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Specific Design Plan

SDP-0304-12

Application	General Data	
Project Name: Oak Creek Club Location: East and west of Church Road, 1,000 feet north of Oak Grove Road. Applicant/Address: Ryan Homes 555 Quince Orchard Road, Suite 280 Gaithersburg, MD 20878	Planning Board Hearing Date:	05/12/11
	Staff Report Date:	03/29/11
	Date Accepted:	01/10/11
	Planning Board Action Limit:	N/A
	Plan Acreage:	923.0
	Zone:	R-L & L-A-C
	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&13	

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of April 14, 2011 to May 12, 2011. Addition of Victoria Falls, a single-family detached architectural model, elevation D for the Avalon model, and a detached garage option for the Yorkshire and Savoy models.	Informational Mailing:	11/08/10
	Acceptance Mailing:	01/06/11
	Sign Posting Deadline:	02/15/11

Staff Recommendation		Staff Reviewer: Moseley, Sherri Phone Number: 301-952-3168 E-mail: Sherri.Moseley@ppd.mncppc.org	
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-0304-12
Oak Creek Club

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. Basic Plans for Zoning Map Amendments A-8427, A-8578, and A-8579 for The Greens of Dumbarton (1991), as amended.
- b. Comprehensive Design Plans CDP-9902 and CDP-9903.
- c. Preliminary Plan of Subdivision 4-01032.
- d. Specific Design Plan SDP-0304, an "umbrella" SDP for architecture.
- e. Conformance to the Prince George's County Zoning Ordinance.
- f. Conformance to the *Prince George's County Landscape Manual*.
- g. Conformance to the Woodland Conservation and Tree Preservation Ordinance.

FINDINGS

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

1. **Request:** The subject application is a request for approval of one additional single-family detached architectural model to be constructed by Ryan Homes, an additional elevation for the previously approved Avalon single-family detached model, and the addition of a detached garage option for the previously approved Yorkshire and Savoy single-family detached models.

2. **Development Data Summary:**

	Existing	Proposed
Zones	R-L and L-A-C	R-L and L-A-C
Uses	Mixed-use development— golf course, residential, retail	Mixed-use development— golf course, residential, retail
Acreage	923	923
Lots	1,148 maximum	1,148 maximum

3. **Location:** The overall site is located on the east and west sides of Church Road, north of Oak Grove Road and south of Central Avenue (MD 214). The subject property is within an integrated community zoned a combination of Residential-Low Density (R-L) and Local Activity Center (L-A-C). The project spans 923 acres and the land use mix will be comprised of 1,148 single-family homes with up to 26,000 square feet of neighborhood retail space, an 18-hole golf course, a day care center, preservation of a historic site, recreational facilities, a school, and park dedication and open space, referred to in its entirety as Oak Creek Club. It is in Planning Area 74A, Council District 6, in the Developing Tier.

4. **Surrounding Uses:** The subject site is surrounded by various residentially-zoned properties including: R-L-zoned properties to the south; properties zoned Residential-Estate (R-E), One-Family Detached Residential (R-80), Reserved Open Space (R-O-S), and Open Space (O-S) to the west; R-L and O-S-zoned properties to the north; and a railroad to the east.

5. **Previous Approvals:** 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 (Residential-Agricultural) 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 were subject to 49 conditions and 10 considerations.

Comprehensive Design Plans CDP-9902 and CDP-9903 were approved for the project on May 13, 2002 by the District Council, subject to 55 conditions relating to the R-L-zoned portion of the site and 46 conditions in the L-A-C Zone. Two subsequent revisions have been approved for CDP-9902 and one subsequent revision has been approved for CDP-9903. Comprehensive Design Plan CDP-9902-01 amended the required setback for townhouse units and CDP-9902-02 revised the content of Condition 27 of the original approval, which relates to the golf course clubhouse and community building. Comprehensive Design Plan CDP-9903-01 revised the content of Condition 30 of the original approval, which relates to the golf course clubhouse and community building.

Preliminary Plan 4-01032 was approved for the subject site on January 3, 2008 by the Planning Board for 1,148 lots and 36 parcels, subject to 43 conditions.

Seven specific design plans have been approved for Oak Creek Club. Specific Design Plan SDP-0303 was approved by the Planning Board on September 4, 2003 for streetscape elements

and has three subsequent approved revisions. Specific Design Plan SDP-0306 was approved by the District Council on October 10, 2003 for the golf course and has three subsequent approved revisions. Specific Design Plans SDP-0308, SDP-0411, SDP-0417, and SDP-0610 have been approved for Phases one through four of Oak Creek Club, creating a total of 725 single-family detached lots and 219 townhouse lots. Specific Design Plan SDP-0304 was approved by the District Council on October 10, 2003 as an “umbrella” approval for all single-family architecture for the entire community. Ten revisions have been approved, three applications for revisions have been filed, and the subject application is the twelfth revision to SDP-0304.

6. **Design Features:** The subject application proposes to add one new single-family detached architectural model and to add additional elevations for three previously approved single-family detached models. The following Ryan Homes models are proposed:

ARCHITECTURAL MODELS

Ryan Homes Model	Base Finished Area (sq. ft.)
	*Does not include basement or garage
Victoria Falls (Elevations A–E)	2,472
Avalon (Elevation D)	2,935
Savoy w/detached garage	2,200
Yorkshire w/detached garage	2,468

The proposed models feature architectural styling comparable to the models previously approved for the Oak Creek Club development. The proposed house types are two-story with two-car garages. The front elevations feature optional brick façades, paneled shutters, and entryways defined with pilasters, side lites, transom windows, or crosshead pediments. The newly proposed Victoria Falls model includes three or more features on each side elevation. The Savoy and Yorkshire models with detached garages are proposed for construction in Landbay F, where single-family detached rear loading lots are planned. The base finished square footages of the proposed models are consistent with the square footages of previously-approved models and range from 2,200 square feet to 2,935 square feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments A-8427, A-8578, A-8579 and the Accompanying Basic Plan:** 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. Zoning Ordinance No. 11-2000 included 49 conditions of approval and 10 considerations. The proposed specific design plan is in general conformance with Zoning Map Amendments A-8427, A-8578, A-8579 and the accompanying basic plan.
8. **Comprehensive Design Plans CDP-9902 and CDP-9903:** As discussed above, CDP-9902 and CDP-9903 were approved for the project on May 13, 2002 by the District Council, subject to 55 conditions relating to the R-L-zoned portion of the site and 46 conditions in the L-A-C Zone. Of the 55 conditions attached to the approval of CDP-9902, also set forth as conditions of approval for CDP-9903, the following are applicable to the review of this specific design plan:

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

Comment: This condition has been carried forward in the Recommendation section of this report.

- 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 rooflines. 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 be generally 8/12. A minimum ceiling height for the first floor shall be nine feet.

The minimum residential square footage, excluding townhouses, shall be 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 subject specific design plan is in general conformance with these requirements. Several conditions of approval relating to these requirements were set forth with the approval of SDP-0304 and have been carried forward in the Recommendation section of this report. An additional condition requiring the roof pitch of the proposed detached garages to be a minimum of 8/12 has also been incorporated into the Recommendation section of this report.

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

Comment: The subject specific design plan is in conformance with this requirement.

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: A condition requiring the applicant to update the cover sheet to include the specified information has been included in the Recommendation section of this report.

9. **Preliminary Plan of Subdivision 4-01032:** Preliminary Plan of Subdivision 4-01032 was approved by the District Council on January 3, 2008 subject to 43 conditions, none of which are applicable to the review of architecture and the subject specific design plan.

10. **Specific Design Plan SDP-0304 and its revisions:** The Planning Board approved Specific Design Plan SDP-0304, an umbrella approval for single-family architecture, subject to four conditions. These conditions remain valid and those which are applicable to the review of this specific design plan have been carried forward in the Recommendation section of this report.

Specific Design Plan SDP-0304 has been revised ten times subsequent to the original approval. All ten revisions were approved by the Urban Design Section as designee of the Planning Director without any conditions.

11. **Zoning Ordinance:** The subject specific design plan fulfills the required findings for approving a specific design plan outlined in Section 27-528 of the Zoning Ordinance as follows:

(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 4-01032 (PGCPB Resolution No. 01-178) and Specific Design Plans SDP-0306, SDP-0308, SDP-0411, SDP-0417, and SDP-0610 for each phase of

development. The proposed addition of 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 the specific design plans for each phase of development of Oak Creek Club that the plans are consistent with an approved stormwater concept plan. 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 the proposed addition of 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 was submitted and approved with specific design plans for each phase of development of Oak Creek Club. The addition of architectural elevations has no impact on the previously approved Type II tree conservation plans.

12. **Prince George's County Landscape Manual:** The proposed architectural revisions have no impact on the previous finding of conformance to the Landscape Manual.
13. **Woodland Conservation and Tree Preservation Ordinance:** The proposed architectural revisions have 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0304-12 for Oak Creek Club, subject to the following conditions:

1. No two elevations of houses either directly across the street or immediately adjacent shall be identical.
2. The developer and his heirs, successors, and/or assignees shall display, in the sales office, all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.
3. Prior to signature approval of the plans, the following revisions shall be made as necessary:
 - a. The applicant shall provide a tracking chart to ensure that at least 60 percent of all units have brick fronts.
 - b. The following notes shall be placed on every architectural elevation and on the cover sheet of the SDP:
 - (1) All exterior fireplace chimneys shall be brick or stone, except gas vents.

- (2) The minimum roof pitch for all dwelling units shall be 8/12.
 - (3) The minimum ceiling height for the first floor shall be nine feet.
 - (4) The minimum residential square footage for units approved herein shall be 2,200 square feet, not including any garage or basement space.
 - (5) Decks and porches on rear yards that face the golf course shall be painted or stained.
 - (6) No rear yard privacy fences shall be allowed in single-family lots along the golf course.
- c. The applicant 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.
 - d. Detached garages shall be revised to indicate a minimum of 8/12 roof pitch.
4. All residential structures shall be sprinklered in accordance in accordance with the National Fire Protection Association (NFPA) Standard 13D and all applicable county laws.