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Specific Design Plan

SDP-0317-09

Application	General Data	
Project Name: Palisades at Oak Creek Location: Southwest corner of the intersection of Central Avenue (MD 214) and Church Road. Applicant/Address: K. Hovnanian Homes 1802 Brightseat Road Landover, MD 20785	Planning Board Hearing Date:	01/14/10
	Staff Report Date:	01/04/10
	Date Accepted:	11/19/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	195.78
	Zone:	R-L
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	74A
	Tier:	Developing
	Council District:	06
	Election District	07
	Municipality:	N/A
200-Scale Base Map:	201NE12	

Purpose of Application	Notice Dates	
Addition of seven K. Hovnanian Homes models to the approved architecture for The Palisades at Oak Creek development	Informational Mailing:	10/09/09
	Acceptance Mailing:	11/18/09
	Sign Posting Deadline:	12/15/09

Staff Recommendation		Staff Reviewer: Sherri Moseley	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0317-09
Palisades at Oak Creek

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

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

- a. Zoning Map Amendment A-9839-C and the accompanying Basic Plan.
- b. Comprehensive Design Plan CDP-9705/03.
- c. Preliminary Plan of Subdivision 4-03057.
- d. Specific Design Plan SDP-0317 and its revisions.
- e. The requirements of the Zoning Ordinance.
- f. The requirements of the *Prince George's County Landscape Manual*.
- g. The requirements of the Woodland Conservation and Tree Preservation Ordinance.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan (SDP), the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is a request for approval of seven additional single-family detached architectural models to be available for construction throughout the Palisades at Oak Creek development, except for lots 142–146 which are accessed by Bishops Court.

2. **Development Data Summary:**

	Existing	Proposed
Zones	R-L	R-L
Uses	Vacant/Single-family detached	Single-family detached houses
Acreage	195.78	195.78
Parcels	4	4
Dwelling Units	Approved	Proposed
Single-family Detached	166	166

3. **Location:** The subject property is the R-L-zoned portion of a larger development formerly referred to in its entirety as Cameron Grove. It is in Planning Area 74A, Council District 6, and is located in the southwest corner of the intersection of Central Avenue (MD 214) and Church Road.

4. **Surrounding Uses:** The site is bounded to the east by Church Road, to the north by the Evangel Church property, and to the west and south by the Oak Creek Club development. Between the subject site and the Oak Creek Club property to the west, there is a linear 14-acre park with recreational facilities. The subject site has approximately 3,850 linear feet of frontage along Church Road. Directly across Church Road from the subject site are existing single-family detached houses and undeveloped property in the R-A Zone.

5. **Previous Approvals:** On November 26, 1991, the District Council approved Zoning Map Amendment and accompanying Basic Plan Application A-9839 to rezone the approximately 305.3-acre property from the R-A Zone to the R-L Zone as part of the 1991 *Approved Master Plan and Adopted Sectional Map Amendment (SMA) for Bowie-Collington-Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A and 74B* (Cr-120-1991: CDZ Amendment 2).

On November 24, 1997, the District Council approved the Amended Basic Plan A-9839-C to revise the previously approved A-9839 to allow a mixed retirement development on the westerly portion of the property (156± acres). The subject property of Cameron Grove—The Palisades at Oak Creek, remained unaffected in A-9839-C except for setting the dwelling unit limitation of 166 single-family detached lots for the site. The basic plan is subject to 40 conditions (Zoning Ordinance No. 36-1997).

On February 19, 1998, the Planning Board approved Comprehensive Design Plan CDP-9705 (PGCPB Resolution No.98-35) for the easterly portion of the property for a mixed retirement community. This CDP reaffirmed the single-family detached use for the subject site. In the following years, the comprehensive design plan was revised several times in ways that did not impact the Palisades property.

On July 10, 2003, the Planning Board approved Comprehensive Design Plan CDP-9705-03 (PGCPB Resolution No. 03-138) for the development of 166 single-family detached lots in the R-L Zone. The specific design plan for the Palisades at Oak Creek is subject to the following development standards as approved in Comprehensive Design Plan CDP-9705-03:

SINGLE-FAMILY DETACHED LOT STANDARDS

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

On October 2, 2003, the Planning Board approved Preliminary Plan of Subdivision 4-03057 (including Type I Tree Conservation Plan TCPI/24/03-01) for the subject site (PGCPB Resolution No.03-203) for 166 single-family detached lots.

On June 24, 2004, the Planning Board approved Specific Design Plan SDP-0317 for the subject site (PGCPB Resolution No.04-157) for 166 single-family detached lots. Seven revisions to this plan have been approved. The subject application is the ninth revision and two other revisions are pending.

On April 20, 2006, the Planning Board approved a request for reconsideration of the preliminary plan for the layout for the lots obtaining access from Panorama Way. On September 7, 2006, the Planning Board approved the reconsideration and Amended Resolution PGCPB No. 03-203(A/1) for the revised lot arrangement.

On June 14, 2007, the Planning Board approved Specific Design Plan SDP-0317-04 (PGCPB Resolution No. 07-110) for the relocation of five lots, previously accessed from Panorama Way, to the proposed Bishops Court.

The site also has a stormwater management concept approval 38346-2004-00 for Phase 6 of the Palisades at Oak Creek development that is based on a valid overall stormwater management concept approval 5298-2003-00.

6. **Design Features:** The subject application proposes to add seven K. Hovnanian Homes models to the approved architecture for The Palisades at Oak Creek development. If approved, the proposed models would be available for construction throughout The Palisades with the exception of the five lots located on Bishops Court (lots 142-146). The following K. Hovnanian Homes models are proposed:

ARCHITECTURAL MODELS

K. Hovnanian Homes

Model	Base Finished Area (Sq. ft.)
Rhode Island	4,086
Wisconsin	3,570
Colorado	3,434
New York	3,165
Virginia	2,818
Oregon	2,839
Alaska	3,026

The proposed models feature architectural styling comparable to those models previously approved for The Palisades Oak Creek development. The proposed house types are two-story with two-car garages. The front elevations have standard brick façades with a one-foot brick return on the side elevations. All units feature paneled garage doors and shutters, varied roof lines and high-quality detailing such as brick jack arch and keystone treatments above windows and entryways. Many units feature optional side elevation features, accent standing-seam metal roofing, specialty windows and/or front porches. The applicant is proposing a minimum of three architectural features to be constructed on all side elevations, as well as brick on any exposed basement walls of the side elevations. The base finished square footages of the proposed models are consistent with the square footages of previously approved models and range from 2,818 square feet to 4,086 square feet.

The applicant, as a result of negotiations with the current homeowners in the Palisades, has proffered the above-mentioned upgraded architectural features to ensure that the quality and character of the community are consistent with the existing homes. Therefore, several conditions of approval have been proposed in the Recommendation Section of this report, specifically governing these proposed K. Hovnanian models, to make certain that the proffered features are provided.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9839-C and the Accompanying Basic Plan:** The proposed specific design plan is in general conformance with Zoning Map Amendment A-9839-C and the accompanying basic plan. The Zoning Map Amendment A-9839-C was approved with 40 conditions. One condition of A-9839-C is applicable to the subject application:

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

Comment: This condition will be carried forward as a condition of approval of this SDP.

8. **Comprehensive Design Plan CDP-9705-03:** As discussed above, the subject property is the R-L-zoned portion of a larger development known as Cameron Grove. Comprehensive Design Plan CDP-9705 and its two revisions were for other parts of Cameron Grove. Only CDP-9705-03 was filed for the subject site. CDP-9705-03 was approved by the Planning Board on July 10, 2003, subject to 19 conditions. The following conditions are applicable to this SDP review:

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

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

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

*Excludes patios and decks

Comment: This condition was reviewed and fulfilled at the time of Specific Design Plan SDP-0317 approval. The subject SDP does not propose any changes to the previously approved lot standards.

18. The Specific Design Plan shall include attractively and creatively designed residential architecture with an emphasis on high quality and natural materials. The following housing design guidelines shall be added to Comprehensive Design Plan CDP-9705/03 for Cameron Grove - The Palisades at Oak Creek:

- The minimum residential square footage shall be 2,200 square feet.
- The minimum roof pitch for all dwelling units shall generally be 8/12.
- At least 60 percent of houses shall have brick fronts or the equivalent.
- All side and rear elevations visible from roads shall have a high level of detail comparable to that of the fronts and shall demonstrate a pattern of fenestration which is orderly and harmonious. A minimum of three architectural features shall be provided on highly visible end walls; all others shall have at least two end wall features.

- **All buildings shall have a combination of steeply pitched roofs (with architectural grade roof materials such as standing seam metal, cedar shake shingles, imitation slate, Certainteed Horizon Asphalt Shingle, or the highest quality dimensional asphalt shingles), reverse gables and dormers.**
- **All façade materials are to be low maintenance and provide a long life cycle.**
- **Building orientation shall be directed toward open space and amenities where possible to provide views, privacy and convenient access.**
- **Style of architecture shall be harmonious with surrounding community.**

Comment: The subject SDP is in conformance with this condition. All of the proposed models will have standard brick or optional stone fronts and a minimum of three architectural features are proposed on every side elevation.

9. **Preliminary Plan of Subdivision 4-03057:** The Preliminary Plan of Subdivision 4-03057 was approved by the Planning Board on October 2, 2003, subject to 18 conditions. A reconsideration of the approval involving a revision to the layout of five lots was approved on September 7, 2007 and the amended resolution was adopted on September 28, 2006, subject to 19 conditions. The following conditions are applicable to this specific design plan review:

13. **To maintain the scenic and historical character of Church Road, the Specific Design Plan shall examine, in addition to typical review, frontage along Church Road to ensure that the views of the site from Church Road will be adequately screened through the use of landscape treatment wherever the existing woodland fails to do so.**

Comment: This condition was reviewed and addressed with the Specific Design Plan SDP-0317 approval. The proposed addition of seven architectural models has no impact on existing woodlands or previously approved landscaping.

14. **Corner lots shall have wider lot frontages that will allow equal building setbacks on each street while keeping a private and usable rear yard. This shall be examined at the Specific Design Plan stage.**

Comment: The SDP is in compliance with this condition. A condition of approval was attached to the approval of Specific Design Plan SDP-0317; requiring the applicant to use either smaller models on the narrow corner lot or adjust the lot line to provide wider corner lots. The subject SDP will not alter the previous condition attached to SDP-0317.

16. **At the time of Specific Design Plan review, attention shall be given to the siting and elevation design of the buildings as well as on-site landscape screening on the corner lots as well as the lots adjacent to tot lots and pre-teen lots (such as Lots 5, 14, 35, 36, 82,83, 87 and 88) to ensure those lots not only have private rear yards but also attractive elevations facing public space.**

Comment: Two conditions of approval that require a special elevation treatment for buildings on Lots 35, 36, 67, 68, 75, and 76 and additional screening in the rear yards and side yards for Lots 27, 28, 35, 36, 37, 67,68, 75, and 76 were attached to the approval of Specific Design Plan SDP-0317. The related finding of PGCPB Resolution No. 04-157 further explains that the

features on the side elevations shall be related to the prospective front elevations. If shutters are used on the front elevation, they should also be used on the side elevations. The subject SDP does not propose any changes to the previously approved landscape plan. A condition of approval has been carried forward in the Recommendation Section of this report to ensure that the above listed lots that are subject to special elevation treatment are upgraded to meet the design intent of this condition.

10. **Specific Design Plan SDP-0317 and its revisions:** The Planning Board approved Specific Design Plan SDP-0317 for 166 single-family detached lots with 19 conditions. The approval of the subject SDP will not alter any of the 19 conditions of approval attached to SDP-0317.

The Planning Board approved SDP-0317-04 for the relocation of five lots with six conditions. The proposed architecture is not intended for use on the five lots which were subject to the review and approval of SDP-0317-04. Therefore, the conditions attached to SDP-0317-04 are not applicable to the subject SDP.

Specific Design Plan SDP-0317 has been revised seven times subsequently to the original approval. All, with the exception of SDP-0317-04, were approved by the Urban Design Section as designee of the Planning Director without any conditions.

11. **Zoning Ordinance:** The subject SDP is in compliance with the requirements of the Zoning Ordinance. Section 27-528 requires the following findings for approval of a specific design plan.

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

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Comment: As stated in Findings 8 and 12, the proposed specific design plan conforms to the approved comprehensive design plans and the applicable standards of the *Prince George's County 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 provided as part of the private development;**

Comment: Findings for adequate public facilities including fire, rescue, police, public schools, and transportation were made in conjunction with Preliminary Plan of Subdivision 4-03057 (see PGCPB Resolution No. 03-203 (A/1) and Specific Design Plan SDP-0317 (see PGCPB Resolution No. 04-157). Addition of the proposed new architectural elevations will have no effect on these previous findings of adequate 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: A finding was made during the approval of Specific Design Plan SDP-0317 that the plan is consistent with Stormwater Concept Plan 5298-2003. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties, and addition of the proposed new architectural elevations will have no effect on this finding.

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

Comment: A Type II Tree Conservation Plan TCPII/236/90-01 was submitted and approved with Specific Design Plan SDP-0317. The addition of seven architectural models has no impact on the previously approved Type II tree conservation plan.

12. ***Prince George's County Landscape Manual:*** The proposed addition of seven architectural models has no impact on the previous finding of conformance to the *Prince George's County Landscape Manual*.
13. **Woodland Conservation and Tree Preservation Ordinance:** The proposed addition of seven architectural models has no impact on the previous findings of compliance with the requirements of the Woodland Conservation and Tree Preservation Ordinance.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0317-09, for Palisades at Oak Creek, subject to the following conditions:

1. Prior to certificate approval of this specific design plan, the applicant shall;
 - a. Provide a minimum of three architectural features in a reasonable balanced design on each side elevation.
 - b. Provide standard brick and optional stone front elevations for all of the proposed models.
 - c. Provide a standard one-foot brick or optional stone return on all side elevations.
2. All exposed basement walls on side elevations shall be treated with brick or stone to match the respective front elevations.
3. All side elevations that are highly visible from the roadway or other public space, including Lots 35, 36, 67, 68, 75, and 76, shall have a minimum of four architectural features in a reasonably balanced design and be treated with the same finish as the respective front elevation.
4. All new structures proposed in this SDP shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13D and all applicable County laws unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.