

Case No.: SDP-0317/09

Applicant: K. Hovnanian Homes

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 10-07, approving with conditions, a specific design plan that adds seven K. Hovnanian Homes models to the approved architecture for the Palisades at Oak Creek development, described as about 195.78 acres of land in the R-L Zone, in the southwest corner of the intersection of Central Avenue (MD 214) 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. Prior to certification of the specific design plan, the applicant shall:
 - (a) Provide at least three architectural features, in a reasonably balanced design, on each side elevation.
 - (b) Provide standard brick front elevations for all of the proposed models.
 - (c) Provide a standard one-foot brick 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, such as corner lots, or from other public space, such as play areas and trails, including but not limited to the side elevations on Lots 35, 36, 67, 68, 78, and 79, shall have at least four architectural features, in a reasonably balanced design, and shall be treated with the same finish as the respective front elevations. The note on the SDP shall be revised to reflect these changes.
4. All new structures proposed in this SDP shall be furnished with full sprinkler systems, in accordance with National Fire Protection Standard (NFPS) 13D and all applicable County laws, unless the Prince George's County Fire/EMS Department determines that a different method of fire suppression should be installed.
5. No two units located next to or immediately across the street from each other may have identical front elevations.
6. The applicant and its heirs, successors, and/or assigns shall display in the sales office all of the plans approved by the Planning Board and District Council for this subdivision, including all exterior elevations of all approved models, the specific design plan, the landscape plan, and plans for recreational facilities.
7. All driveways and walkways shall be paved with concrete.
8. The Virginia II and Oregon models shall be deleted from the options available for purchase and construction, on all lots covered by this SDP revision. No model smaller than the Alaska model, approximately 3,026 square feet in living area, shall be built, under this revision.
9. All models shall have stoops constructed of brick, not concrete.
10. All units shall be in compliance with the design requirements in condition 1, above, as follows: All models shall have 100% brick facades, with one-foot brick returns on all side elevations.

Ordered this 23rd day of March, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrison, Knotts, Olson and Turner

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council