

Case No.: SDP-0317/10

Applicant: Caruso Homes, Inc.

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. 10-87, approving with conditions, a specific design plan that adds three Caruso 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. All models shall have stoops constructed of brick, not concrete.
9. All units shall be in compliance with the design requirements in condition 1, above, as follows: All models shall have 100 percent brick or stone facades, with one-foot brick returns on all side elevations.
10. The three architectural models approved herein shall not be built on any lots which are located on Bishops Hall Court or Panora Way.
11. There shall be no more than two (2) each; or six (6) total in any combination of the Princeton, Emory II, and Rembrandt models, which have a base finished area of 3,002, 3,044 and 3,085 square feet. Any of these models which are constructed above the total of six (6) as indicated above, shall have a base finished area of 3,300 square feet. Square footage shall not include the area of a basement. Options that increase floor area shall be displayed in the brochures provided in the sales office and offered to all purchasers.

Ordered this 26th day of October, 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