

Case No.: SDP-0304

Applicant: Oak Creek Club Corp.

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the entire record, that the Planning Board's decision in Resolution PGCPB No. 03-206, approving with conditions a Specific Design Plan for architecture for the entire development on property described as 923 acres of land in the L-A-C and R-L Zones, located in the northeast and northwest quadrants of the intersection of Oak Grove Road and Church Road, Upper Marlboro, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions.

1. Architecture for the single-family detached units for the proposed project shall be limited to the units herein approved. The Urban Design Division as designee of the Planning Board may approve subsequent modifications to the approved architecture that are deemed equal or better in architectural quality.
2. No two elevations of houses either directly across the street or immediately adjacent shall be identical.
3. The developer, 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.

4. Prior to signature approval of the plans, the following revisions shall be made as necessary:
 - a. The applicant shall provide a tracking chart to assure 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) Minimum roof pitch for all dwelling units shall be 8/12.
 - (3) 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.
 - (5) Decks and porches on rear yards that face the golf course must be painted or stained.
 - (6) No rear yard privacy fences shall be allowed in single-family lots along the golf course.
 - c. Add the following note to the referenced elevation:

The Belvedere (Ryan Homes) unit shall only be used for the subject development if options cause the base finished area to exceed 2,200 square feet.

Ordered this 10th day of November, 2003, by the following vote:

In Favor: Council Members Shapiro, Bland, Dean, Dernoga, Exum, Harrington, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Peter A. Shapiro, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council