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COMPREHENSIVE DESIGN PLAN CDP-9902/01

Application	General Data
Project Name: Oak Creek Club Location: Northwestern and northeastern quadrants of the intersection of Oak Grove and Church Roads. Applicant/Address: Oak Creek Club Corp. 2900 Linden Lane, Suite 200 Silver Spring, MD 20910	Date Accepted: 4/26/2006
	Planning Board Action Limit: NA
	Plan Acreage: 923
	Zone: R-L & L-A-C
	Dwelling Units: 1148
	Square Footage: NA
	Planning Area: 74A
	Tier: Developing
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 201NE12

Purpose of Application	Notice Dates
Revise development standards to reduce the minimum side yard setback from 4 to 0 feet in order to allow side-entry stoops, entry porches and chimneys on end-unit townhouses.	Adjoining Property Owners Previous Parties of Record 2/3/2006 Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site: 5/23/2006
Staff Recommendation	Staff Reviewer: Ruth E. Grover, A.I.C.P.
APPROVAL	APPROVAL WITH CONDITIONS
DISAPPROVAL	DISCUSSION
	X

June 6, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steven Adams, Urban Design Supervisor

FROM: Ruth E. Grover, Senior Planner

SUBJECT: Oak Creek Club
Comprehensive Design Plan, CDP-9902/01

PUBLIC HEARING

In accordance with the comprehensive design plan provisions of Section 27-520 of the Prince George's County Code, a public hearing is scheduled before the Prince George's County Planning Board on July 6, 2006. The purpose of this hearing is to consider a comprehensive design plan revision for CDP-9902.

INTRODUCTION

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

RECOMMENDATION SUMMARY

The staff recommends APPROVAL of the comprehensive design plan revision, subject to a condition as stated in the recommendation section of this report.

COMPREHENSIVE DESIGN ZONES

The comprehensive design plan (CDP) phase of the three-phase Comprehensive Design Zone (CDZ) process requires the submittal of a plan that establishes the general location, distribution, and sizes of buildings and roads. The plan includes several drawings and a text that includes the schedule for development of all or portions of the proposal and standards for height, open space, public improvements and other design features. The regulations for any of the Comprehensive Design Zones are at the same time more flexible and more rigid than are those of other zones in Prince George's County. The zones are more flexible in terms of permitted uses, residential densities, and building intensities. They are more rigid because some of the commitments made by a developer carry the force and effect of law upon approval by the Planning Board. CDP-9902 was approved by the Planning Board on September 6, 2001.

The Planning Board then adopted PGCPB Resolution No. 01-180 on December 20, 2001, and it was mailed out to parties of record on December 31, 2001. Subsequently, the District Council chose to call the case up and approved it with conditions on May 13, 2002.

EVALUATION CRITERIA

This comprehensive design plan revision was reviewed and evaluated for compliance with the following criteria:

- a. Conformance with the Basic Plan, A-8437, A-8578, and A-8579.
- b. The requirements of Comprehensive Design Plan CDP-9902.
- b. The requirements of Section 27-521 of the Zoning Ordinance and the requirements of the Zoning Ordinance in the R-L Zone.
- c. The requirements of the Woodland Conservation Ordinance.

FINDINGS

Based on analysis of the subject application, the Urban Design Review Section recommends the following findings.

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 Zone—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.

RECOMMENDATION

Based upon the preceding evaluation, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Comprehensive Design Plan Revision CDP-9902/01, subject to the following condition:

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 five-foot setback inclusive of side entry stoops, entry porches and chimneys shall be maintained in the side yard.