

Case No.: SDP-1801
Bevard East Umbrella Architecture

Applicant: Lennar Bevard, 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 in this matter, that SDP-1801, for approval of an umbrella architecture specific design plan (SDP) for 18 single-family detached models and 4 single-family attached (townhouse) models for the Bevard East subdivision, located on the east side of MD 223 (Piscataway Drive), approximately four miles southwest of its intersection with MD 5 (Branch Avenue), and bounded on the east by Thrift Drive, in Planning Area 81B, Councilmanic District 9, be and the same is hereby AFFIRMED.

The District Council finds that the Planning Board's approval of SDP-1801 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, unless otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 19-59 ("PGCPB No. 19-59").

Approval of SDP-1801 is subject to the following conditions:

1. Prior to certification of this specific design plan (SDP), the applicant shall provide notes on the template sheets and elevations as follows, or provide revisions as noted:
 - a. "The side elevations on all single-family detached units and the endwall elevations on all attached units on corner lots, and other lots whose side elevation is highly visible to passing traffic, shall have a minimum of three architectural features such as windows, doors and/or masonry fireplace chimneys, and these features shall form a reasonably balanced and harmonious composition."

- b. “All single-family detached dwellings shall not have less than 2,400 square feet of finished living area.”
- c. “All single-family attached (townhouse) units shall not have less than 1,800 square feet of finished living area and should have a minimum lot width of 20 feet.”
- d. “No two houses directly adjacent to each other or across the street from one another shall have the same elevation.”
- e. “All highly-visible single-family attached (townhouse) units shall have full brick end walls. Where a brick endwall is required, the front façade shall also be brick.”
- f. “A minimum of sixty percent (60%) of all single-family attached (townhouse) units shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.”
- g. “No structure within APA-6 shall be higher than 50 feet.”
- h. Add heights (not to exceed the comprehensive design plan maximum height of 40 feet) and base square footages to all the architectural templates.
- i. Revise the cover sheet to include 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 SDP numbers, all approved or submitted tree conservation plan numbers, and the number and percentage.
- j. Remove the Fairmount, Portfield, and Somerset models from the SDP or increase their base finished square footage to 2,400.

Ordered this 10th day of September, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Members Dernoga and Hawkins.

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: _____
Todd M. Turner, Chairman

ATTEST:

Donna J. Brown
Acting Clerk of the Council