

Case No. CDP 9601-01 Springdale Estates
Applicant: Klein Bellehaven, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument on January 11, 2016, that the application to approve Comprehensive Design Plan 9601-01, Springdale Estates, for approval of 65 single-family attached (townhouse) units, replacing 55,756 square feet of approved commercial uses with an expansion of the existing townhouse community, within Council District 5, be and the same is hereby AFFIRMED.

As the basis for this final decision, and as expressly authorized by Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland and the Prince George's County Code, we hereby adopt the findings and conclusions set forth within PGCPB No. 15-99, and AFFIRM CDP-9601-01.

Approval of CDP 9601-01 is subject to the following conditions:

1. Prior to certificate approval of the comprehensive design plan (CDP), the applicant shall revise the CDP to relocate the gateway entrance sign to the site entrance and delete it from the tree save area.
2. Prior to certificate approval, the applicant shall revise the Type 1 tree conservation plan (TCP1) as follows:
 - a. Add the qualified professional certification block on Sheet 2.
 - b. Show the entrance sign on the TCP plan view.
 - c. Have the plan signed and dated by the qualified professional who prepared it.
3. At the time of specific design plan:
 - a. The applicant shall submit a photometric study to ensure that the lighting level for the residential property is adequate and provide for full cut-off lighting fixtures.

- b. The plan shall be reviewed for access between the proposed and existing townhouse developments.
 - c. A striped crosswalk shall be provided along St. Joseph's Drive across the ingress/egress driveway into the townhouse development.
 - d. Standard sidewalks shall be provided along both sides of all internal roads.
4. Individual lots shall not have direct driveway access to St. Joseph's Drive.
5. At the time of specific design plan, the applicant shall show conformance with the following design standards:

a. Single-Family Attached Lot Standards

Minimum Lot Size	1,500 square feet
Maximum Lot Coverage	75%
Minimum Building	20 feet
Maximum Height	3 stories
Maximum Lot Width	20 feet
Minimum Front Yard	15 feet
Minimum Side Yard	0
Minimum Rear Yard	15 feet*
*Decks and ground-level patios may encroach into the rear yard.	

- b. A minimum of 60 percent of the front façades shall be brick, stone, or stucco, except along the frontage of St. Joseph's Drive, in which case the percentage shall be 100 percent.

Main roof gables will be a minimum of 7 to 12 roof pitch.

A single- or two-car garage shall be provided for each lot.

Highly-visible endwalls shall be designed with four architectural features in a balanced composition.

Highly-visible end units shall have brick fronts and side façades.

Minimum gross living area shall be 1,250 square feet.

Rooflines shall be varied; 60 percent of units in a stick shall incorporate cross gables and/or dormers.

6. Prior to issuance of the first building permit, the applicant shall provide a financial contribution of \$210 to the Prince George's County Department of Public Works and Transportation for the placement of one "Share the Road with a Bike" sign along Ardwick-Ardmore Road. A note shall be placed on the final record plat stating the above.

Ordered this 11th day of January, 2016, by the following vote:

In Favor: Council Members Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin

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: _____
Derrick L. Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council