

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on November 18, 2004, regarding Specific Design Plan SDP-9802/07 for Cameron Grove, Lot 128, Expansion of the Community Center, the Planning Board finds:

1. **Request:** The subject application requests the expansion of the existing Cameron Grove Community Center building from 4,380 to 19,399 square feet.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use(s)	Community Center	Community Center
Acreage	156	156
Parcels	1	1
Building Square Footage/GFA	4,380	19,399

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	164	48
Of which handicapped spaces		
Standard spaces (9.5' x 19')		
Compact spaces (8.0' x 16.5')		
Loading spaces	1	1

3. **Location:** The site is in Planning Area 74A and Council District 6. More specifically, it is located on the south side of Central Avenue (MD 214) approximately one mile east of its intersection with Enterprise Road (MD 193).
4. **Surroundings and Use:** The subject property is bounded to the north by Central Avenue, Church Road to the east, Kettering to the west, and The Greens property to the south. In addition, Evangel Temple and Six Flags of America theme park are in close proximity to the site.
5. **Previous Approvals:** Approval history of the site includes a rezoning to the R-L Zone when the Bowie-Collington sectional map amendment was adopted and a subsequent rezoning on November 24, 1997, to allow portions of the property to be developed as a mixed retirement development when the District Council approved Zoning Map Amendment Application No

A-9839-C. On February 19, 1998, the Planning Board approved Comprehensive Design Plan CDP-9705, which allowed a maximum of 856 dwelling units to be constructed on the subject site with the stipulation that the development would be served by a single access point on Central Avenue. The resolution formalizing this approval was adopted on March 12, 1998, and land use quantities in CDP-9705 were modified from those approved in the Basic Plan. The preliminary plan of subdivision, 4-97119 was approved on April 9, 1998. The first approval providing for the creation of units was SDP-9802 in which the community building and 272 units were approved. Specifically, Phase 1 authorized the construction of 184 condominium units, 20 duplex units, and 68 quadraplex units. A departure from parking and loading standards (DPLS-238) was granted as part of the Phase 1 approval. SDP-9802 has been revised six times. As part of Phase I, a community building of 17,000 square feet was requested, although only 4,380 square feet was approved and has been built to date. Subsequently, the applicant proposed to increase the size of the community building to 19,399 square feet. On May 18, 2000, the Planning Board agreed to reconsider the original departure, DPLS-238, hence, the subject application was submitted. On April 13, 2000, CDP-9705/01 was approved to revise the provision of an accessory parking lot for the Evangel Temple Church. CDP-9705/02 was approved on May 18, 2000, to provide for the addition of single-family detached housing and to revise the distribution of units for Phase II and Phase III, not to exceed 588 dwelling units. Phase II was approved (SDP-0002 on May 18, 2000) authorizing 61 single-family detached units and 52 single-family attached units. The total unit count for Phases I and Phase II is 735. Phase III, SDP-0307 and a Type II Tree Conservation Plan TCPII/113/03, was approved for the project on December 9, 2003. In addition, Final Plat (NLP98@74), a Type I Tree Conservation Plan, TCP1/62/97, stormwater concept plan 9880-02-660 and stormwater management plan 9880-02-661 have been approved for the site.

6. **Design Features:** The proposed addition will sit to the west of the existing "Phase I" Community Building and will stretch around a fountain that will serve as a focal point of the Community Center Complex. The architecture of the building displays well-detailed and balanced facades, compatible with the architectural styles and materials utilized throughout the Cameron Grove Community. The base of the building will be a simulated stone veneer and the upper portion of the wall surfaces will be vinyl sided. The roofing systems will be a combination of fiberglass shingles on the main portion of the roof and standing seam metal on the three architectural pavilions that punctuate the front elevation of the building and provide visual interest. All three roofs are topped with spires, though only the central one has a cupola and a decorative "town center" clock and the simulated stone veneer carried up a story and a half. All three pavilions provide entry into the building, though two additional doors provide entry as well. Window types range from vertical clear panes with lintels and sills to six over six single-hung sash windows providing variety and creating a rhythm in the architecture. Painted panels and pilasters further define the architecture.
7. **The Cameron Grove Development:** This is a mixed retirement community composed of 158 acres of land and involving the creation of 856 units, a Community Center and a community park. The development offers a mixture of multifamily apartments/ condominiums, cottage/duplex units, villa/quadraplex units, and single-family units. The development clusters the multifamily

units in the center of the development and the single-family units toward the borders of the development.

8. **Nature of the Request to Expand the Community Building:** The expansion would be from the existing 4,380-square-foot building to a 19,399-square-foot building. The program for the building would include a 258 seat multipurpose/performing arts theatre, a library, a crafts room, a weight and aerobic room, a steam room, a bar and billiards room, a 704-square-foot pool and jetted tub and more than 1,350 square feet of space for office, conference and reception use. Additional proposed amenities to be located adjacent to the building are two tennis courts, a 3,533-square-foot outside pool and spa, and a 516-square-foot-detached pool building.

COMPLIANCE WITH EVALUATION CRITERIA

9. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-L Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed Community Center is a permitted use in the R-L Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones.**
10. **Preliminary Plan of Subdivision, 4-97119:** Preliminary Plan 4-97119 was approved by the Planning Board on March 19, 1998, Resolution PGCPB 98-74 was adopted on April 9, 1998.
11. Record Plat NLP 98@74: **Staff has reviewed Record Plat NLP 98@74 and found the subject application to be in substantial conformance with its requirements.**
12. *Landscape Manual:* **The proposed development of the Community Center is subject to the requirements of Section 4.3, Parking Lot Requirements of the *Landscape Manual*.**

The Urban Design staff reviewed the proposed Landscape Plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.
13. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area, more than 5,000 square feet of woodland was disturbed, and has a previously approved Type I Tree Conservation Plan, and a Type II Tree Conservation Plan TCPII/25/98. The Environmental Planning Section has found Specific Design Plan, SDP-9802/07 to be consistent with approved TCPII/25/98. Further they state in their referral comments that since the application as submitted does not impact environmental features beyond those previously approved, SDP-9802/07 is recommended for approval.

14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation—At the time of the writing of this report, staff has not received comment from the Historic Preservation Planning Section.

Community Planning—At the time of the writing of this report, staff has not received comment from the Community Planning Division.

Transportation—In a memorandum dated October 25, 2004, the Transportation Planning Section stated that transportation issues were addressed in the approvals of a comprehensive design plan and a preliminary plan of subdivision for the subject property. They noted further that the transportation staff made a finding of adequate transportation facilities as a part of its review of the preliminary plan of subdivision. That there have been no major changes in the area would suggest that the original finding is still valid, and the applicant has indicated the intent to comply with all the transportation-related conditions that have been recommended or imposed. In addition, they stated that as the Community Center is to serve residents of Cameron Grove, it would really not be a generator of travel external to Cameron Grove, and therefore raises no adequacy issues. In conclusion, they stated that the subject property will be served within a reasonable period of time with transportation facilities that are existing, programmed, or which will be provided as part of the development and that the submitted plans are in conformance with the approved Comprehensive Design Plan and the approved Basic Plan.

Subdivision—Though noting that submitted information was somewhat incomplete, the Subdivision Section noted that record plat NLP98@74 contains eight plat notes, three of which are relevant to this approval. Condition 3 requires automatic fire suppression in all new buildings; Condition 6 refers to the recreational facilities agreement Liber 12467 Folio 95, which may need revisions based on the extent of improvements; and Condition 8 requires conformance to transportation conditions. Staff has included a recommended condition below to address Condition 3 regarding the requirement of an automatic fire suppression.

Public Facilities—In a memorandum dated November 10, 2004, the Historic Preservation and Public Facilities Planning Section stated that the proposed expansion of the existing use of the community center from 4,308 to 19,399 square feet would not create any undue burden on public facilities.

Trails—At the time of the writing of this report, staff has not received comment from the Trails Section of the Transportation Planning Section.

Permits—The Permit Review Section has offered numerous comments that either have been addressed by revisions to the plans or in the recommended conditions below.

Environmental Planning—The Environmental Planning Section, noting that the application as submitted does not impact environmental features beyond those previously approved and that it is

consistent with approved TCPII/25/98, recommended SDP-9802/07 for approval with no environmental conditions. Further, they noted that the area in which the existing and expanded community building is to be constructed was part of an agricultural field prior to the initial development of this site and that the Woodland Conservation requirements, associated with Lot 128, were provided on other areas of the Cameron Grove property and as off-site mitigation on other properties.

Department of Environmental Resources (DER)—In comments dated 10/05/04, DER stated that the site plan for Cameron Grove, Phase I, Lot 12 (Community Building) SDP-9802/07 is not consistent with approved stormwater concept 9880-02-660 and approved stormwater management technical plans 9880-02-661. These plans need to be revised to show the removal of part of the stormdrain system. Staff has included a condition below requiring that the plan be revised accordingly prior to signature approval.

Prince George's County Fire Department—At the time of the writing of this report, staff has not received comment from the Prince George's County Fire Department.

Department of Public Works and Transportation (DPW&T)—At the time of the writing of this report, staff has not received comment from DPW&T.

Washington Suburban Sanitary Commission (WSSC)—WSSC in a memorandum dated October 8, 2004, stated that an on-site plan review package should be submitted and that the applicant should coordinate with the Permit Services Unit at WSSC. Further, they noted that Project #DA2357Z98 is an approved project within the limits of this proposed site and that the applicant should coordinate with WSSC for additional information on the project.

Maryland State Highway Administration—The Maryland Department of Transportation State Highway Administration, in a letter dated September 23, 2004, stated that they have no objection to the approval of Specific Design Plan SDP-9802/07.

Required Finding for SDP-9802/07—Staff has listed each required finding for approval of a Specific Design Plan pursuant to Section 27-530 for approval of amendments to approved Specific Design Plans below in bold. These are the same standards utilized for the initial approval, as set forth in Section 2-528(a). Staff has provided comment in italics following each standard. Specifically, the standards are that in order to approve an amendment to a Specific Design Plan, the Planning Board must find that:

(1) The Plan conforms to the approved Comprehensive Design Plans and the applicable standards of the *Landscape Manual*.

Comment: The proposed project is in conformance with CDP-9705 as it particularly calls for the construction of a private community center. More specifically, it calls for procurement of a building permit for the construction of a private community center prior to the 423rd building permit for the project being granted. It also stipulates that the community center should be

completed prior to the issuance of the 800th building permit. To date, 386 building permits have been issued. It is anticipated that the community center will be complete and 416 building permits will have been issued by June 30, 2005. Therefore, the development of the community center conforms to the phasing schedule contained in the approved Comprehensive Design Plan.

With respect to the applicable standards of the Landscape Manual, only Section 4.3, Parking Lot Requirements of the Landscape Manual is applicable. As stated in Finding 12 above, staff has reviewed the proposed landscape plan and found it to be in general compliance with the applicable sections of the Landscape Manual.

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or as provided as part of the private development.

Comment: As per comments made by the Transportation Planning Section and the Public Facilities Section the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or as provided as part of the private development. Specifically, in its memorandum dated October 25, 2004, the Transportation Planning Section noting that a signal, frontage improvements, required elements related to accessibility of the site to residents and the provision of site design elements to aid in the accessibility of public transportation were all conditioned via the approval of the Comprehensive Design Plan and have been complied with. In addition, they stated that the finding they made as to the adequacy of transportation facilities at time of approval of Preliminary Plan of Subdivision 4-97119 would still stand as there have been no major changes in the area. Lastly, since the community center is to serve the residents of Cameron Grove, it would create travel internal to Cameron Grove and therefore raises no adequacy issues. For the above reasons, the Transportation Planning Section felt that they could recommend that the required finding regarding existing or programmed public transportation facilities could be made.

As to fire, rescue and police coverage for the subject property, the Public Facilities Section memorandum dated November 1, 2004, states that the development will be adequately served by these existing public facilities.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties; and

Comment: Staff is in receipt of a memorandum from the Department of Environmental Resources stating that the proposed project is not consistent with approved stormwater technical plan 9880-02-661. However, recommended condition If below ensures that, prior to signature approval, the plans will be revised to be consistent with approved stormwater technical plan 9880-02-661. Adherence to an approved stormwater technical plan is adequate provision that draining surface water will not adversely impact either the subject property or adjacent properties.

(4) The plan is in conformance with an approved Tree Conservation Plan.

Comment: In a memorandum dated September 20, 2004, the Environmental Planning Section stated that the Specific Design Plan, SDP-0305/01 was found to be consistent with approved TCPII/25/98, the approved tree conservation plan for the subject site.

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

1. Prior to signature approval, the plans for the proposed project shall be revised as follows:
 - a. A note shall be added to the plans stating that an automatic fire suppression system shall be installed in all new buildings.
 - b. A parking schedule for the proposed Community Center shall be added to the plans listing each use in the Community Center and the required spaces for each use.
 - c. The proposed detached 516-square-foot pool building shall be added to both the site and landscape plans.
 - d. Building height and dimensions shall be indicated for all proposed buildings to be constructed pursuant to this specific design plan approval.
 - e. A six-foot-tall fence shall be indicated around the pool compound.
 - f. The plans shall be revised to show the removal of part of the stormdrain system to make the plans consistent with approved stormwater concept 9880-02-660 and approved stormwater management technical plan 9880-02-661.

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 Vaughns, seconded by Commissioner Eley, with Commissioners Vaughns, Eley, Harley, Squire and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, November 18, 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of December 2004.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:RG:rmk