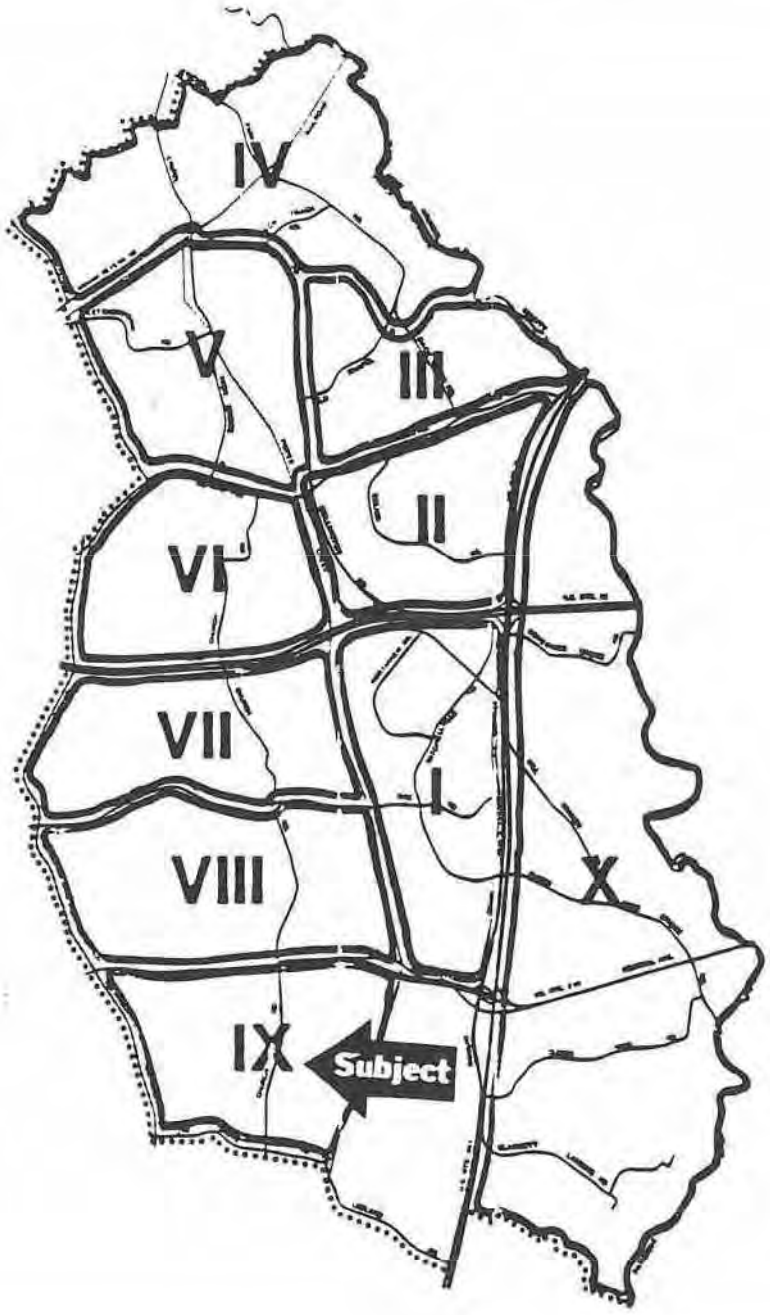
MAP 1

BOWIE-MITCHELLVILLE-COLLINGTON PLANNING AREA

0 1 mile 2 miles

February 1990

Linda P. Raab, AICP



Legend:

Community Boundary

Subject Site

MAP 2

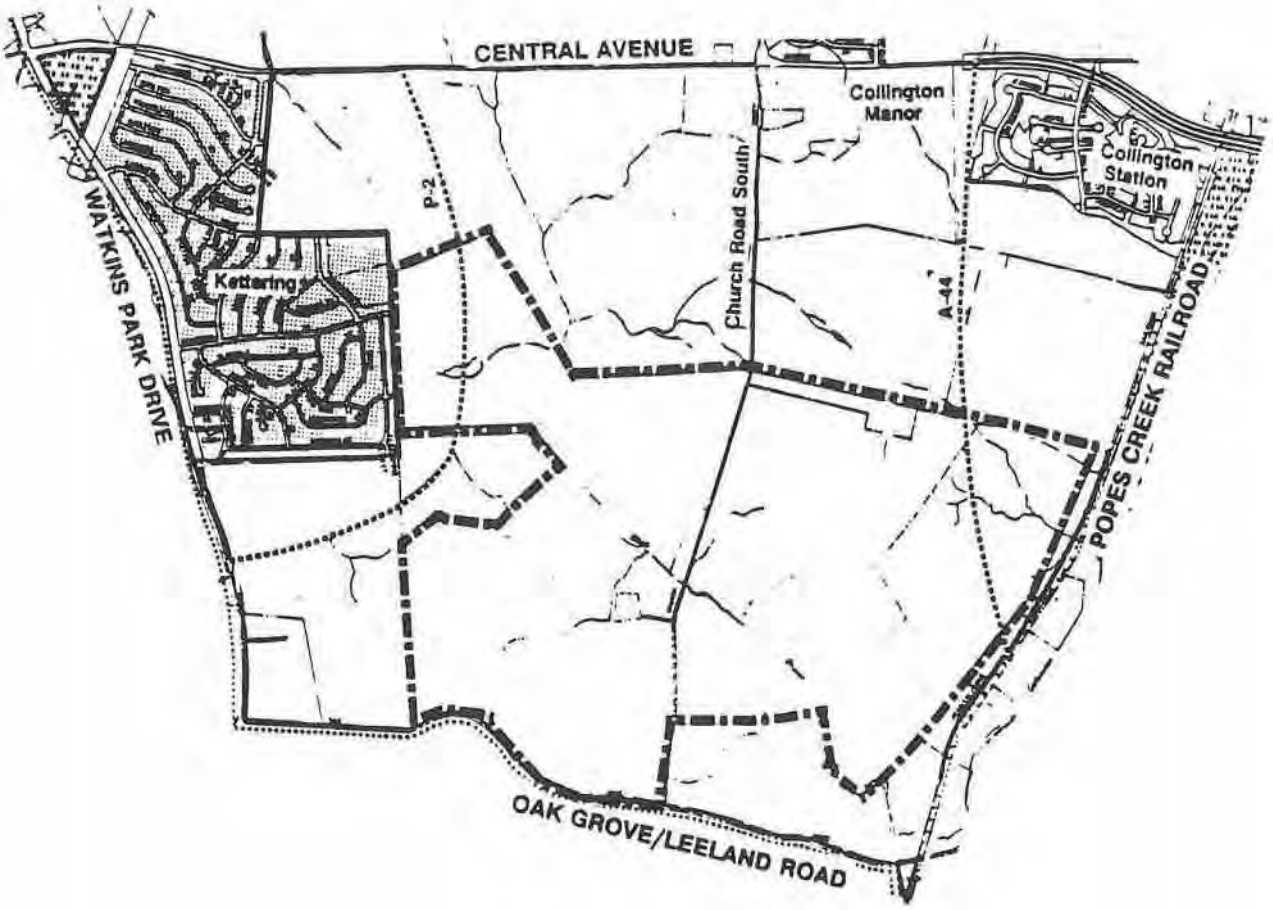
MASTER PLAN COMMUNITIES

0 10,000 20,000 ft.

N

February 1990

Linda P. Raab, AICP



Legend:

---------- Master Plan Road

Site Boundary

MAP 3

SITE LOCATION

0 2,500 5,000 ft.

February 1990

Linda P. Raab, AICP

TRADE AREA

The trade area for a retail project is the geographic area that provides the majority of steady customers necessary to support it.[2] The Urban Land Institute's *Shopping Center Handbook* provides comprehensive guidance on the factors that should be considered in defining trade area boundaries. These factors include: the type of shopping establishment; the location of competing centers; the character of the area in which the center will be located; natural features such as mountains, lakes, and terrain; and man-made features such as railroads and bridges, transportation facilities, and density of development. It is important to keep in mind that a new shopping area does not create buying power; rather, it either draws away customers from existing establishments, or captures the purchasing power of new residents to a growing area.[3] It is also important to respect geographic boundaries established for governmental analyses such as master plan neighborhoods, census tracts, or traffic zones.

A typical trade area for a neighborhood shopping center, such as Dumbarton Station, is between 1 and 1-1/2 miles.[4] Combining the typical trade area with the principles outlined in the preceding paragraph, the trade area depicted in Map 4 was delineated. Measuring about one mile in diameter from the center of The Greens site, it consists of Community IX minus the Kettering subdivision. The boundaries of this trade area respect not only the natural and man-made features (existing as well as proposed), but also the boundaries of the master plan's communities. Although the Kettering subdivision is part of the master plan's Community IX, it was not included in the trade area for two distinct, but interrelated, reasons. First, it is unlikely that Dumbarton Station would capture a significant amount of purchasing power in Kettering due to the proximity of two shopping centers at the intersection of Watkins Park Drive/Enterprise Road and Central Avenue. Second, the proposed alignment of P-2, a primary residential street connecting Watkins Park Drive with Central Avenue recommended in the *Preliminary Master Plan*, will create a boundary that will divide Kettering and the properties to the south and east into two neighborhoods.

Legend:

Master Plan Road

Site Boundary

Trade Area Boundary

MAP 4

TRADE AREA
DUMBARTON STATION

0 3,000 6,000 ft.

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MARKET AREA CHARACTERISTICS

This section of the report compares selected demographic characteristics of the trade area with Prince George's County in order to gauge potential buying power. The comments which follow are based on the data presented in Tables 1, 2, and 3. Tables 1 and 2 contain trends and predictions for the County and the trade area respectively. The projections in these tables reflect what is likely to happen in 1994 given past trends; they do not take into consideration densities recommended in master plans, planned development, or approved-but-not-built (pipeline) development. Thus, they do not reflect the projections that would result from the addition of the 658 homes at Collington Station and Collington Manor or the 1,200 dwellings proposed for The Greens. In order to present a more realistic picture of the demographics of the market area in 1994, these developments must be added to the base predictions in Tables 1 and 2. Table 3 shows how Collington Station, Collington Manor, and The Greens were added to the base projections for both the County and the trade area.

Population

Between 1970 and 1980, the trade area grew by almost 395 percent from 235 persons to 1,165 persons. By contrast, the County growth in population measured less than 1 percent for the same time period. The trade area's population continued growing between 1980 and 1989 posting a 6.5 percent increase from 1,162 to 1,237 persons. This 6.5 percent represents a higher rate of growth than the County's 5.1 percent population increase.

Both the trade area and the County are projected for continued population growth from 1989 to 1994. However, the County is expecting a 4.1 percent increase which is about 1.4 percent higher than the trade area's 2.7 percent predicted increase. When the developments planned at Collington Station, Collington Manor, and The Greens are considered, the County's predicted population growth is 4.4 percent against a 459.2 percent increase for the trade area.

Households

Prince George's County's households grew by 16.4 percent between 1970 and 1980 despite the 0.6 percent population increase for the same time period. The trade area's household change between 1970 and 1980 not only mirrored its population growth with a 462 percent increase, but remained well above the County change. These geometric increases in numbers of households that occurred in the 1970s leveled off somewhat in the next decade. The trade area, however, experienced a higher growth in households--19.0 percent as opposed to the County's 11.6 percent.

TABLE 1

POPULATION, HOUSEHOLD, AND INCOME TRENDS
PRINCE GEORGE'S COUNTY 1970-1994

Population & Households	1970 Census	1980 Census	% Chg 70-80	1989 (Est.)	% Chg 80-89	1994 (Proj.)	% Chg 89-94
Population	661,078	665,071	0.6	699,312	5.1	728,184	4.1
Households	193,119	224,789	16.4	250,965	11.6	267,578	6.6
Household Size	3.33	2.89	-13.3	2.73	-5.7	2.66	-2.3
Group Quarters		15,406		15,250	-1.0	15,250	0.0

Income	1969 (Census)	1979 (Census)	% Chg 69-79	1989 (Est.)	% Chg 79-89	1994 (Proj.)	% Chg 89-94
Aggregate (Millions)	$2,465.2	$5,728.3	132.4	$11,296.0	97.2	$14,935.8	32.2
Per Capita	$3,729	$ 8,613	131.0	$16,153	87.5	$20,511	27.0
Average Household	$12,623	$25,176	99.4	$44,750	77.7	$55,581	24.2
Median Household	$11,940	$22,681	90.0	$40,755	79.7	$50,872	24.8
Avg. Household Wealth				$118,839		$150,804	

Household Income Distribution	1979 Count	1979 %	1989 Count	1989 %	1994 Count	1994 %
Less than $ 7,500	21,806	9.7	12,992	5.2	11,144	4.2
$ 7,500-$ 14,999	42,066	18.7	18,421	7.3	14,375	5.4
$ 15,000-$ 19,999	32,072	14.3	17,216	6.9	12,007	4.5
$ 20,000-$ 24,999	30,681	13.6	17,539	7.0	14,731	5.5
$ 25,000-$ 29,999	25,857	11.5	18,500	7.4	15,002	5.6
$ 30,000-$ 34,999	21,897	9.7	18,942	7.5	15,652	5.8
$ 35,000-$ 39,999	16,594	7.4	19,150	7.6	16,117	6.0
$ 40,000-$ 49,999	19,104	8.5	36,054	14.4	32,528	12.2
$ 50,000-$ 74,999	12,294	5.5	59,317	23.6	64,013	23.9
$ 75,000-$ 99,999	1,763	0.8	21,852	8.7	44,038	16.5
$100,000-$149,999	554	0.2	9,688	3.9	22,116	8.3
$150,000-$199,999	75	0.0	854	0.3	5,021	1.9
$200,000 and over	26	0.0	440	0.2	834	0.3

Notes:
(a) 1970 household size is an estimate based on 1970 census data.
(b) Data on income are expressed in "current" dollars for each respective year.
(c) 1989 estimates and 1994 projections were produced by National Planning Data Corp.

Source: National Planning Data Corporation.

TABLE 2

POPULATION, HOUSEHOLD, AND INCOME TRENDS
DUMBARTON STATION TRADE AREA 1970-1994

Population & Households	1970 Census	1980 Census	% Chg 70-80	1989 (Est.)	% Chg 80-89	1994 (Proj.)	% Chg 89-94
Population	235	1,162	394.5	1,237	6.5	1271	2.7
Households	58	326	462.1	388	19.0	405	4.4
Household Size	3.98	3.56	-10.5	3.19	-10.6	3.14	-1.6
Group Quarters		0		0	0.0	0	0.0

Income	1969 (Census)	1979 (Census)	% Chg 69-79	1989 (Est.)	% Chg 79-89	1994 (Proj.)	% Chg 89-94
Aggregate (Millions)	$0.7	$11.3	1,535.4	$21.9	93.3	$28.3	28.8
Per Capita	$2,953	$9,767	230.7	$17,735	81.6	$22,234	25.4
Average Household	$12,019	35,786	197.7	$58,076	62.3	$71,583	23.3
Median Household	$8,672	$35,556	310.0	$58,503	64.5	$73,017	24.8
Avg. Household Wealth				$150,429		$186,244	

Household Income Distribution	1979 Count	1979 %	1989 Count	1989 %	1994 Count	1994 %
Less than $ 7,500	9	2.8	7	1.8	5	1.2
$ 7,500-$ 14,999	22	6.7	9	2.3	6	1.5
$ 15,000-$ 19,999	18	5.5	11	2.8	5	1.2
$ 20,000-$ 24,999	15	4.6	12	3.1	8	2.0
$ 25,000-$ 29,999	46	14.1	12	3.1	10	2.5
$ 30,000-$ 34,999	47	14.4	9	2.3	10	2.5
$ 35,000-$ 39,999	45	13.8	12	3.1	8	2.0
$ 40,000-$ 49,999	83	25.5	63	16.2	17	4.2
$ 50,000-$ 74,999	33	10.1	172	44.3	145	35.8
$ 75,000-$ 99,999	4	1.2	65	16.8	135	33.3
$100,000-$149,999	2	0.6	15	3.9	51	12.6
$150,000-$199,999	0	0.0	0	0.0	4	1.0
$200,000 and over	0	0.0	0	0.0	1	0.2

Notes:
(a) 1970 household size is an estimate based on 1970 census data.
(b) Data on income are expressed in "current" dollars for each respective year.
(c) 1989 estimates and 1994 projections were produced by National Planning Data Corp.

Source: National Planning Data Corporation.

TABLE 3

POPULATION AND INCOME 1994
TRADE AREA AND PRINCE GEORGE'S COUNTY

Item	Number 1989	Projections Before New Developments Number 1994	Projections Before New Developments Change 1989-94	Projections After New Developments Number 1994	Projections After New Developments Change 1989-94	Notes
TRADE AREA						
Households						
Base	388	405		405		(a)
The Greens				1,200		(b)
Collington Station				529		(c)
Collington Manor				69		(c)
Total	388	405	4.4%	2,203	467.8%	(d)
Household Size	3.19	3.14	-1.6%	3.14	-1.6%	(a)
Population	1,237	1,271	2.7%	6,917	459.2%	(e)
Per Capita Income	$17,735	$22,234	25.4%	$22,234	25.4%	(a)
Aggregate Income	$21,900,000	$23,300,000	6.4%	$153,801,916	602.3%	(f)
PRINCE GEORGE'S COUNTY						
Households						
Base	250,965	267,578		267,578		(a)
The Greens				1,200		(b)
Collington Station				529		(c)
Collington Manor				69		(c)
Total	250,965	267,578	6.6%	269,376	7.3%	(d)
Household Size	2.73	2.66	-2.6%	2.66	-2.6%	(a)
Population	699,312	728,184	4.1%	729,982	4.4%	(e)
Per Capita Income	$16,153	$20,511	27.0%	$20,511	27.0%	(a)
Aggregate Income	$11,295,986,736	$14,935,782,024	32.2%	$14,972,660,802	32.5%	(f)

Notes:

(a) Refer to Tables 1 and 2.

(b) Number of units proposed at The Greens of Dumbarton.

(c) Preliminary Master Plan, p. 87.

(d) Total number of households.

(e) Total number of households multiplied by household size (number of persons per household).

(f) Per capita income multiplied by population.

Households are expected to continue increasing between 1989 and 1994. Prince George's County is predicted to enjoy a 6.6 percent increase. The trade area is slated for a 4.4 percent increase from 388 to 405 households without Collington Station, Collington Manor, and The Greens. When these developments are included, the projected number of households for 1994 in the trade area is 2,203, which represents a 467.8 percent increase. The addition of these developments changes the Prince George's increase to 7.3 percent.

The trade area has maintained and is expected to continue maintaining larger households than the County as reflected in the number of persons per household. While both posted a decrease in family size between 1970 and 1989, the trade area has consistently maintained larger households. This trend is expected to continue through 1994 with the County's predicted household size at 2.66 and 3.14 persons per household in the trade area.

Income

Income is an important factor in assessing the buying power of an area. Both the County and the trade have made tremendous strides in aggregate income growth since 1970. Between 1970 and 1980, the County's aggregate income grew by 132.4 percent, while the trade area enjoyed a 1535.4 percent rise. Since then, the County and the trade area have registered increases of 97.2 percent and 93.3 percent respectively.

Aggregate income is predicted to increase by 32.2 percent for the County and 28.8 percent for the trade area. The addition of The Greens, Collington Station, and Collington Manor would boost the trade area's predicted growth in aggregate income to 602.3 percent, well above the County's 32.5 percent increase.

With respect to per capita income, the trade area registered in 1969 a lower per capita income level than did Prince George's County--$2,953 and $3,729 respectively. By 1979, the trade area's per capita income had risen by 230 percent to $9,767, exceeding the County's per capita income of $8,613. The trade area's projected per capita income for 1994 is $22,234 as opposed to the County's $20,511. Average and median household income levels in the trade have also been substantially higher than the levels in Prince George's County.

Comments and Conclusions

These trends and projections show that the trade area has exhibited healthy growth, and is projected to maintain healthy growth. When Collington Station, Collington Manor, and The Greens are considered, the trade area's projections greatly exceed the County's projections. The consistently higher per capita, average household, and median household incomes of the trade area than those of Prince George's County signal the presence of substantial purchasing power. In a later section of this report, a calculation is made of the amount of buying power available in the trade area for the types of goods offered at neighborhood centers.

NEARBY SHOPPING CENTERS

Although no existing or planned neighborhood centers are within the boundaries of the trade area, three existing, approved, or planned centers are outside of, yet in close proximity to, the trade area. This section of the report describes and analyzes the impact of each of these centers on Dumbarton Station. Map 5 depicts the location of these centers.

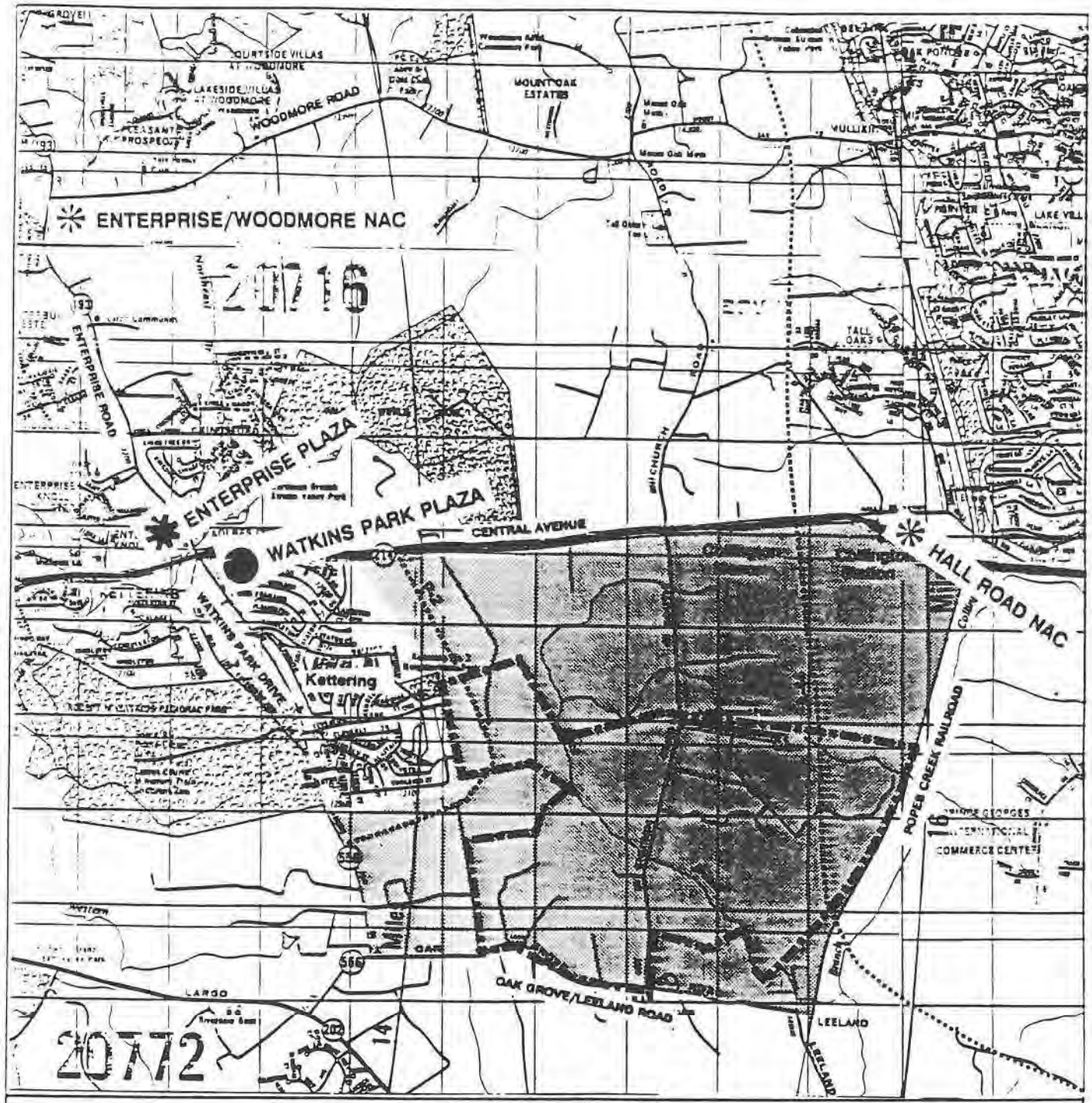
Watkins Park Plaza

Watkins Park Plaza is an existing center located at the southeast corner of Central Avenue and Watkins Park Drive. The center contains 138,000 square feet and is anchored by an 11,000-square foot People's Drug Store and a 40,000-square foot Safeway. In addition to the integrated center, there are three free-standing buildings. The largest of these buildings is a 5,000-square foot structure with a sub shop and a real estate office. The other two buildings house fast-food restaurants each measuring about 2,500 square feet. This shopping center also serves as the temporary location for the Largo-Kettering Branch of the Prince George's County library system and the U.S. Postal Service. This center is well established, having begun operations in the early 1980s. Table 4 provides a complete list of the Watkins Park tenants as of November 1989. At that time, only one vacancy was noted.

The *Preliminary Master Plan* classifies this center as a Village Activity Center, which is larger, serves more population, has a wider service area, and provides a fuller range of goods than a neighborhood center.[5] Although this center offers some of the types of goods and services that would be found in a neighborhood center, its location and service area orientation blunt its competitiveness with Dumbarton Station. Watkins Park Plaza, which is situated in the extreme northwest corner of Community IX and at the edge of the Bowie planning area appears to be more oriented toward serving the growing Kettering and Lake Arbor communities located west of Community IX and the boundary of the Bowie planning area. As stated earlier, the master plan reinforces this with its recommended alignment of primary road P-2 which will form an effective boundary line between Kettering and the rest of Community IX.

Enterprise Plaza

Enterprise Plaza is an approved shopping center located at the northwest corner of Enterprise Road and Central Avenue (Watkins Park becomes Enterprise Road at Central Avenue). The Specific Design Plan (SPD), approved September 28, 1989, proposes a mix of office and retail totaling about 160,000 square feet. The retail portion will contain a 44,000- square foot specialty grocery store and about 84,000 square feet of smaller shops. Another 21,000 square feet will be used for offices.



Legend:

- Master Plan Road
- Site Boundary
- Trade Area Boundary
- Existing Center
- Approved Center
- Proposed Center

MAP 5

NEARBY SHOPPING CENTERS

0 3,000 6,000 ft.

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February 1990

Linda P. Raab, AICP

TABLE 4

WATKINS PARK PLAZA
TENANTS, NOVEMBER 1989

Store Number	Name of Store
72	Prince George's County Library, Largo-Kettering Branch
68-70	U.S. Postal Service
66	Carpet Bazaar
64	House of Chang Restaurant
62	Vacant
60	Friendship Animal Clinic
58	Hair Cuttery
56	Liquor Store
50-54	Safeway Supermarket with Pharmacy
48	Eye Care Center
44	Enterprise Jewelers
42	Hallmark Card Store
40	Dry Cleaners
38	Allstate Insurance
36	Video Rental
32	Lisa's Crown of Glory
28	Beauty Shop
26	People's Drug
24	"TCYB" Yogurt
22	Citizens Bank of Maryland
20	Dental Office
N/A	Mount Vernon Realty
N/A	Jerry's Sub Shop
N/A	Wendy's
N/A	Kentucky Fried Chicken

Note: N/A means Not Available.

Source: Field investigation by Linda P. Raab, November, 1989.

The impact of Enterprise Plaza on Dumbarton Station is difficult to assess since the types of retail establishments with the exception of the specialty grocery store are unknown at this time. It appears that this center, like Watkins Park Plaza, would serve primarily the shopping needs of the Lake Arbor and Kettering communities.

Hall Road Center

The Hall Road Center is a proposed neighborhood activity center recommended in the *Preliminary Master Plan* to serve the "developing residential communities in the Church Road and Central Avenue corridor." The plan recommends that this center have between 40,000 and 60,000 square feet of retail uses.[6] As far as can be determined, there are no plans or applications on file for development of this center.

If built, a neighborhood shopping center at the proposed Hall Road site would provide some degree of competition for Dumbarton Station. However, its impact is difficult to assess at this time because it is only a master plan recommendation and because there is not even a tentative plan to evaluate. In addition, many of the developments in the Church Road corridor between Central Avenue and Route 50 are proposed, but not yet approved. However, given the land use recommendations for the Church Road corridor north of Central Avenue, a proposed neighborhood center at Hall Road is likely to be oriented primarily to Communities VII and VIII in addition to the areas west of Enterprise Road. There are two reasons for this orientation. First, the *Preliminary Master Plan* recommends only one small retail area of about 10,000 square feet within these communities. This retail area, which is part of the recommended Enterprise Neighborhood Activity Center at the southeast corner of Enterprise and Woodmore Roads, is not centrally-located. Like Watkins Park and Enterprise Plazas, it is situated at the edge of the planning area and is likely to find itself oriented to serving the western part of Communities VII and VIII. Second, as the Central Avenue corridor develops, it will become increasingly inconvenient to reach the proposed Hall Road Center from the areas of Community IX along Church Road since the *Preliminary Master Plan* recommends denial of access to the proposed Hall Road Center from Central Avenue. Clearly, the progress of any development plans for this proposed center must be closely monitored in order to assess its competitive impact on Dumbarton Station.

SUPPORTABLE SPACE

Table 5 shows how supportable space for convenience goods in the trade area was calculated. This calculation is based on the methodology outlined in *Retail Trade in Prince George's County*, a publication of the Research and Public Facilities Planning Division of the Prince George's County Planning Board.[7] As Table 5 indicates, the trade area can support almost 62,000 square feet of convenience goods space by 1994.

TABLE 5

CALCULATION OF SUPPORTABLE SPACE 1994
DUMBARTON STATION TRADE AREA

Item	Value	Notes
Households		
Base	405	
The Greens	1,200	
Collington Station	529	
Collington Manor	69	
Total	2,203	(a)
Persons Per Household	3.14	(b)
Population 1994	6,917	(c)
Per Capital Income	$22,234	(d)
Aggregate Income	$153,801,916	(e)
Percent of Aggregate Income Spent on Convenience Goods in the Trade Area	10.4%	(f)
Expenditures for Convenience Goods	$15,995,399	(g)
Capture Rate	85%	(h)
Convenience Goods Sales in Trade Area	$13,596,089	(i)
Sales Per Square Foot at Neighborhood Centers	$220	(j)
Total Supportable Square Footage	61,800	(k)

Notes:

(a) The total number of households projected for 1994 considers only developments that will be built in addition to the applicant's proposal as shown in Table 3. Pending applications such as for the adjacent Temple property are not included.

(b) See Table 3.

(c) See Table 3 computed by multiplying number of households by number of persons per household.

TABLE 5 (Continued)

(d) See Table 3.

(e) See Table 3, computed by multiplying the 1994 population by per capita income.

(f) This represents the portion of total income that households are expected to spend on convenience goods. The percentage used in this calculation of supportable retail space in the trade area was based on the shopping patterns described in *Retail Trade*. The percentage was adjusted to take into account the absence of a supermarket at Dumbarton Station and the changes in spending patterns expected over the next decade. The components of this percentage are discussed in detail in the section on tenant mix.

(g) Aggregate income multiplied by the percent spent on convenience goods.

(h) The capture rate for a shopping center refers to the percent of resident trade a center can be expected to draw. The 85 percent capture rate used here is consistent with the capture rate utilized in the *Preliminary Master Plan's* analysis of retail square footage needs on page 104. This represents a decline from the 88 percent capture rate for the year 2000 used in *Retail Trade* on page 54.

(i) Capture rate multiplied by the expenditures for convenience goods. This represents the amount of money that will be spent on convenience goods in the trade area.

(j) This figure is taken from the Urban Land Institute's *Dollars and Cents of Shopping Centers*, page 166. The data in this publication is based on a survey of the different types of shopping centers in various regions of the country. The $220 per square foot is the median decile figure inflated by 4.8 percent per year to 1994. The 4.8 percent per year inflation is the 1989 inflation rate.

(k) Convenience goods sales divided by the sales per square foot at neighborhood centers. This figure is the amount of neighborhood retail square feet that can be supported in the trade area.

RECOMMENDATIONS

This section of the report makes recommendations on the square footage for Dumbarton Station and discusses a possible tenant mix.

Size of Center

Based on the calculation of supportable space in Table 5. it is recommended that Dumbarton Station have 40,000 square feet. Though this recommendation may appear to leave substantial demand unsatisfied given the almost 22,000 square foot difference between supportable space and the recommended 40,000 square feet, it takes into consideration the fact that the competitive impact of the proposed Hall Road Center cannot be determined at this time. Accordingly, a second recommendation is offered: plans for the proposed Hall Road Center must be monitored in order to judge its impact on Dumbarton Station.

As a "final check," a comparison of the recommendations for Dumbarton Station was made with master plan guidelines and recommendations of the Urban Land Institute. Table 6 shows how closely the applicant's proposal matches the characteristics of neighborhood shopping centers outlined in the *Preliminary Master Plan* and the *Shopping Center Handbook.*

Tenant Mix

The lack of detail concerning the proposed Hall Road Center, makes it difficult to recommend a tenant mix. However, the supportable square feet for different types of stores offering convenience goods can be estimated using the methodology found in *Retail Trade.* Table 7 shows how the amount of supportable square feet in the trade area for four categories of convenience goods is estimated. As the table indicates, there is a substantial need for restaurants and miscellaneous convenience goods. There is some need for convenience food stores and drug stores.

The Consumer Spending Patterns for 1989 outlined in Table 8 provide additional guidance on formulating an initial list of the types of tenants for Dumbarton Station. The last column in this table shows the household market index for certain good and services. This index represents a comparison of how much households in the trade area spend on these items in relation to other households in the United States. For example, households in the trade area spent 57 percent more on furniture in 1989 than households in the United States. As Table 7 shows, the 1989 market index of families in the trade area exceeded 1.4 in the following selected categories:

- Food away from home;
- Alcoholic beverages;
- Personal care services;
- Most types of household equipment and services;

TABLE 6

COMPARISON OF NEIGHBORHOOD SHOPPING CENTER CHARACTERISTICS DUMBARTON STATION-MASTER PLAN-ULI

	Dumbarton Station	Preliminary Master Plan	ULI Handbook
Center Size (Sq. Ft.)	40,000	20,000-50,000	30,000-100,000
Population Served	6,917	8,000	3,000-40,000
Trade Area	1 mile	1 mile	1-1/2 miles

Sources:

Preliminary Master Plan for Bowie-Collington-Mitchellville and Vicinity, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, November 1989), p 105.

Urban Land Institute, *Shopping Center Handbook*, Second Edition, (Washington D.C.: Urban Land Institute, 1985), p. 22.

TABLE 7

SUPPORTABLE SPACE BY STORE TYPE
DUMBARTON STATION TRADE AREA

Type of Store	Aggregate Income 1994	% Income Spent	Expenditure by Type of Store	Capture Rate	Total Store Sales	Sales Per Sq. Ft.	Supportable Space
Convenience Food	$153,801,916	1.7%	$2,614,633	85%	$2,222,438	$292	7,607
Drug Stores	$153,801,916	1.7%	$2,614,633	85%	$2,222,438	$227	9,803
Restaurants	$153,801,916	4.0%	$6,152,077	85%	$5,229,265	$229	22,878
Miscellaneous	$153,801,916	3.0%	$4,614,057	85%	$3,921,949	$184	21,318
Totals	$153,801,916	10.4%	$15,995,399	85%	$13,596,089	$221	61,606
Notes	(a)	(b)	(c)	(d)	(e)	(f)	(g)

Notes:

(a) Delineates four broad categories of types of convenience stores as taken from *Retail Trade*, page 54.

(b) Aggregate Income for 1994 computed in Tables 3 and 5.

(c) This refers to the percent of income that is estimated to be spent by the Year 2000 at each type of store. The sum of these percentages is the total percent of income to be spent on convenience goods in the trade area (refer to Table 5). With the exception of the percentage used for "Convenience Food," the percentages are taken from *Retail Trade*, page 54. The percentage for "Convenience Food" was lowered to 1.7 percent from the 11.0 percent suggested in *Retail Trade* because it takes into account both convenience food stores (such as Highs, 7-Eleven, and "corner markets") and supermarkets. At this time, Dumbarton Station is planned to have a convenience food store where families would spend substantially less of their incomes than they would at a supermarket.

(c) Aggregate income multiplied by the percent spent at each type of store.

(d) See Table 5.

(e) Expenditure by store type multiplied by capture rate, estimates how much money will be spent in the trade area in each type of store.

(f) These were derived from data provided in *Retail Trade*, page 54 and *Dollars & Cents*, page 176. The figures are adjusted for inflation through 1994 by 4.8 percent per year.

(g) This is computed by dividing the total store sales by sales per square foot. The result is the number of square feet of each type of store that the trade area can support by 1994.

TABLE 8

CONSUMER SPENDING PATTERNS 1989
DUMBARTON STATION TRADE AREA

Item	Annual Expenditures: Aggregate Number	Aggregate Percent	Per Capita Number	Per Capita Percent	Average Household Number	Average Household Percent	Weekly Average Household	Market Index
Income								
Aggregate Income	$21,938,195	100.0%	$17,735	100.0%	$58,076	100.0%		
Income Less Average Taxes	$18,731,000	85.4%	$15,142	85.4%	$48,275	83.1%	$928.37	1.57
Taxes								
Average Taxes	$3,207,195	14.6%	$2,593	14.6%	$9,801	16.9%		
Food and Drink								
Food at home	$1,207,000	5.5%	$976	5.5%	$3,112	5.4%	$59.84	1.26
Food away from home	$709,000	3.2%	$573	3.2%	$1,828	3.1%	$35.15	1.58
Alcoholic Beverages	$183,000	0.8%	$148	0.8%	$471	0.8%	$9.07	1.48
Miscellaneous Personal Items								
Tobacco and smoking supplies	$88,000	0.4%	$71	0.4%	$227	0.4%	$4.36	1.10
Personal care services	$124,000	0.6%	$101	0.6%	$320	0.6%	$6.16	1.44
Household Equipment and Services								
Household textiles	$59,000	0.3%	$48	0.3%	$153	0.3%	$2.94	1.61
Furniture	$204,000	0.9%	$165	0.9%	$526	0.9%	$10.11	1.57
Floor coverings	$43,000	0.2%	$34	0.2%	$110	0.2%	$2.11	1.25
Major appliances	$107,000	0.5%	$87	0.5%	$276	0.5%	$5.30	1.15
Small appliances	$44,000	0.2%	$36	0.2%	$114	0.2%	$2.19	1.54
Misc. household equipment	$182,000	0.8%	$147	0.8%	$469	0.8%	$9.02	1.62
Domestic services	$202,000	0.9%	$163	0.9%	$519	0.9%	$9.99	1.47
Other household expenses	$39,000	0.2%	$32	0.2%	$101	0.2%	$1.94	1.38
Apparel								
Women's apparel, ages 16 & over	$293,000	1.3%	$237	1.3%	$755	1.3%	$14.51	1.66
Men's apparel, ages 16 & over	$206,000	0.9%	$167	0.9%	$532	0.9%	$10.23	1.79
Girls' apparel, ages 2-15	$54,000	0.2%	$44	0.2%	$140	0.2%	$2.69	1.63
Boys' apparel, ages 2-15	$37,000	0.2%	$30	0.2%	$95	0.2%	$1.83	1.46
Children's apparel, under age 2	$20,000	0.1%	$16	0.1%	$51	0.1%	$0.98	1.18
Footwear	$85,000	0.4%	$69	0.4%	$219	0.4%	$4.20	1.54
Other apparel	$169,999	0.8%	$137	0.8%	$436	0.8%	$8.39	1.67
Entertainment								
Entertainment fees	$266,000	1.2%	$215	1.2%	$685	1.2%	$13.17	1.80
TV, sound equipment, etc.	$214,000	1.0%	$173	1.0%	$552	1.0%	$10.61	1.41
Miscellaneous entertainment	$332,000	1.5%	$268	1.5%	$855	1.5%	$16.44	1.32
Reading	$85,000	0.4%	$69	0.4%	$219	0.4%	$4.21	1.41
Education	$262,000	1.2%	$212	1.2%	$675	1.2%	$12.99	1.99

TABLE 8 (Continued)

Item	Annual Expenditures: Aggregate Number	Aggregate Percent	Per Capita Number	Per Capita Percent	Average Household Number	Average Household Percent	Weekly Average Household	Market Index
Shelter and Related Expenditures								
Owner dwelling exc. repairs/main	$1,555,000	7.1%	$1,257	7.1%	$4,007	6.9%	$77.05	1.88
Owner dwelling repairs/maint.	$272,000	1.2%	$220	1.2%	$701	1.2%	$13.48	1.40
Rented dwelling expenses	$282,000	1.3%	$228	1.3%	$726	1.3%	$13.97	0.73
Other lodging expenses	$329,000	1.5%	$266	1.5%	$848	1.5%	$16.31	1.74
Fuels, utilities, public services	$827,000	3.8%	$669	3.8%	$2,132	3.7%	$41.00	1.26
Transportation Expenses								
Cars and trucks - new	$780,000	3.6%	$630	3.6%	$2,010	3.5%	$38.65	1.40
Cars and trucks - used	$346,000	1.6%	$279	1.6%	$891	1.5%	$17.13	1.17
Other vehicles	$25,000	0.1%	$20	0.1%	$65	0.1%	$1.26	0.79
Vehicle finance charge	$141,000	0.6%	$114	0.6%	$362	0.6%	$6.97	1.57
Gas, motor oil, etc	$605,000	2.8%	$489	2.8%	$1,561	2.7%	$30.01	1.33
Vehicle repairs & maintenance	$259,000	1.2%	$210	1.2%	$668	1.2%	$12.85	1.36
Vehicle insurance	$207,000	0.9%	$167	0.9%	$532	0.9%	$10.24	1.39
Public transportation	$196,000	0.9%	$159	0.9%	$505	0.9%	$9.72	1.59
Vehicle rental, etc.	$103,000	0.5%	$83	0.5%	$265	0.5%	$5.10	1.45
Health Care								
Health insurance	$107,000	0.5%	$87	0.5%	$277	0.5%	$5.32	0.94
Medical services	$252,000	1.1%	$204	1.2%	$649	1.1%	$12.48	1.27
Prescription drugs	$42,000	0.2%	$34	0.2%	$109	0.2%	$2.11	0.90
Miscellaneous Items								
Life and other insurance	$211,000	1.0%	$170	1.0%	$543	0.9%	$10.44	1.64
Gift Expenditures								
Gift clothing	$81,000	0.4%	$66	0.4%	$210	0.4%	$4.03	1.52
Gift jewelry and watches	$6,000	0.0%	$5	0.0%	$16	0.0%	$0.32	1.28
Gift small appliances	$15,000	0.1%	$12	0.1%	$38	0.1%	$0.73	1.54
All other gifts	$23,000	0.1%	$19	0.1%	$60	0.1%	$1.15	0.70
Other	$6,852,001	31.2%	$5,536	31.2%	$17,660	30.4%		
Totals	$21,938,195	100.0%	$17,735	100.0%	$58,076	100.0%		

Notes:

(a) The data for Consumer Spending Patterns (CSP) are derived using information from the "interview" portion of the consumer expenditure survey (CES).

(b) The "Weekly Average Household Expenditure" is obtained by dividing the "Annual Average Household Expenditure" by 52. The "Annual Aggregate is used to obtain the "Per Capita" and the "Average Household" data by dividing the aggregate by the corresponding total population and total households, respectively. Each market index value shown in the table is the ratio of the Annual Average Household Expenditures (AAHE) for the trade area compared to the "AAHE" for the United States.

Source: National Planning Data Corporation.

- All types of clothing except for apparel for children under age 2;
- Nearly all types of entertainment including reading and education.

Other considerations include the *Preliminary Master Plan* guidelines concerning the types of tenants appropriate for neighborhood centers[8] along with the ULI's survey of the most commonly found tenants in neighborhood centers.[9]

Based on these considerations, the following types of stores are recommended for initial consideration at Dumbarton Station.

1. A convenience dairy store less than 6,000 square feet;
2. A drug store consisting of about 10,000 square feet;
3. A deli/carryout perhaps with some seating;
4. Pizza restaurant with carryout and perhaps delivery service;
5. Family restaurant, medium priced;
6. Bakery, cookie, ice cream store;
7. Video rental store;
8. Book store;
9. Beauty salon;
10. Dry cleaners;
11. Copying, mailing, fax establishment;
12. Beer and wine store if not combined with carryout deli; and
13. Branch bank.

As previously stated, the foregoing list is a preliminary, initial enumeration of the types of stores that seem appropriate at this time for Dumbarton Station. Changes in existing or proposed retail developments in and around the trade area or changes in master plan recommendations, particularly plans for the proposed Hall Road Center, must be closely monitored and the tenant mix refined accordingly.

ENDNOTES

1. *Preliminary Master Plan for Bowie-Collington-Mitchellville and Vicinity*, (Upper Marlboro, Maryland: The Maryland-National Capital Park and Planning Commission, November, 1989), p. 103.

2. William J. McCollum, "Basic Research Procedures," *Market Research for Shopping Centers*, (New York: International Council of Shopping Centers, 1980), p. 17. Quoted in Urban Land Institute, *Shopping Center Handbook*, Second Edition, (Washington, D.C.: The Urban Land Institute 1985), p. 55.

3. Urban Land Institute, *Shopping Center Handbook*, Second Edition, (Washington, D.C.: The Urban Land Institute 1985), p. 55.

4. *Shopping Center Handbook*, p. 22.

5. *Preliminary Master Plan*, pp. 105, 108.

6. *Preliminary Master Plan*, p. 111.

7. *Retail Trade in Prince George's County: Sales Trends, Current Directions, Supportable Space*, (Upper Marlboro, Maryland: The Maryland-National Capital Park and Planning Commission, June 1985). See in particular the calculation on p. 48.

8. *Preliminary Master Plan*, p. 105.

9. Urban Land Institute, *The Dollars & Cents of Shopping Centers: 1987*, (Washington, D.C.: The Urban Land Institute, 1987), pp. 176-177.

N 2,050
E 66,800

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2027

STATE OF MARYLAND — STEVEN PEYTON MARSH — No. 4207 — LANDSCAPE ARCHITECT

Not valid without signature

2

TCP-1 LEGEND

- EXISTING 100 YEAR FLOOD PLAIN
- FOREST SAVE AREA
- REFORESTATION AREA
- PATUXENT MANAGEMENT AREA BUFFERS
- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- GOLF CART PATH
- CONCEPTUAL CART PATH LOCATION*
- SCRUB/SHRUB LAYER SAVE AREA
- FOREST CLEAR AREA

* CART PATHS SHOWN AS A DASHED LINE ARE CONCEPTUAL ONLY, AND WILL ALL BE FIELD LOCATED PRIOR TO GRADING PLAN APPROVAL. AT THAT TIME, THE LIMITS OF DISTURBANCE SHALL BE FLAGGED & THE PATHS WILL BE STAKED IN CONSULTATION WITH THE ENVIRONMENTAL PLANNING SECTION OF MNCPPC.

19
142

SCALE: 1"=300'

N

SHEET 1 | SHEET 2 | SHEET 3 | SHEET 4 | SHEET 5 | SHEET 6

PARCEL "X" | PARCEL "W" | PARCEL "Y" | JENNINGS MILL DRIVE | JACKSON VALLEY DRIVE | JEFFERSON MANOR LANE | JEFFERSON RIDGE ROAD

FUTURE OAK GROVE ROAD (C-414) | PROPOSED REALIGNED OAK GROVE ROAD | MELWOOD ROAD | MELWOOD ROAD (MD 414) | MELWOOD PARK | PERRYWOOD COURT | PERRY'S 3D MANOR PAT 22 52 | ANDAN DRIVE | HOTOMOT DRIVE | POWHATAN DRIVE | ANDREW MANOR WAY | ANDREW MANOR DRIVE | ANDREW MANOR COURT | ANDREW MANOR PLACE | ANDREW MANOR TERRACE | ANDREW MANOR CIRCLE | ANDREW MANOR LANE | ANDREW MANOR ROAD | ANDREW MANOR PLACE | ANDREW MANOR COURT | ANDREW MANOR DRIVE | ANDREW MANOR WAY | ANDREW MANOR ROAD | ANDREW MANOR LANE | ANDREW MANOR CIRCLE | ANDREW MANOR TERRACE

SCALE: 1"=100'

N

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP1-91-92				
	Approved by	Date	DRD #	Reason for Revision
00		12/20/2001	4-01032	N/A
01	JOHN P. MARKOVITCH	5/23/2002	CDP-9902 & CDP-9903	ADD GOLF COURSE
02			CDP-9902-06 & CDP-9903-05	INCREASE DENSITY IN LANDBAY F
03				
04				

TCP-1 LEGEND

- EXISTING 100 YEAR FLOOD PLAIN
- FOREST SAVE AREA
- REFORESTATION AREA
- PATUXENT MANAGEMENT AREA BUFFERS
- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- 15–25% SLOPE
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GRAPHIC SCALE
100 0 50 100 200
SCALE : 1" = 100'

M-NCPPC APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: CDP-9902 + 9903			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-02	R.G.	2-12-03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAT 4-01032
TCP 1/91-01
PLANNING BOARD ACTION Approved
PER PGCPB RESOLUTION # 01-178
ADOPTION DATE 12/20/01
John P. Markovitch
AUTHORIZED SIGNATURE

OAK CREEK
C L U B
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET KEY

UPDATES/REVISIONS :
12/20/2001: TCP1-91-92 APPROVED WITH PPS 4-01032
5/13/2002: TCP1-91-92-01 APPROVED WITH CDP-9902 & CDP-9903.
2/10/2025: TCP1-91-92-02 SUBMITTED W/ CDP-9902-06 & CDP-9903-05
6/23/2025: REV02 - SUBMITTED TO ADDRESS EPS COMMENTS

2 TCP1-91-92
OAK CREEK CLUB
QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:sscpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OAK CREEK CLUB CORPORATION 2900 LINDEN LANE SUITE 200 SILVER SPRING, MD 20910 (301) 585-0272	PRELIMINARY PLAN NO. 4-01032	SITE PLAN NO.	
	DESIGN MLB	SHEET 2	9
	DRAFT MK	OF	
	DATE 3/01	FILE NO : 31-100-28 D	
	SCALE 1"=100'		

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Plotted: April 10, 2002

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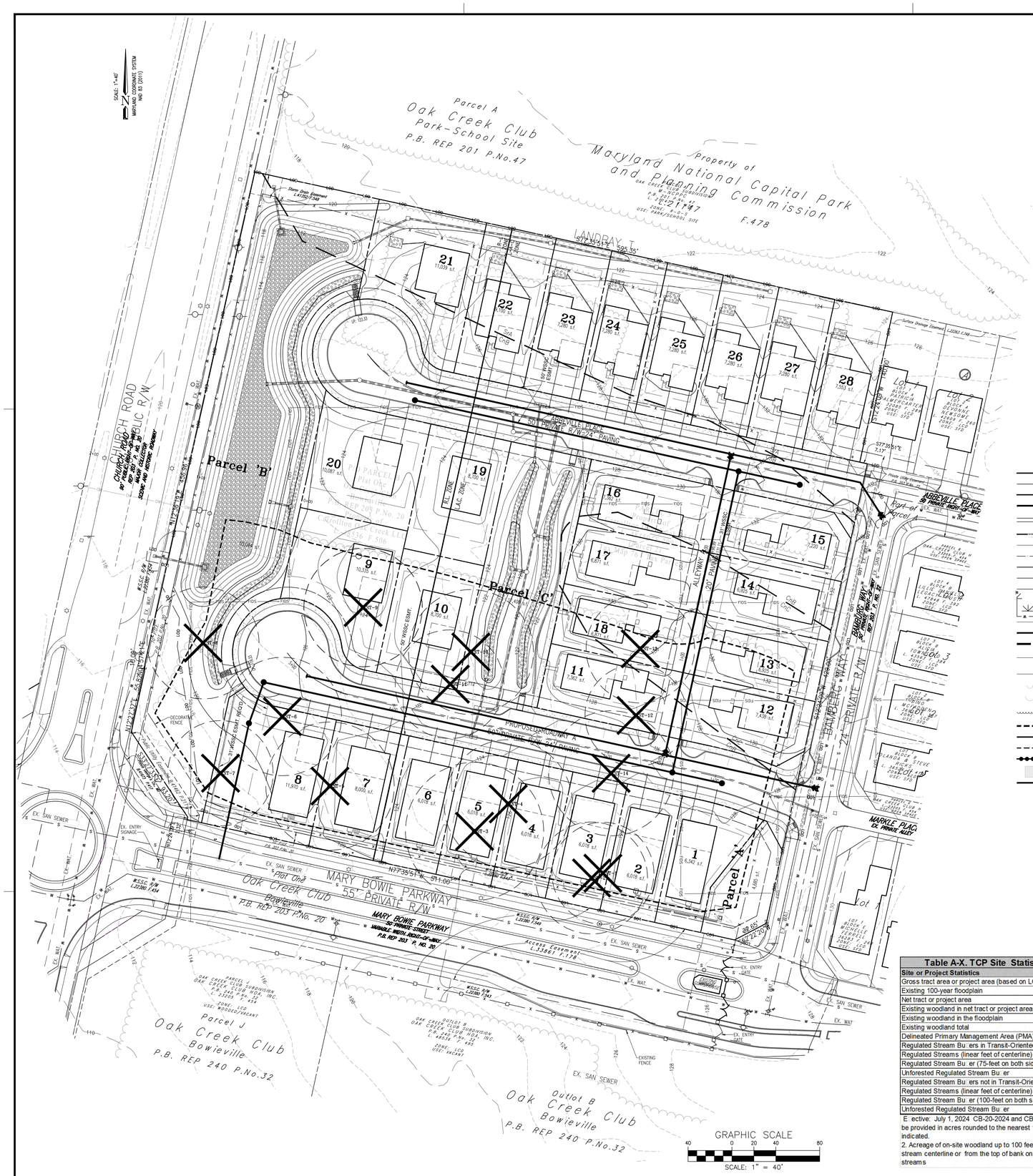
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Parcel A
Oak Creek Club
Park-School Site
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Property of
Maryland National Capital Park and Planning Commission
OAK CREEK CLUB SUBDIVISION P.B. REP 203 P.No. 20
S.P. 21-1747
ZONE: R-A/O-S
USE: PARK/SCHOOL SITE
F.478
LANDRAY T.
N77°55'51"E 595.55'
CHURCH ROAD
80' PUBLIC R/W
Parcel 'B'
Parcel 'C'
Parcel 'A'
ABBEVILLE PLACE
50' PRIVATE R/W
BARBERRY WAY
24' PRIVATE R/W
MARKLE PLACE
EX. PRIVATE ALLEY
MARY BOWIE PARKWAY
55' PRIVATE R/W
PROPOSED ROADWAY A
60' PRIVATE R/W - 24' PAVING
ALLEYWAY
20' PAVING
Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
Parcel J
Oak Creek Club
Bowieville
P.B. REP 240 P.No.32
Outlot B
Oak Creek Club
Bowieville
P.B. REP 240 P.No.32
Plat One
Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
EX. SAN SEWER
EX. WAT.
EX. ENTRY SIGNAGE
EX. ENTRY GATE
EXISTING FENCE
DECORATIVE FENCE
Access Easement L.33661 F.178
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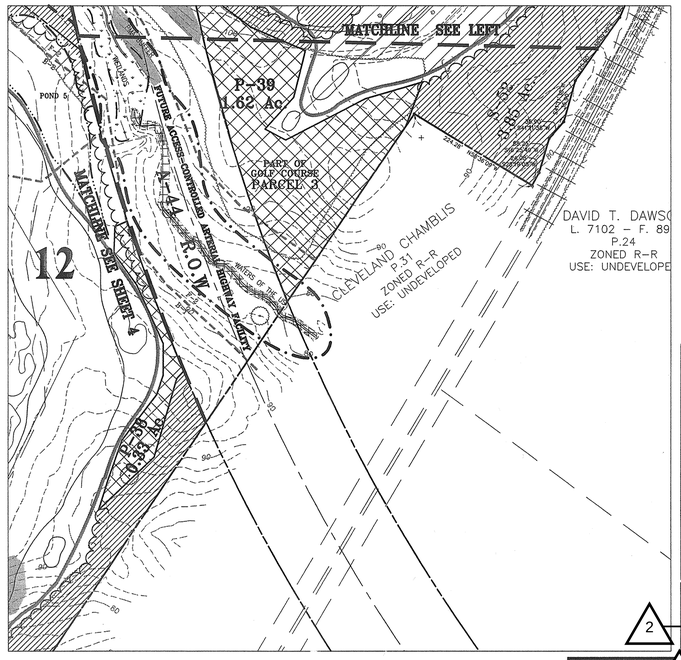
WSSC W&S 1200' 1400
WSSC W&S 1200' 1400
WSSC W&S 1200' 1400



M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-02	R.G.	2-12-03

2

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP1-91-92

	Approved by	Date	DRD #	Reason for Revision
00		12/20/2001	4-01032	N/A
01	JOHN P. MARKOVITCH	5/23/2002	CDP-9902 & CDP-9903	ADD GOLF COURSE
02			CDP-9902-06 & CDP-9903-05	INCREASE DENSITY
03				
04				

TCP-1 LEGEND

- EXISTING 100 YEAR FLOOD PLAIN
- FOREST SAVE AREA
- REFORESTATION AREA
- PATUXENT MANAGEMENT AREA BUFFERS
- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
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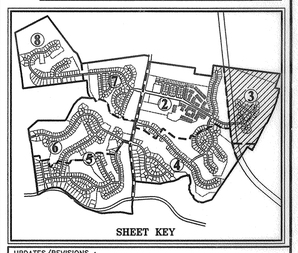
GRAPHIC SCALE
100 0 50 100 200
SCALE : 1" = 100'

SCALE: 1"=100'
N

OAK CREEK CLUB

QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET KEY

UPDATES/REVISIONS :
12/20/2001 TCP1-91-92 APPROVED WITH PPS 4-01032
5/13/2022 TCP1-91-92-01 APPROVED W/ CDP-9902 & CDP-9903
2/10/2025 TCP1-91-92-02 SUBMITTED W/ CDP-9902-06 & CDP-9903-05
6/23/2025: REV02 - SUBMITTED TO ADDRESS EPS COMMENTS

2

2 TCP1-91-92

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAT 4-01032
TCP I/91/92-01
PLANNING BOARD ACTION APPROVED
PER PGCPB RESOLUTION # 01-178
ADOPTION DATE 12/20/01
John P. Markovitch
AUTHORIZED SIGNATURE

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssecpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OAK CREEK CLUB CORPORATION
2900 LINDEN LANE
SUITE 200
SILVER SPRING, MD 20910
(301) 585-6272

PRELIMINARY PLAN NO: 4-01032		SITE PLAN NO:	
DESIGN MLB		SHEET 3 OF	9
DRAFT MK			
DATE 3/01			
SCALE 1"/100'		FILE NO: 31-100-28 D	

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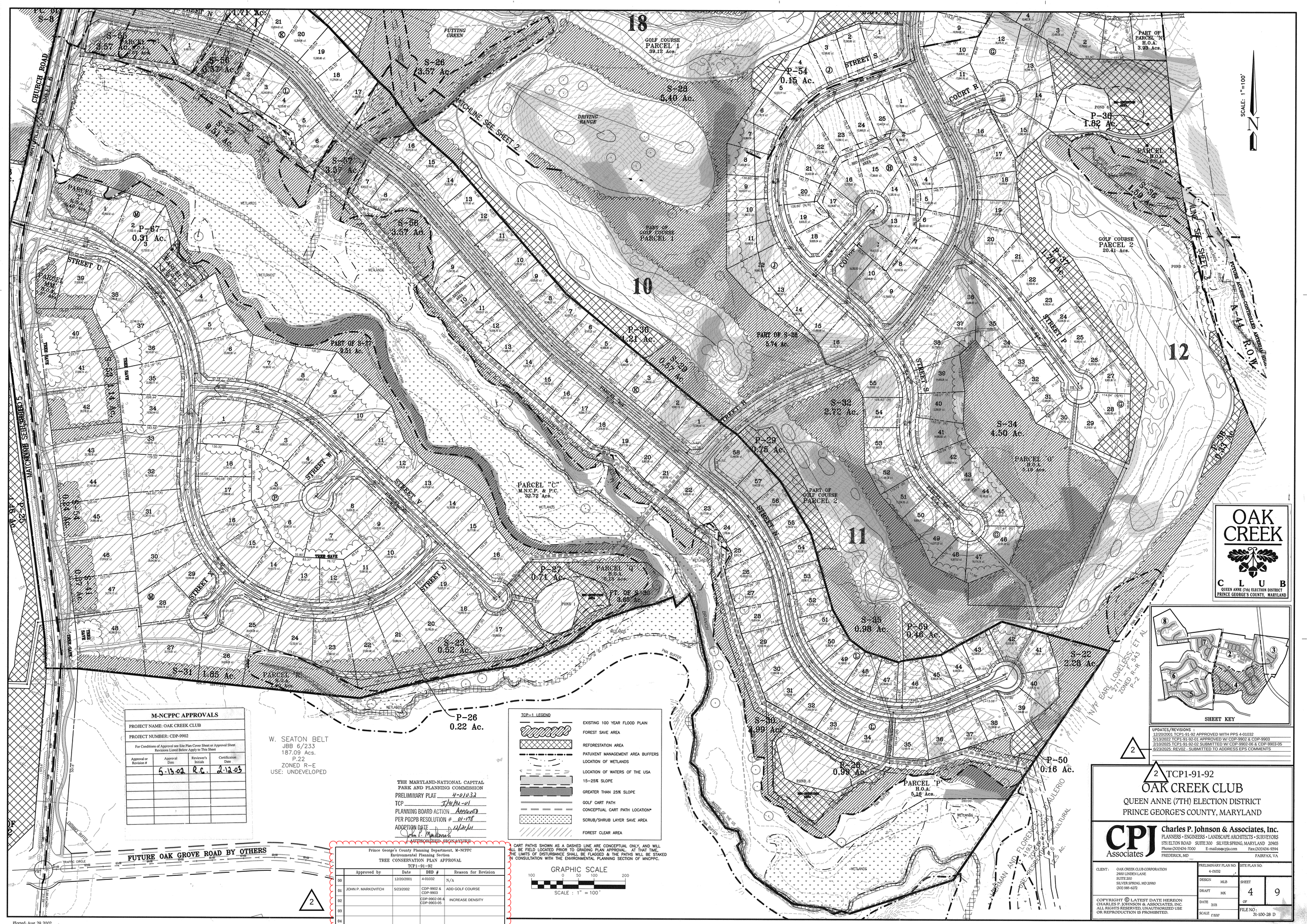
18
GOLF COURSE
PARCEL 1
39.12 Acs.
PUTTING GREEN
DRIVING RANGE
MATCHLINE SEE SHEET 2
S-26
3.57 Ac.
S-28
5.40 Ac.
P-54
0.15 Ac.
PART OF
PARCEL "N"
H.O.A.
3.99 Acs.
POND 6
P-36
1.82 Ac.
PARCEL "N"
H.O.A.
3.99 Acs.
S-56
3.57 Ac.
S-57
3.57 Ac.
S-58
3.57 Ac.
S-55
3.57 Ac.
PARCEL "M"
H.O.A.
3.02 Acs.
P-67
0.31 Ac.
PART OF
GOLF COURSE
PARCEL 1
10
P-30
1.21 Ac.
S-29
0.54 Ac.
PART OF S-27
3.51 Ac.
PART OF S-28
5.74 Ac.
S-24
4.14 Ac.
S-32
2.72 Ac.
P-29
1.75 Ac.
S-34
4.50 Ac.
PARCEL "O"
H.O.A.
5.19 Acs.
GOLF COURSE
PARCEL 2
20.41 Acs.
P-37
1.70 Ac.
12
P-39
0.53 Ac.
A-44 R.O.W.
FUTURE ACCESS CONTROLLED ARTERIAL HIGHWAY
PARCEL "C"
M.N.C.P. & P.C.
32.72 Acs.
PART OF
GOLF COURSE
PARCEL 2
11
P-27
0.71 Ac.
PARCEL "Q"
H.O.A.
5.19 Acs.
PT. OF S-30
3.65 Ac.
S-23
0.52 Ac.
S-31
1.85 Ac.
PARCEL "R"
H.O.A.
7.91 Acs.
P-26
0.22 Ac.
S-35
0.98 Ac.
P-59
0.46 Ac.
S-22
2.28 Ac.
S-30
2.99 Ac.
P-28
0.99 Ac.
P-50
0.16 Ac.
PARCEL "P"
H.O.A.
5.18 Acs.
POND 1
POND 3
POND 5
STREET S
STREET T
STREET U
STREET V
STREET W
STREET X
COURT R
COURT T
STREET P
CHURCH ROAD
FUTURE OAK GROVE ROAD BY OTHERS
TRAFFIC CIRCLE
MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 4
HONEY BEE
PMA BUFFER
FOREST SAVE
TREE SAVE
WETLANDS
100 YEAR FLOOD PLAIN
BIO-RETENTION AREA
N/F EARL LOVELESS, ET AL
L. 5711 - F. 543
ZONED R-R
P-2
N/F EARL AND FLORENCE SAULERIO
4182 - 225
ZONED R-R
AGRICULTURAL
SCALE: 1"=100'
SHEET KEY
UPDATES/REVISIONS :
12/20/2001 TCP1-91-92 APPROVED WITH PPS 4-01032
5/13/2022 TCP1-91-92-01 APPROVED W/ CDP-9902 & CDP-9903
2/10/2025 TCP1-91-92-02 SUBMITTED W/ CDP-9902-06 & CDP-9903-05
6/23/2025: REV02 - SUBMITTED TO ADDRESS EPS COMMENTS
2
TCP1-91-92
OAK CREEK CLUB
QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
OAK CREEK
C L U B
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
M-NCPPC APPROVALS
PROJECT NAME: OAK CREEK CLUB
PROJECT NUMBER: CDP-9902
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet
Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date
5-13-02 | R.C. | 2-12-03
W. SEATON BELT
JBB 6/233
187.09 Acs.
P.22
ZONED R-E
USE: UNDEVELOPED
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAT 4-01032
TCP T/91/92-01
PLANNING BOARD ACTION Approved
PER PGCPB RESOLUTION # 01-178
ADOPTION DATE 12/20/01
Jim I. Mallonee
AUTHORIZED SIGNATURE
TCP1 LEGEND
EXISTING 100 YEAR FLOOD PLAIN
FOREST SAVE AREA
REFORESTATION AREA
PATUXENT MANAGEMENT AREA BUFFERS
LOCATION OF WETLANDS
LOCATION OF WATERS OF THE USA
15-25% SLOPE
GREATER THAN 25% SLOPE
GOLF CART PATH
CONCEPTUAL CART PATH LOCATION*
SCRUB/SHRUB LAYER SAVE AREA
FOREST CLEAR AREA
* CART PATHS SHOWN AS A DASHED LINE ARE CONCEPTUAL ONLY, AND WILL ALL BE FIELD LOCATED PRIOR TO GRADING PLAN APPROVAL. AT THAT TIME, THE LIMITS OF DISTURBANCE SHALL BE FLAGGED & THE PATHS WILL BE STAKED IN CONSULTATION WITH THE ENVIRONMENTAL PLANNING SECTION OF MNCPPC.
GRAPHIC SCALE
100 0 50 100 200
SCALE : 1" = 100'
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP1-91-92
Approved by | Date | DRD # | Reason for Revision
00 | | 12/20/2001 | 4-01032 | N/A
01 | JOHN P. MARKOVITCH | 5/23/2002 | CDP-9902 & CDP-9903 | ADD GOLF COURSE
02 | | | CDP-9902-06 & CDP-9903-05 | INCREASE DENSITY
03 | | | |
04 | | | |
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:sscpja.com Fax:(301)434-9594
FREDERICK, MD FAIRFAX, VA
CLIENT: OAK CREEK CLUB CORPORATION
2900 LINDEN LANE
SUITE 200
SILVER SPRING, MD 20910
(202) 588-6272
PRELIMINARY PLAN NO. 4-01032
SITE PLAN NO.
DESIGN MLB
DRAFT MK
DATE 3/01
SCALE 1"100'
SHEET 4 OF 9
FILE NO.: 31-100-28 D
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP1-91-92

	Approved by	Date	DSD #	Reason for Revision
00		12/20/2001	4-01032	N/A
01	JOHN P. MARKOVITCH	5/23/2002	CDP-9902 & CDP-9903	ADD GOLF COURSE
02			CDP-9902-06 & CDP-9903-05	INCREASE DENSITY
03				
04				

2

SCALE: 1"=100'

SHEET KEY

M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-02	R.C.	2-12-03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAT 4-01032
TCP I/91-01
PLANNING BOARD ACTION Approved
PER PGCPB RESOLUTION # 01-191
ADOPTION DATE 12/20/01
John P. Markovitch
AUTHORIZED SIGNATURE

TCP-1 LEGEND

- EXISTING 100 YEAR FLOOD PLAIN
- FOREST SAVE AREA
- REFORESTATION AREA
- PATUXENT MANAGEMENT AREA BUFFERS
- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- 15-25% SLOPE
- GREATER THAN 25% SLOPE
- GOLF CART PATH
- CONCEPTUAL CART PATH LOCATION*
- SCRUB/SHRUB LAYER SAVE AREA
- FOREST CLEAR AREA

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GRAPHIC SCALE
100 0 50 100 200
SCALE : 1" = 100'

OAK CREEK
CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

2 TCP1-91-92

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssocpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OAK CREEK CLUB CORPORATION
2900 LINDEN LANE
SUITE 200
SILVER SPRING, MD 20910
(301) 585-6272

UPDATES/REVISIONS :
12/20/2001 TCP1-91-92 APPROVED WITH PPS 4-01032
5/13/2022 TCP1-91-92-01 APPROVED W/ CDP-9902 & CDP-9903
2/10/2025 TCP1-91-92-02 SUBMITTED W/ CDP-9902-06 & CDP-9903-05
6/23/2025: REV02 - SUBMITTED TO ADDRESS EPS COMMENTS

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PRELIMINARY PLAN NO.	4-01032
SITE PLAN NO.	
DESIGN	MLB
DRAFT	MK
DATE	3/01
SCALE	1"=100'
SHEET	5 OF 9
FILE NO :	31-100-28 D

Plotted: April 10, 2002

Dwg: N:\31100\dwg\28-005 Xrefs: TOPO-WE/11-WE-00/46-099/28-00

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP1-91-92

	Approved by	Date	DRD #	Reason for Revision
00		12/20/2001	4-01032	N/A
01	JOHN P. MARKOVITCH	5/23/2002	CDP-9902 & CDP-9903	ADD GOLF COURSE
02			CDP-9902-06 & CDP-9903-05	INCREASE DENSITY
03				
04				

M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5.15.02	D.G.	2.12.03

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAT 4-01032
TCP 1-91-92-01
PLANNING BOARD ACTION Approved
PER PGCPB RESOLUTION # 01-178
ADOPTION DATE 12/20/01
John Markovitch
AUTHORIZED SIGNATURE

SCALE: 1"=100'

N

2

P-9 0.49 Ac.
PART OF S-8
P-8 2.08 Ac.
PT OF S-8
MAINLINE TEE SHOT
PART OF S-8 13.11 Ac.
P-10 0.34 Ac.
P-12 0.34 Ac.
P-14 4.94 Ac.
PARCEL 'Y' H.O.A. 17.90 Acs.
PT. of P-14 4.94 Ac.
P-11 8.93 Ac.
P-13 0.90 Ac.
PARCEL 'Y' H.O.A. 1.62 Acs.
PART OF PARCEL "B" M.N.C.P. & P.C. 23.20 Acs.
S-8 13.11 Ac.
PARCEL 'W' H.O.A. 1.04 Acs.
P-58 0.48 Ac.
P-16 0.52 Ac.
PART OF PARCEL 'DD' H.O.A. 24.70 Acs.
S-13 11.41 Ac.
LOT 1 YOUNG HOPE COTTAGE P.B. NLP. 110 - P. 35 (NOT INCL. IN THIS PLAN)
P-17 2.23 Ac.
R-57 0.98 Ac.
S-14 2.23 Ac.
P-15 7.96 Ac.
PART OF S-8 12.73 Ac.
OUTLOT "A" SIERRA MEADOWS, PLAT # 56 - P.B. 163 MEDALION INVESTMENTS USE: ACCESS DRIVEWAY
PARCEL 'Z' H.O.A. 1.52 Acs.
PT. OF P-12 1.37 Ac.
PARCEL 'X' H.O.A. 1.06 Acs.
P-19 3.06 Ac.
GOLF COURSE PARCEL 5 11.40 Acs.
GOLF COURSE PARCEL 10 16.96 Acs.
P-18 1.85 Ac.
PART OF PARCEL 'DD' H.O.A.
MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 4
CHURCH ROAD
STREET A-A
STREET B-B
STREET C-C
STREET D-D
STREET E-E
STREET F-F
STREET G-G
STREET H-H
STREET I-I
STREET J-J
COURT A-A
COURT B-B
COURT C-C
COURT D-D
COURT E-E
COURT F-F
COURT G-G
POND ACCESS
HAND ACCESS
BIO-RETENTION AREA
OPEN PLAY AREA
TOT LOT
TREE SAVE
TREE BUFFER
LANDSCAPE BUFFER
WETLANDS
100 YEAR FLOOD PLAIN
WATERS OF THE US
PATUXENT RIVER
PMA BOUNDARY
PARCEL 'A' P.B. 163 P. No. 33 M.N.C.P. & P.C.
PART OF S-8 8.93 Ac.
PART OF PARCEL 'DD' H.O.A.
PT. OF S-12 1.37 Ac.
PARCEL 'X' H.O.A. 1.06 Acs.
TO BE ABANDONED
SEE SHEET 16

UPDATES/REVISIONS :
12/20/2001 TCP1-91-92 APPROVED WITH PPS 4-01032
5/13/2022 TCP1-91-92-01 APPROVED W/ CDP-9902 & CDP-9903
2/10/2025 TCP1-91-92-02 SUBMITTED W/ CDP-9902-06 & CDP-9903-05
8/23/2025 REV02 - SUBMITTED TO ADDRESS EPS COMMENTS

2

TCP1-LEGEND

- EXISTING 100 YEAR FLOOD PLAIN
- FOREST SAVE AREA
- REFORESTATION AREA
- PATUXENT MANAGEMENT AREA BUFFERS
- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- 15-25% SLOPE
- GREATER THAN 25% SLOPE
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GRAPHIC SCALE
100 0 50 100 200
SCALE : 1" = 100'

SHEET KEY

2 TCP1-91-92

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OAK CREEK CLUB CORPORATION
2900 LINDEN LANE
SUITE 200
SILVER SPRING, MD 20910
(301) 585-5272

PRELIMINARY PLAN NO.	4-01032
SITE PLAN NO.	
DESIGN	MLB
DRAFT	MK
DATE	2/01
SCALE	1"=100'
SHEET	6 OF 9
FILE NO:	31-100-28 D

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SCALE: 1"=100'

N

TCP-1 LEGEND

- EXISTING 100 YEAR FLOOD PLAIN
- FOREST SAVE AREA
- REFORESTATION AREA
- PATUXENT MANAGEMENT AREA BUFFERS
- LOCATION OF WETLANDS
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GRAPHIC SCALE

100 0 50 100 200

SCALE : 1" = 100'

2

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP1-91-92

	Approved by	Date	DRD #	Reason for Revision
00		12/20/2001	4-01032	N/A
01	JOHN P. MARKOVITCH	5/23/2002	CDP-9902 & CDP-9903	ADD GOLF COURSE
02			CDP-9902-06 & CDP-9903-05	INCREASE DENSITY
03				
04				

M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-02	L.G.	2-12-03

OAK CREEK

C L U B

QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET KEY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAT 4-01032

TCP 2 / TCP1-91-92

PLANNING BOARD ACTION Approved

PER PGCPB RESOLUTION # 01-178

ADOPTION DATE 12/20/01

John P. Markovitch
AUTHORIZED SIGNATURE

UPDATES/REVISIONS :
12/20/2001 TCP1-91-92 APPROVED WITH PPS 4-01032
5/13/2002 TCP1-91-92-01 APPROVED W/ CDP-9902 & CDP-9903
2/10/2025 TCP1-91-92-02 SUBMITTED W/ CDP-9902-06 & CDP-9903-05
2/23/2025: REV02 - SUBMITTED TO ADDRESS EPS COMMENTS

2

TCP1-91-92

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssecpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OAK CREEK CLUB CORPORATION
2900 LINDEN LANE
SUITE 200
SILVER SPRING, MD 20910
(301) 585-0272

PRELIMINARY PLAN NO. 4-01032 | SITE PLAN NO.

DESIGN MLB | DRAFT MK | DATE 3/01 | SCALE 1"=100'

SHEET 7 OF 9

FILE NO.: 31-100-28 D

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Plotted: April 10, 2002

Dwg: N:\31100\dwg\28-002 Xrefs: P-4 28-2B-4 4-01 28-2B-4 09-01 28-WE394

PROPOSED
CAMERON GROVE
ZONED R-E
OWNER: EVANGEL TEMPLE, INC.
USE: UNDEVELOPED

EVANGEL TEMPLE, INC.
L. 6314 - F. 686.692
439.76 Acs.
P.21
ZONED R-L
USE: UNDEVELOPED

PARCEL "B"
5.45 Ac

KETTERING
ZONED R-80
USE: RESIDENTIAL

S-1
9.20 Ac.

S-2
14.49 Ac.

S-3
1.20 Ac.

S-5
4.04 Ac.
PARCEL 'WW'
H.O.A.
4.56 Acs.

S-11
0.48 Ac.

S-32
1.78 Ac.

PARCEL "D"
M.N.C.P. & P.C.
35.16 Acs.

PARCEL 'V'
H.O.A.
11.57 Acs.

PARCEL 'JJ'
H.O.A.
2.35' Acs.

PARCEL 'HH'
H.O.A.
4.02 Acs.

PARCEL 'GG'
H.O.A.
2.87 Acs.

PARCEL "A"
M.N.C.P. & P.C.
7.23 Acs.

PARCEL "C"
M.N.C.P. & P.C.
23.20 Acs.

P-1 0.70 Ac.
P-2 0.64 Ac.
P-3 0.31 Ac.
P-4 0.68 Ac.
P-32 0.85 Ac.
P-47 0.68 Ac.
P-48 0.52 Ac.
P-62 0.82 Ac.
P-63 0.07 Ac.
P-64 0.17 Ac.

PART OF S-1 9.20 Ac.
PART OF S-2 14.49 Ac.
PART OF S-2 14.49 Ac.
PART OF S-2 14.49 Ac.
PART OF S-6 13.11 Ac.
PART OF S-6 13.11 Ac.

PT. OF S-2
PT. OF S-2
PT. OF S-2

SOFTBALL FIELD
SOCCER/FOOTBALL FIELD
SOCCER/FOOTBALL FIELD
YOUTH SOCCER
YOUTH SOCCER
PLAYGROUND

COURT R-R
STREET A-4
STREET P-P
HILLROD TR.
MACKERNUT COURT
MACKERNUT COURT
SIERRA MEADOWS
BLOCK "C"

WETLANDS
WATERS OF THE US
100-YEAR FLOOD PLAIN
PMA BUFFERS
BIO-RETENTION AREA
PROPERTY OF PAUL A. BATSON L.5534 F.049 42.0041 ACRES SAVE & EXCEPT AREA
SEE SHEET 2

SCALE: 1"=100'

TCP-1 LEGEND

- EXISTING 100 YEAR FLOOD PLAIN
- FOREST SAVE AREA
- REFORESTATION AREA
- PATUXENT MANAGEMENT AREA BUFFERS
- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
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GRAPHIC SCALE
100 0 50 100 200
SCALE : 1" = 100'

2

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP1-91-92

	Approved by	Date	DRD #	Reason for Revision
00		12/20/2001	4-01032	N/A
01	JOHN P. MARKOVITCH	5/23/2002	CDP-9902 & CDP-9903	ADD GOLF COURSE
02			CDP-9902-06 & CDP-9903-05	INCREASE DENSITY
03				
04				

M-NCPPC APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: CDP-9902

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5-13-02	R.G.	2-12-03

OAK CREEK

C L U B
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET KEY

UPDATES/REVISIONS :
12/20/2001 TCP1-91-92 APPROVED WITH PPS 4-01032
5/13/2022 TCP1-91-92-01 APPROVED W/ CDP-9902 & CDP-9903
2/10/2025 TCP1-91-92-02 SUBMITTED W/ CDP-9902-06 & CDP-9903-05
6/23/2025 REV02 - SUBMITTED TO ADDRESS EPS COMMENTS

2 TCP1-91-92

OAK CREEK CLUB
QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAT 4-01032
TCP 7/31/92-01
PLANNING BOARD ACTION Approved
PER PGCPB RESOLUTION # 01-178
ADOPTION DATE 12/20/01
John P. Markovitch
AUTHORIZED SIGNATURE

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:cpcpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: OAK CREEK CLUB CORPORATION
2900 LINDEN LANE
SUITE 200
SILVER SPRING, MD 20910
(301) 585-6272

PRELIMINARY PLAN NO. 4-01032
SITE PLAN NO.
DESIGN MLB
DRAFT MK
DATE 3/01
SCALE 1"=100'
SHEET 8 OF 9
FILE NO: 31-100-28 D

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WOODLAND CONSERVATION REQUIREMENTS FOR ZONE R-L				
Zone:	R-L	Owner:	Oak Creek Corporation	
Gross Tract:	690	Address:	2900 Linden Lane	
Floodplain:	73		Silver Spring, MD 20910	
Dedicated Land:	0	Phone:	301-585-6272	
Net Tract:	817	Tax Map/Grid/Parcel:	69,70,76,77	
SUBDIVISION/BLOCK/LOT:	Oak Creek Club	Permit #:		

WOODLAND CONSERVATION CALCULATIONS		NET TRACT (acres)		FLOODPLAIN (acres)
Existing Woodland	A.	360.53	K.	69.73
WCT (25% x Net tract)	B.	204.25		
Smaller of a. or b\	C.	204.25		
Woodland above WCT (a-b); if <0 enter 0	D.	192.28		
Woodland Cleared	E.	217.22	L.	1.43
Smaller of d. or e.	F.	192.28		
Clearing below WCT (e-f); if <0, enter 0	G.	24.94		
Replacement: (f x 0.25)	H.	48.07		
(g x 2.0)	I.	49.88		
Afforestation:				
(net tract x 0.2 - a), or	J.	0		
(net tract x 0.15 -a) if <0 enter 0		0		
Replacement required = (H + I + L)	M.	99.38		
Offsite Mitigation Provided on this Property =	*	25.00		
Woodland Conservation Required: (C + J+ M -G)	N.	303.69		

WOODLAND CONSERVATION REQUIREMENTS FOR ZONE L-A-C			
Zone:	L-A-C	Owner:	Oak Creek Corporation
Gross Tract:	33	Address:	2900 Linden Lane
Floodplain:	0		Silver Spring, MD 20910
Dedicated Land:	0	Phone:	301-585-6272
Net Tract:	33	Tax Map/Grid/Parcel:	69,70,76,77
SUBDIVISION/BLOCK/LOT:	Oak Creek Club	Permit #:	

WOODLAND CONSERVATION CALCULATIONS		NET TRACT (acres)		FLOODPLAIN (acres)
Existing Woodland				0
WCT (10% x Net tract)				
Smaller of a. or b.				
Woodland above WCT (a-b); if <0 en				-
Woodland Cleared				0
Smaller of d. or e.	F.	8.3		
Clearing below WCT (e-f); if <0, enter 0	G.	0.93		
Replacement: (f x 0.25)	H.	2.08		
(g x 2.0)	I.	1.86		
Afforestation:				
(net tract x 0.2 - a), or	J.	0		
(net tract x 0.15-a) if <0 enter 0		0		
Replacement required = (H + I + L)	M.	3.94		
Woodland Conservation Required: (C + J+ M -G)	N.	7.96		

SEE UPDATED WOODLAND CONSERVATIONWORKSHEET ON SHEET 2A

Total Woodland Conservation Required for L-A-C & R-L Zones: 311.65

WOODLAND CONSERVATION PROVIDED (ENTIRE SITE)		TOTAL (acres)		ON-SITE (acres)		OFFSITE		FEE IN-LIEU Approved
Woodland Preservation	O.	183.33	=	183.33	+	0		
Woodland Replacement Credit (o-b)	P.	0	=	0	+	0		
Woodland Replacement, min. 128.32	Q.	128.32	=	89.82	+	38.43	*	
Afforestation (i)	R.	0	=	0	+	0		
Area approved for fee-in-lieu	S.	0	X	0.3 x 43560			$	-
Total Woodland Conservation Provided (O + Q +R -S)		311.65	=	273.22	+	38.43	$	-

Additional woodland retained but not part of any requirements: _____ acres

* Note: 38.43 acres of offsite reforestation necessary to fulfill the Woodland Replacement Requirement. The location for this off-site reforestation will be determined at the Type II - TCP stage. Off-site reforestation will be satisfied within the Kettering vicinity, and/or Councilmanic District 6

Tree Conservation Plan prepared by: Address: Charles Johnson & Associates, 1751 Elton Road, Silver Spring, MD 20903 Name: Sallie Stewart License: Registered Landscape Architect #612

TREE AREAS LABELED AS "TREE SAVE" ARE NOT INCLUDED IN "WOODLAND PRESERVATION" CALCULATIONS EITHER BECAUSE THE AREA IS NOT LARGE ENOUGH TO QUALIFY AS "FOREST" OR BECAUSE THAT AREA IS ON LOTS THAT ARE TOO SMALL TO HAVE CONSERVATION EASEMENT.

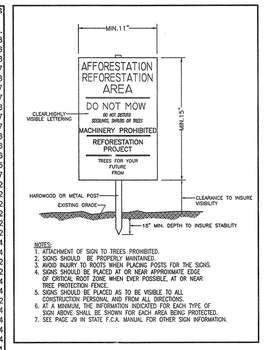
2

OAK CREEK CLUB — REFORESTATION CALCULATIONS

SYM.	AREA (S.F.)	AREA (Ac.)	SHEET #
P-1	30642.59	0.70	8
P-2	28036.75	0.64	8
P-3	13328.49	0.31	8
P-4	29600.95	0.68	8
P-5	33485.29	0.77	7
P-6	177[illegible]	4.07	7
P-7	96861.97	2.22	7
P-8	91003.84	2.09	7
P-9	21432.52	0.49	7
P-10	14809.85	0.34	6
P-11	388832.03	8.93	6
P-12	14750.57	0.34	6
P-13	39304.52	0.90	6
P-[illegible]	215269.81	4.94	6
P-15	346625.77	7.96	5,6
P-16	22606.92	0.52	6
P-17	97048.26	2.23	6
P-18	80484.42	1.85	5
P-19	133227.40	3.06	5
P-20	24678.94	0.57	5
P-21	76784.72	1.76	5
P-22	197185.77	4.53	5
P-23	127450.91	2.93	5
P-24	117496.41	2.70	5
P-25	63596.41	1.46	5
P-26	9502.82	0.22	4
P-27	30782.73	0.71	4
P-28	32159.97	0.74	4
P-29	32647.92	0.75	4
P-30	52924.14	1.21	4
P-31	74348.63	1.71	2
P-32	36909.78	0.85	8
P-33	29574.78	0.68	2
P-34	28892.92	0.62	2
P-35	11191.65	0.26	2
P-36	79343.18	1.82	4
P-37	73313.38	1.68	4
P-38	14315.59	0.33	4
P-39	70770.18	1.62	3
P-40	109159.70	2.51	2
P-41	11351.54	0.26	3
P-42	68411.65	1.57	3
P-43	68125.91	1.52	3
P-44	58404.68	1.34	2,3
P-45	39466.73	0.91	2
P-46	33472.33	0.77	2,3
P-47	29451.55	0.68	8
P-48	22836.11	0.52	8
P-49	29201.77	0.67	2
P-50	6973.62	0.16	4
P-51	68511.97	1.57	7
P-52	22477.31	0.52	2
P-53	58998.25	1.37	2
P-54	6457.98	0.15	2
P-55	4486.51	0.10	2
P-56	4424.70	0.10	5
P-57	42704.20	0.98	5
P-58	20770.29	0.48	6
P-59	19950.88	0.46	4
P-60	14083.26	0.32	3
P-61	6115.56	0.14	3
P-62	27177.73	0.62	8
P-63	3000.00	0.07	8
P-64	7256.03	0.17	8
P-65	42754.76	0.98	5
P-66	18465.53	0.42	7
P-67	13692.06	0.31	4
P-68	2307.19	0.05	7
TOTAL	3915742.43	89.89	

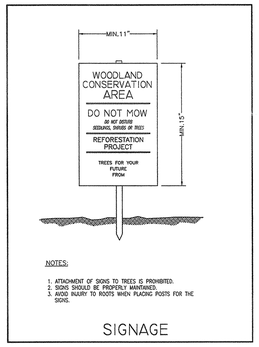
OAK CREEK CLUB — FOREST SAVE CALCULATIONS

SYM.	GROSS SAVE AREA	FLOOD PLAIN	NET SAVE (S.F.)	(Ac.)	SHT. NO.
S-1	400911.14	0.00	400911.14	9.20	8
S-2	952504.16	321400.40	631103.76	14.49	7,8
S-3	119960.03	67501.41	52458.62	1.20	8
S-4	42711.66	0.00	42711.66	0.98	7
S-5	313780.18	102979.98	210800.20	4.84	8
S-6	200403.55	0.00	200403.55	4.60	7
S-7	22019.26	0.00	22019.26	0.51	7
S-8	1558054.29	988293.44	569760.85	13.08	6,7,8
S-9	50361.44	0.00	50361.44	1.16	7
S-10	161991.43	0.00	161991.43	3.72	7
S-11	21021.23	0.00	21021.23	0.48	8
S-12	126952.30	23686.52	103265.78	2.37	5,6
S-13	776176.70	266035.48	510141.22	11.71	5,6
S-14	97154.78	0.00	97154.78	2.23	5
S-15	95073.49	1466.08	93607.41	2.15	6,7
S-16	51087.72	0.00	51087.72	1.17	2
S-17	230668.03	0.00	230668.03	5.30	2
S-18	63411.46	0.00	63411.46	1.46	2
S-19	137423.49	0.00	137423.49	3.15	2
S-20	13595.00	0.00	13595.00	0.31	2
S-21	26529.28	0.00	26529.28	0.61	2
S-22	102917.32	0.00	102917.32	2.36	4
S-23	22584.34	0.00	22584.34	0.52	4
S-24	90756.97	0.00	90756.97	2.08	2
S-25	44667.88	0.00	44667.88	1.03	2
S-26	1554430.13	0.00	1554430.13	3.57	2,4
S-27	8803332.84	6114432.53	2688900.41	61.72	2,4
S-28	235183.75	0.00	235183.75	5.40	2
S-29	24919.12	0.00	24919.12	0.57	4
S-30	476487.36	341444.34	135043.02	3.10	4
S-31	80749.97	0.00	80749.97	1.85	4
S-32	119649.88	0.00	119649.88	2.75	4
S-33	77395.77	0.00	77395.77	1.78	1
S-34	188701.95	0.00	188701.95	4.33	4
S-35	42558.02	0.00	42558.02	0.98	4
S-36	69326.66	0.00	69326.66	1.59	4
S-37	16771.36	0.00	16771.36	0.39	2
S-38	75320.26	0.00	75320.26	1.73	2
S-39	61344.52	0.00	61344.52	1.41	2
S-40	194465.93	0.00	194465.93	4.46	2,3
S-41	16116.14	0.00	16116.14	0.37	4
S-42	37901.01	0.00	37901.01	0.87	2,3
S-43	10016.27	0.00	10016.27	0.23	3
S-44	20110.94	0.00	20110.94	0.46	3
S-45	381660.04	61729.26	319930.78	7.34	3
S-46	60037.46	0.00	60037.46	1.38	3
S-47	67439.21	0.00	67439.21	1.55	3
S-48	12403.36	0.00	12403.36	0.28	3
S-49	23882.26	0.00	23882.26	0.55	3
S-50	1597665.56	175790.85	1421804.71	32.64	3
S-51	74226.07	8869.30	65356.77	1.50	5
S-52	100127.57	0.00	100127.57	2.30	3
S-53	49560.51	0.00	49560.51	1.14	4
S-54	10575.21	0.00	10575.21	0.24	4
S-55	20855.16	0.00	20855.16	0.48	2
S-56	14311.16	0.00	14311.16	0.33	2
S-57	13273.42	0.00	13273.42	0.30	4
S-58	24744.32	0.00	24744.32	0.57	4
TOTAL	10956290.42	2970629.59	7985660.83	183.33	

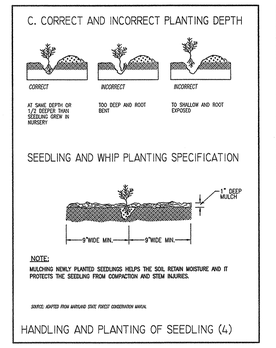


NOTES:
1. ATTACHMENT OF SIGN TO TREES PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE PLACED AT OR NEAR APPROXIMATE EDGE OF CRITICAL ROOT ZONE WHEN EVER POSSIBLE, AT OR NEAR TREE PROTECTION FENCE.
5. SIGNS SHOULD BE PLACED 15 TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL AND FROM ALL DIRECTIONS.
6. AT A MINIMUM, THE INFORMATION INDICATED FOR EACH TYPE OF SIGN ABOVE, SHALL BE SHOWN FOR EACH AREA BEING PROTECTED.
7. SEE PAGE 29 IN STATE F.C.A. MANUAL FOR OTHER SIGN INFORMATION.

SIGNAGE



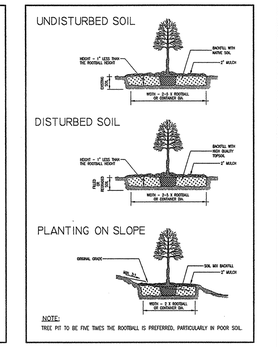
NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.



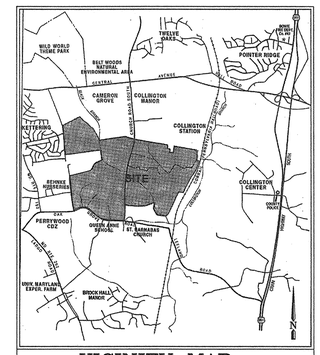
NOTE:
MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

SOURCE: ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

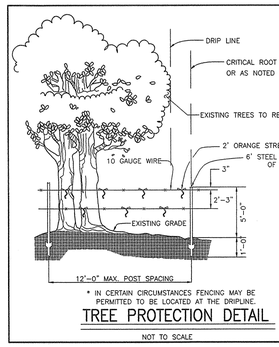
HANDLING AND PLANTING OF SEEDLING (4)



NOTE:
TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.



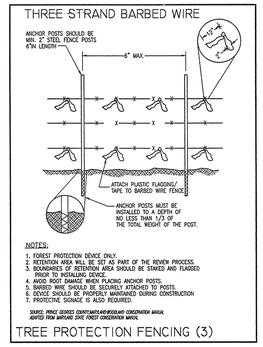
VICINITY MAP
PRINCE GEORGES COUNTY
NTS



* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

TREE PROTECTION DETAIL

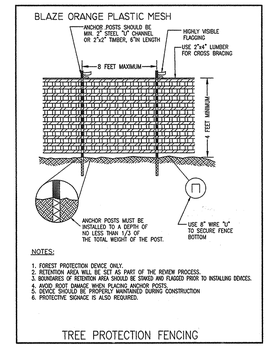
NOT TO SCALE



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

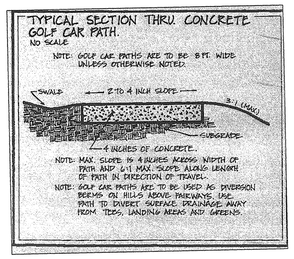
SOURCE: PRINCE GEORGES COUNTY/ANNE ARUNDEL CONSERVATION MANUAL
ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

THREE TRAND PROTECTION FENCING (3)



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TREE PROTECTION FENCING



STANDARD TYPE I TREE CONSERVATION PLAN NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $ 1.50 / square foot mitigation fee.
2. The Department of Environmental Resources (DER), must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas), located on the lot or parcel or land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property, the Owner/Developer or Owner Representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be posted with the Building Official until all required activities have been satisfied.

GENERAL NOTES		R-L ZONE	L-A-C ZONE
1	NO. OF LOTS PROPOSED	1096	52
2	Single Family Detached	877	52
3	Townhouses	219	0
4	COMMUNITY RETAIL CENTER		26,000 sf(gross floor area)
5	CHURCH SITE		2.14 ac.
6	OTHER PROPOSED USES		
	Clubhouse/pool/tennis	X	
	Renovated mansion*		X
	Renovated tobacco barn*		X
7	GROSS SITE AREA	890 ac.	33 ac.
8	100-YEAR FLOOD PLAIN	73 ac.	0 ac.
9	NET AREA	817 ac.	33 ac.
10	GOLF COURSE	219.20 ac.	0 ac.
11	H.O.A. PROPERTY	141.20 ac.	11.2 ac.
12	DEDICATED TO MNCP&PC	113.10 ac.	0 ac.
13	SCHOOL SITE DEDICATION	28.16 ac.	0 ac.
14	DEDICATION TO ST. BARNABAS	7.34 ac.	0 ac.
15	EXISTING WATER SERVICE AREA	W-4C	W-4C
16	EXISTING SEWER SERVICE AREA	S-3	S-3
17	PROPOSED SEWER	PUBLIC	PUBLIC
18	COUNCILMATIC DISTRICT	6	
19	TAX MAP REFERENCE	69, 70, 76, 77	
20	WSSC MAP REFERENCE	201 NE 12/13, 201 SE 12/13	
21	BASIC PLAN REFERENCE	A8427, A8578	
22	CDP REFERENCE	CDP-9502, 9903	
23	PLANNING AREA	BOWIE/COLLINGTON	
24	HISTORIC RESOURCES	BOWIEVILLE MANSION, HISTORIC SITE #74A-18	
25	BOUNDARY	FROM BOUNDARY SURVEYS BY CHARLES P. JOHNSON ASSOC. & BY M-NCPPC ENTERPRISES	
26	TOPOGRAPHY	TWO-FOOT AERIAL	
27	WETLANDS	DELINEATED BY McCARTHY & ASSOCIATES, APPROVED BY CORPS OF ENGINEERS	

28 GOLF, TEES, GREEN AND FAIRWAY LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE REVISED AT DETAILED SITE PLAN TO ACCOMMODATE SITE SPECIFIC CONSTRAINTS

29 THIS DEVELOPMENT PROPOSES PRIVATE STREETS PURSUANT TO SECTION 27-444.14 OF THE ZONING ORDINANCE. GATES, GUARDHOUSES OR OTHER BUILDINGS OR STRUCTURES THAT ARE IN KEEPING WITH THE OVERALL DEVELOPMENT SCHEME MAY BE LOCATED WITHIN THESE STREET RIGHTS OF WAY.
—THE USE OF PRIVATE ROADS IN THIS SUBDIVISION HAS BEEN APPROVED BY BILL # CB-72-2000.

* USES TO BE DETERMINED

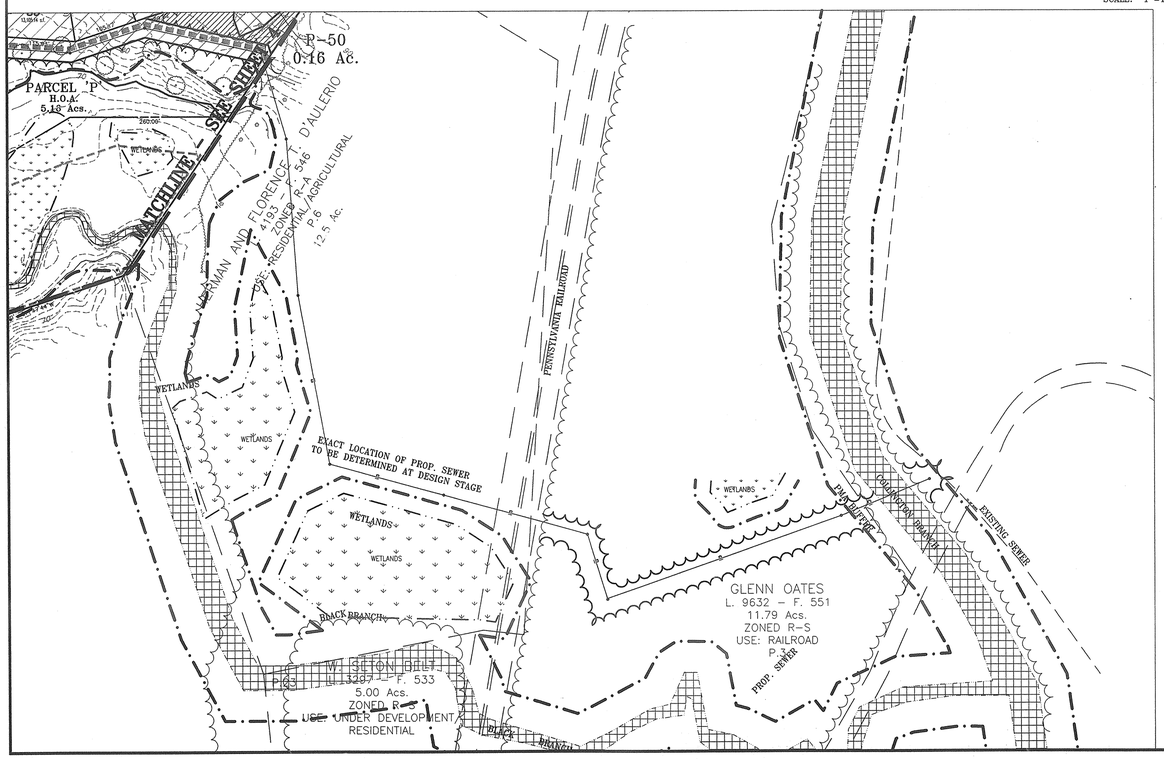
2

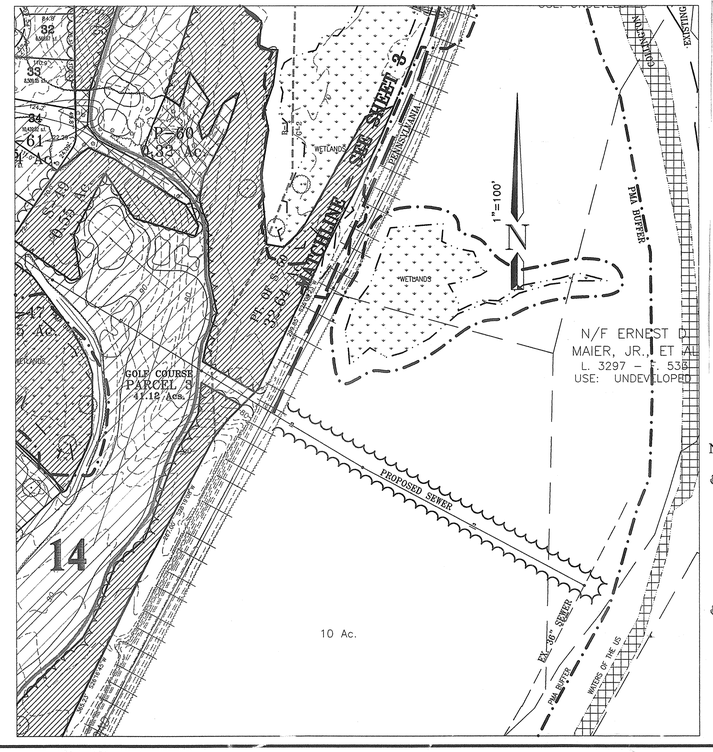
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP1-91-92

	Approved by	Date	DRD #	Reason for Revision
00		12/20/2001	4-01032	N/A
01	JOHN P. MARKOVITCH	5/23/2002	CDP-9902 & CDP-9903	ADD GOLF COURSE
02			CDP-9902-06 & CDP-9903-05	INCREASE DENSITY
03				
04				

OFFSITE WATER AND SEWER OUTFALL LOCATIONS

SCALE: 1"=100'





M-NCPPC APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: CDP-9902			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	5.13.02	R.G.	2.12.03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAT 4-01032
TCP 1/91/92-01
PLANNING BOARD ACTION Approved
PER PGCPB RESOLUTION # 01-178
ADOPTION DATE 12/20/01
John P. Markovitch
AUTHORIZED SIGNATURE

OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

UPDATES/REVISIONS :
12/20/2001 TCP1-91-92 APPROVED WITH PPS 4-01032
5/13/2022 TCP1-91-92-01 APPROVED W/ CDP-9902 & CDP-9903
2/10/2025 TCP1-91-92-02 SUBMITTED W/ CDP-9902-06 & CDP-9903-05
6/23/2025: REV02 - SUBMITTED TO ADDRESS EPS COMMENTS

NOTES

- Revisions to existing tree line shown on this Type 1 TCP have been made per staff comments and do not in all cases match the tree line shown on the original FSD plan.
- At the time of the TCP II a Forest Management Plan will be prepared to address the maintenance of woodland conservation areas along the edge of the golf course.

2 TCP1-91-92

OAK CREEK CLUB
QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates — **Charles P. Johnson & Associates, Inc.**
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT:	PRELIMINARY PLAN NO.	SITE PLAN NO.
OAK CREEK CLUB CORPORATION 2900 LINDEN LANE SUITE 200 SILVER SPRING, MD 20910 (301) 585-5272	4-01032	
	DESIGN MLB	SHEET 9
	DRAFT MK	OF 9
	DATE 2/01	
	SCALE 1"=300'	FILE NO: 31-100-28 D

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CHARLES P. JOHNSON & ASSOCIATES, INC.
ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

GENERAL NOTES

1. This site is currently zoned LCD (Legacy Comprehensive Design). The site was previously zoned L-A-C (Local Activity Center) and R-L (Residential Low Development) and is located in Environmental Strategy Area #2 in accordance with Plan 2035.
2. The source of the property boundaries on this plan is from a boundary survey by Charles P. Johnson & Associates, Inc. The fieldwork for this survey was started in 1989, with the last date of fieldwork being 10/5/23.
3. The topography shown on this plan was field gathered by Charles P. Johnson & Associates staff on 10/5/23.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 21, 2023; and 2) the current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Pond Safety Reference Manual.
5. In a letter dated October 9, 2023 the Prince George's County Department of Permitting, Inspections and Enforcement states that no county regulated 100-year floodplain is located on-site.
6. No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site is not located within a Tier II catchment area and does not contain a Tier II waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, which are afforded special protection under Maryland's Anti-degradation policy.
9. This site is located within a Stronghold Watershed based on PG Atlas data as established by the MD DNR.
10. In a letter dated November 8, 2023 the Maryland Department of Natural Resource Natural Heritage Program has determined there are "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
11. This site includes potential Forest Interior Dwelling Species (FIDS) habitat.
12. The site is subject to previously approved TCP1-091-92. Parcel B is subject to previously approved TCP2-109-03. P/o Parcel 3 is not subject to any previous TCP2 approval.
13. There are 14 specimen, champion, and/or historic trees located on the property. These trees were located using field observations and survey equipment.
14. The subject site is not within a Scenic Resources Policy Area.
15. Church road is a Scenic and Historic Roadway.
16. The Bowieville Historic Site (74A-018) is in the vicinity of the subject property but is not adjacent.
17. There are no known archeological sites located on the subject property. Phase I and Phase II archeological survey and evaluation in 1999, February 2004, and November 2004 over the entire 932 acres within the Oak Creek Club Subdivision.
18. Marlboro clay is present on the site. Christina clay is not present on or within the vicinity of this site.
19. The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
20. The subject property is not located within the 2009 Joint Base Andrews Noise Contours.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).
23. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and reapproved if the base information changes significantly. Approval of this NRI in no way imparts any other development application approvals.

Specimen Tree List		Date field work completed: 9/22/2023				Staff: JNH & LMM
Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition	Notes
1	Sweetgum	*Liquidambar styraciflua*	32	48	Good	One-sided
2	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Good	N/A
3	American Beech	*Fagus grandifolia*	43	64.5	Good	Trunk cavity
4	Pin Oak	*Quercus palustris*	40	60	Fair	Dieback, trunk cavity, broken branches
5	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Good	N/A
6	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
7	Pine sp.	*Pinus spp.*	32	48	Poor	Broken branches, Dead leader
8	American Beech	*Fagus grandifolia*	34	51	Good	Broken branches
9	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
10	Northern Red Oak	*Quercus rubra*	36	54	Fair	Broken branches
11	Northern Red Oak	*Quercus rubra*	34	51	Fair	Broken branches, lichen
12	Sweetgum	*Liquidambar styraciflua*	31	46.5	Good	Splits at 4.5'
13	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Poor	Canopy dieback
14	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	N/A

SITE STATISTICS TABLE	Total
Gross tract area	8.09 AC.
Existing 100-year floodplain	0.00 AC.
Net tract area	8.09 AC.
Existing woodland in the floodplain	0.00 AC.
Existing woodland net tract	3.08 AC.
Existing woodland total	3.08 AC.
Existing PMA	0.00 AC.
Regulated streams (linear feet of centerline)	0 L.F.
Riparian (wooded) buffer up to 300 feet wide	0.00 AC.

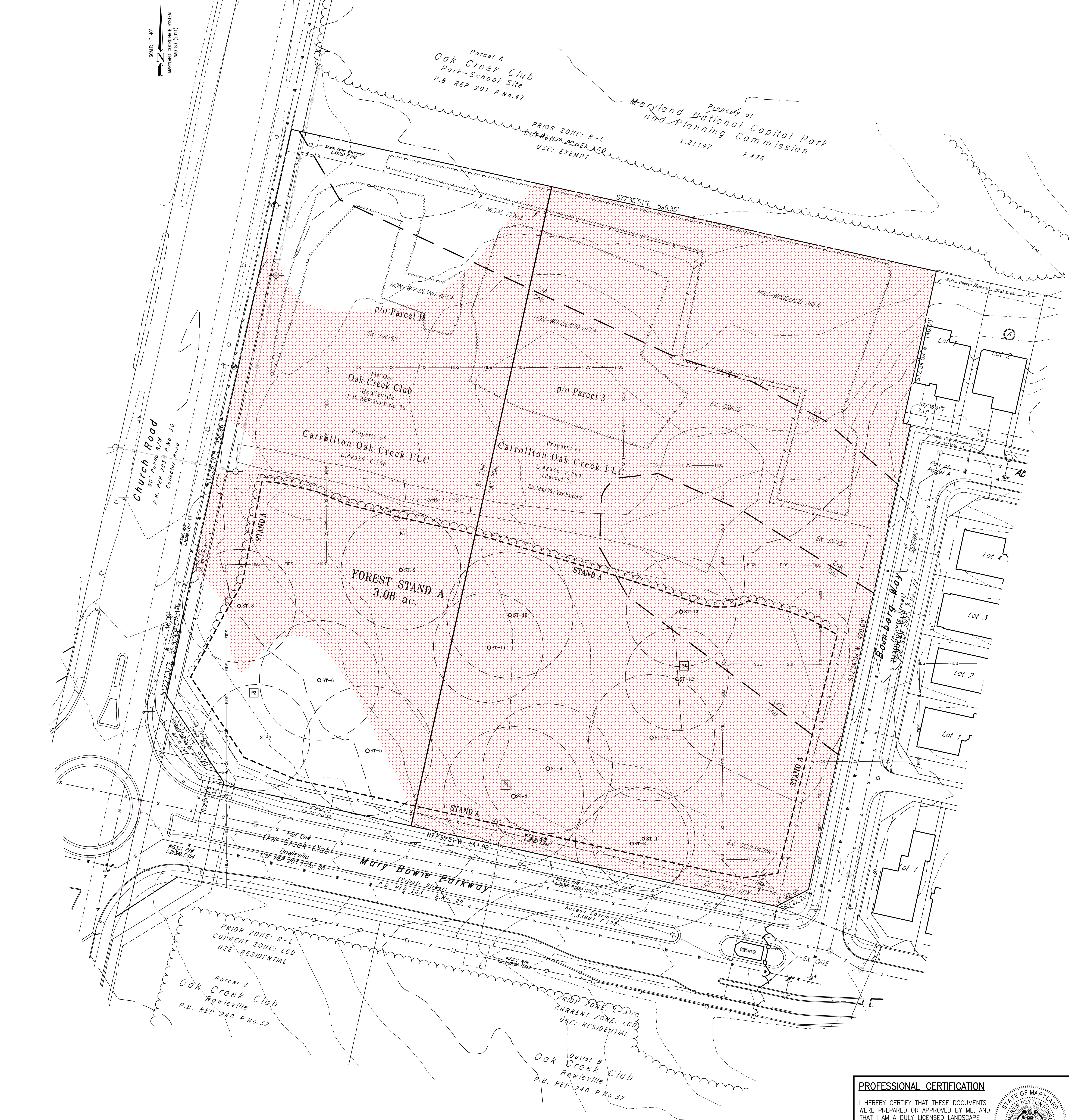
FOREST STAND AREA AND RETENTION TABLE		
Stand	Area (acres)	Retention Potential
A	3.08	High
Total	3.08	

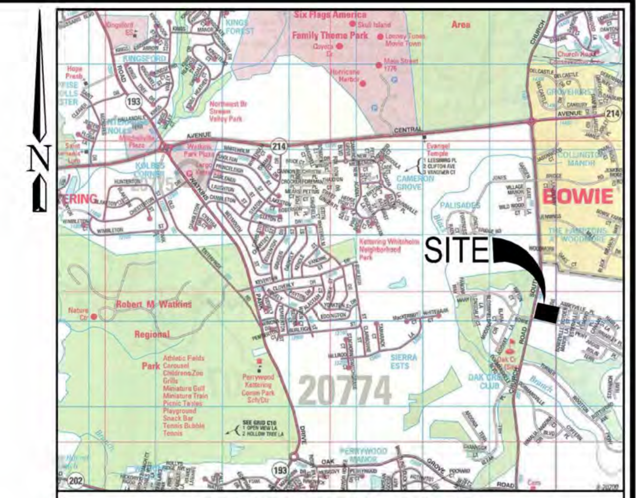
GENERAL INFORMATION TABLE		
Layer	Category	Value
Zone	Current Zoning (Zone)	LCD (Legacy Comprehensive Design)
Zone	Previous Zone (Zone)	L-A-C (Local Activity Center) R-L (Residential Low Development)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	069E4/076F1
Administrative	WSSC Grid (Sheet 20)	201SE12
Administrative	Planning Area (Plan Area)	74A
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities

WEB SOILS SURVEY SOILS TABLE					
Map Unit Symbol	Map Unit Name	K-Factor (Erodability)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CnB	Collington-wist complex, 2 to 5 percent slopes	0.17	0	B/A	Well drained
CnC	Collington-wist complex, 5 to 10 percent slopes	0.17	0	B/A	Well drained
SrA	Shrewsbury loam, 0 to 2 percent slopes	0.24	85	B/D	Poorly drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov

FOREST STAND 'A' SUMMARY TABLE			
1	Dominant species		Tulip Poplar, Sweetgum
2	Codominant species		Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry
3	Forest Association		Tulip Poplar
4	Successional Stage		Young
5	Basal area in s.f. per acre		290
6	Size class of dominant species		12-20 Inches
7	Percent canopy coverage		80%
8	Number of tree species		10
9	Common understory species		Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, Black Cherry.
10	Percent of understory coverage - 3' to 20' tall		45%
11	Number of woody plant species - 3' to 20' tall		7
12	Common herbaceous species		Fern sp., assorted grasses.
13	Percent herbaceous plant coverage - 0' to 3' tall		13%
14	List of major invasive plant species and percent of coverage	Overstory	0% None
		Understory	0% None
		Herbaceous	13% Greenbrier, Multiflora Rose, Japanese Stiltgrass
15	Number of standing dead trees 6" DBH +		2
16	Comments		Not many invasives. Groundcover mostly leaves.
17	Number of trees per acre		290
18	Average Diameter at Breast Height (DBH)		17.3 inches





VICINITY MAP
P.G. CO. MAP PAGE 5532 GRID J-8
SCALE: 1"=2000'

LEGEND

- PROPERTY BOUNDARY
- TREE LINE
- NON-WOODLAND AREAS
- STAND A — FOREST STAND BOUNDARY
- BuB / Px — SOILS BOUNDARY
- 200 — EX. MAJOR CONTOUR
- 198 — EX. MINOR CONTOUR
- EX. LIGHT POST
- EX. METAL FENCE
- EX. UTILITY POLE
- OW — EX. OVERHEAD WIRE
- S — EX. SANITARY SEWER LINE
- G — EX. GAS LINE
- EX. RIGHT OF WAY
- EX. EASEMENT
- ST-1 — SPECIMEN TREE 30" DBH AND GREATER, WITH CRITICAL ROOT ZONE (CRZ)
- P1 — FSD DATA SAMPLE POINT
- EX. SIGN
- R.L. ZONE / L.A.C ZONE — SPLIT ZONING LINE
- FIDS — POTENTIAL FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
- EX. MARLBORO CLAY (PER PG ATLAS)

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY PLAN APPROVAL
NRI-136-2023

	Approved by	Date	Reason for Revision
00	Mary Rea	12/7/2023	
01			
02			
03			

UPDATES/REVISIONS:

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207
EXPIRATION DATE: 05/30/2025

STATE OF MARYLAND — ANDREW PEYTON FUNSCH — No. 4207 — LANDSCAPE ARCHITECT
Andrew Funsch Date: 2023.12.07 13:45:47-05'00'
Not valid without signature

NRI-136-2023
NATURAL RESOURCE INVENTORY PLAN

OAK CREEK - LANDBAY T

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CARROLLTON OAK CREEK LLC. 11785 BELTSVILLE DRIVE BELTSVILLE, MD, 20705

WSSC GRID: 201SE12	TAX MAP: 76-F1, 69-E4	
DESIGN N/A	SHEET 1	OF 1
DRAFT JNH/LMM		
DATE OCTOBER 2023		
SCALE 1" = 40'	FILE NO.: 2003-1099\20-01	

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Additional Back-up

For

CDP-9903-05 & CDP-9902-06
Oak Creek Club

CLHATCHER
LLC

14401 SWEITZER LANE, SUITE 570, LAUREL, MD 20707

March 17, 2026

VIA ELECTRONIC MAIL
Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
Prince George's County Planning Board
1616 McCormick Drive
Largo, MD 20774

RE: Oak Creek Club (Landbay T); CDP-9902-06 & CDP-9903-05
70-Day Waiver / Request for Continuance

Dear Chairman Barnes,

Please be advised that CLHatcher LLC represents Carrollton Oak Creek LLC (herein referred to as the "**Applicant**") in the Comprehensive Design Plan ("**CDP**") amendment applications, CDP-9902-06 & CDP-9903-05 (the "**Applications**"), for the Oak Creek Club (Landbay T) project. Pursuant to Sec. 27-1704(e) of the Prince George's County Zoning Ordinance, the Applications are processed pursuant to the Prince George's County Zoning Ordinance in effect prior to April 1, 2022 (the "**Prior Zoning Ordinance**"). Section 27-522(a) of the Prior Zoning Ordinance states:

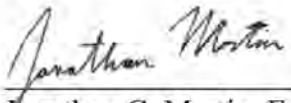
> *The Planning Board shall approve, approve with modifications, or disapprove the Comprehensive Design Plan within seventy (70) days of its submittal. Any modification of the plan, text, or schedule shall be made on the reproducible copy of the respective document. The month of August and the period between and inclusive of December 20 and January 3 shall not be included in calculating this seventy (70) day period. If no action is taken within seventy (70) days, the Comprehensive Design Plan shall be deemed to have been approved. The applicant may (in writing) extend the seventy (70) day requirement to provide a longer specified review period not to exceed forty-five (45) additional days, or such other additional time period as determined by the applicant.*

As authorized by the Prior Zoning Ordinance, the Applicant hereby consents to the extension of the 70-day period for the Planning Board to take final action on the Applications.

A Planning Board hearing is set for the Applications on March 19, 2026. The Applicant respectfully requests a continuance of the March 19th hearing to allow for additional time to coordinate with Maryland-National Capital Park & Planning Commission Staff ("**M-NCPPC Staff**") on the Applications. Accordingly, the Applicant would like to request that the Applications be continued to a new Planning Board hearing date of March 26, 2026.

Thank you for your consideration of this matter. Please do not hesitate to contact me with any questions.

Sincerely,

By: 

Jonathan C. Martin, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant

CC: Sherri Conner
Hyojung Garland
Meng Sun

Ford, Ronda

From: Clifton Toulson <cliftontoulson@gmail.com>
Sent: Monday, March 16, 2026 9:37 AM
To: PPD-PGCPB
Cc: 'Clifton Toulson'
Subject: Comments Application # CDP-9902-06 (TCP1-2025-0035)
Attachments: Board of Directors letter of Support.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Prince Georges County Planning Department

Good Morning !!
I am re-submitting comments for the up-coming hearing # CDP-9902-06 (TCP1-2025-0035 **(please see attached)**
Below are amended comments
As a Home Owner since 2005, and former HOA Board Member, I am in favor of the New Hosing Section subject to Infrastructure Improvements (at the Intersection of Church Roads and Mary Bowie Parkway).
This Intersection is the main entrance into the Community for the New Houses(and presently causes Traffic bottle necks on a regular and recurring basis).
Currently, we, Homeowners residing in the Pine Valley Section of the Intersection are experiencing Huge Traffic back-ups on Church Road at the Intersection periodically (while trying to gain access to our Homes).
When there are Social events at the Oak Creek Golf Course, and /or Maryland Park and Planning Events at the Park area (Pine Valley), it is difficult for Homeowners to gain access to their Homes. When the Social and Sports Events occur, it is NOT unusual for Homeowners to wait in traffic on Church Road for long periods of time(up one Hour to gain access to our Homes).
With the addition of the New Home Development Community Leeland (at the South End of Church Road, the Traffic is going the Increase on Church Road.
On behalf of my family, and other affected Homeowners, I request approval of the New Homes with the condition of Infrastructure improvements, specifically the Intersection of Church Road and Mary Bowie Parkway

Respectfully submitted
Thank you !!

Cliff Toulson
301 218 6052

March 2025

Email: Board of Directors

Subject: Request for Board to support Building New Homes in Land bay 'L' subject to a Re-design of the Traffic Circle located at Church Road & Mary Bowie Parkway

I am writing to you as Member of the Board of Directors regarding the Application of Carrollton Oak, LLC.(Applicant) requesting to amend the Oak Creek Community Basic Plan to raise the density Cap for Housing by constructing 28 Single Family detached homes in the area known as Land bay 'L'.

As a Home Owner in Oak Creek since 2006, I am in favor of the new Homes subject to a review of the Traffic Circle located at Church Road and Mary Bowie Parkway with the goal to Re-design it to better manage the traffic congestion. The traffic circle is the primary access to the new homes, and the ONLY access point to the Homes in Pine Valley.
On many occasions, specifically when the Golf Club is hosting special events, and/or when Maryland Parks and Planning is holding Special Sporting events in their Park located in our Community (at the end of the Pine Valley Entrance), traffic is backed-up on Church Road up to ½ Mile.
As a result of the traffic back-up on Church Road, Oak Creek Home owners (residing in Pine Valley) become a part of the traffic back-up congestion, and LACK access to their Homes for long periods of time.
When this situation occurs, Pine Valley residents have to wait in the traffic on Church Road up to ½ hour (or longer) to gain access to their Homes.

I have participated in Meetings conducted by Princes Georges County as well as Oak Creek to speak on this matter as a strong advocate for change.

The Prince Georges County Peoples Legal Counsel is aware of the problems with the Traffic Circle, and welcomes the Community's Leadership position on this matter; and, is supporting our efforts for change (inasmuch as he is a frequent traveler on Church Road).
Now, I am asking for your Support!!
Together, we can achieve a successful outcome that will help make our Community even a greater place to live!!!

Thank you

Cliff Toulson
Oak Creek

Additional Back-up

For

CDP-9903-05 Oak Creek Club & CDP-9902-06 Oak Creek Club

CLHATCHER
LLC

14401 SWEITZER LANE, SUITE 570, LAUREL, MD 20707

March 24, 2026

VIA ELECTRONIC MAIL
Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
Prince George's County Planning Board
1616 McCormick Drive
Largo, MD 20774

RE: Oak Creek Club (Landbay T); CDP-9902-06 & CDP-9903-05
70-Day Waiver / Request for Continuance

Dear Chairman Barnes,

Please be advised that CLHatcher LLC represents Carrollton Oak Creek LLC (herein referred to as the "**Applicant**") in the Comprehensive Design Plan ("**CDP**") amendment applications, CDP-9902-06 & CDP-9903-05 (the "**Applications**"), for the Oak Creek Club (Landbay T) project. Pursuant to Sec. 27-1704(e) of the Prince George's County Zoning Ordinance, the Applications are processed pursuant to the Prince George's County Zoning Ordinance in effect prior to April 1, 2022 (the "**Prior Zoning Ordinance**"). Section 27-522(a) of the Prior Zoning Ordinance states:

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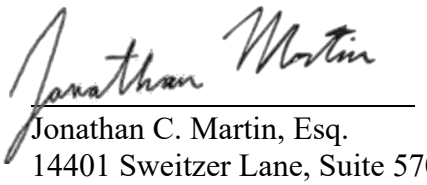
As authorized by the Prior Zoning Ordinance, the Applicant hereby consents to the extension of the 70-day period for the Planning Board to take final action on the Applications.

A Planning Board hearing is set for the Applications on March 26, 2026. The Applicant respectfully requests a continuance of the March 26th hearing to allow for additional time to coordinate with Maryland-National Capital Park & Planning Commission Staff ("**M-NCPPC Staff**") on the Applications. Accordingly, the Applicant would like to request that the Applications be continued to a new Planning Board hearing date of April 16, 2026.

Thank you for your consideration of this matter. Please do not hesitate to contact me with any questions.

Sincerely,

By: 

Jonathan C. Martin, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant

CC: Sherri Conner
Hyojung Garland
Meng Sun

Additional Back-up

For

CDP-9902-06 & CDP-9903-05
Oak Creek Club

PGCPB Agenda: April 16, 2026
PGCPB Item #: 8 & 9
Application: Oak Creek Club – Development Parcel M, CDP-9902-06 & CDP-9903-05
Reviewer Name: Meng Sun

APPLICANT'S EXHIBIT 1
PROPOSED REVISIONS TO STAFF REPORT

The Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

FINDINGS

. . .

6. Design Features: The Subject site . . .

In addition, the original approved Type 1 Tree Conservation Plan (TCP1-91-92) designated the buffer area as a combination of forest preservation and reforestation area. However, the submitted TCP1 revision (TCP1-2025-0035) seeks the removal of all preserved woodland and specimen trees. According to approved Natural Resources Inventory Plan NRI-136-2023, the subject amendment area contains 3.08 acres of existing forest and 14 specimen trees. Of this, 1.17 acres of mature forest and two specimen trees are located within the required buffer along Church Road. The overall woodland conservation requirement is proposed to be met with a combination of on-site woodland preservation, on-site afforestation, natural regeneration, off-site woodland conservation credits, and fee-in-lieu. Nevertheless, the primary method for meeting woodland conservation requirements should be the conservation of on-site woodland. Staff find that the submitted CDP amendment and TCP1 revision do not maintain the current streetscape on Church Road, fail to preserve existing mature trees and woodland, and do not provide the required landscape buffer along Church Road. As such, a condition is included herein to revise the CDP plan to **remove all detail regarding development lots and roads from Exhibit "B" and Figure 25 of the Illustrative Plan.** ~~*show the 100-foot-wide buffer as landscaped, retaining all existing trees, and moving all development outside the buffer, including stormwater facilities, roads, and development lots.*~~ Another condition is included to revise the TCP1 to ~~*designate the buffer area as a combination of woodland conservation and reforestation*~~ **remove proposed lots and roads within the approximate 100-foot-wide buffer area, reduce grading to retain existing trees, and show 35-feet from Church Road unencumbered by proposed stormwater management, to accommodate future planting within the buffer. However, the Applicant may conduct additional studies and provide additional detail regarding the buffer area(s) at later stages in the entitlement process, such as the TCP2. The findings, recommendations, and conditions regarding the TCP1 are not intended to limit the Planning Board's authority to approve revisions of the design of the buffer area(s), including layout, grading, and stormwater management facilities, at later stages in the entitlement process.**

. . .

RECOMMENDATION

. . .

1. Condition No. 21 of approved Comprehensive Design Plan CDP-9902 and Condition No. 24 of approved CDP-9903 shall be amended to read as follows:

   "On-street parking shall only be allowed on one-side of the street, with curb and gutter in designated parallel parking spaces."

2. Prior to certification of the comprehensive design plan (CDP) and text documents for CDP-9902-06 and CDP-9903-05, revised Zoning Map Amendments (Basic Plans) A-8427-C-02, A-8578-C-02, and A-8579-C-02 shall be certified.

3. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the comprehensive design plan (CDP) and text documents for CDP-9902-06 and CDP-9903-05 as follows:

   a. In the text, clearly state that the removal of church and day care uses in Development Parcel M were approved by Zoning Map Amendments (Basic Plans) A-8407-C-02, A-8578-C-02, and A-8579-C-02, but the subject CDP amendments shall retain the church and/or day care uses as an option for the nonresidential component within Oak Creek Club.

   ~~*b. Remove the stormwater management facility symbol from the 100-foot-wide buffer area on Sheets 7, 9, and 11 of the CDP site plan.*~~

   ~~*c.*~~**b.** ~~*Move all development outside of the 100-foot-wide buffer in Exhibit "B" and Figure 25 Illustrative Plan, including stormwater facilities, roads, and development lots*~~ **In Exhibit "B" and Figure 25 of the Illustrative Plan, remove all detail regarding development lots and roads. The area designated as an approximately 100-foot-wide buffer to be maintained along Church Road may contain stormwater management, so long as any required landscape buffer is provided. The width of the buffer along Church Road will be further evaluated based on final lot orientation at the review stages of the Preliminary Plan of Subdivision and Specific Design Plan to ensure conformance with the Basic Plan and CDP conditions and considerations applicable to such buffer.**

   ~~*d.*~~**c.** Dimension the 100-foot-wide and 100-foot-deep entrance buffer.

   ~~*e.*~~**d.** Add notes to the Site Data Chart on Sheets 7, 9, and 11 as follows:

   *The gross area and floodplain area are changed due to the latest survey information.

   ** Up to 12 additional dwelling units in the Residential Low Development (R-L) Zone, and up to 24 additional dwelling units in the Local Activity Center (L-

A-C) Zone, with no more than 28 single-family detached residential dwelling units to be developed in total, pursuant to the CDP-9902-06 and CDP-9903-05 amendments.

~~f.~~**e.** Revise the Recreational Opportunities Plan in the CDP text documents to reflect the proposed development in Development Parcel M and remove the label Church/Day care from the subject site.

~~g.~~**f.** Revise the justification for Section 27-514.10(b)(5) of the prior Prince George's County Zoning Ordinance, on page 44 of the CDP-9902-06 R-L Zone text document, to indicate the provided public facilities qualifies the applicant for a density increment factor of 17.5 percent in dwelling units in the Residential Low Development (R-L) Zone.

4. Prior to certification, the Type 1 tree conservation plan (TCP1) shall be revised as follows:

   a. ~~*Revise the TCP1 to designate the buffer area as a combination of woodland preservation and reforestation.*~~ **Remove proposed lots and roads within the approximate 100-foot-wide buffer area and reduce grading so that all existing trees are retained and 35-feet from Church Road is unencumbered by proposed stormwater management, to accommodate future planting, within the buffer.**

   b. Fill in the approval history table.

   c. Add Development Parcel M to the correct column of the "Plan Phase or Name" line of the worksheet.

   d. Have the revised plan signed and dated by the qualified professional who prepared it.

   e. Revise the plan number to be TCP1-2025-0035.

5. As part of the submittal of the preliminary plan, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay.