

Case No. SP-00050/04

Applicant: BGH Pines, LLC

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 decision of the Planning Board in PGCPB No. 08-165, to approve with conditions a detailed site plan for the construction of seventeen single-family detached homes, for a project referred to as Dolan's Addition to Southern Pines, on property described as approximately 13.34 acres of land in the R-R Zone, on the northwest end of Arundel Drive, approximately 800 feet northwest of its intersection with Allentown Road, Fort Washington, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case, with the following additions:

- A. The District Council agrees that the site plan as proposed meets detailed site plan requirements, as stated in the Zoning Ordinance.
- B. To ensure that the new homes have adequate tree plantings, the Council has added condition 6.

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

- 1. Prior to certification of the plans for the project, the following revisions shall be made or additional information submitted:
 - a. Revise General Note 2 to refer to the correct record plats for the subject property.
 - b. Revise the landscape plan to provide two additional shade trees and two additional ornamental or evergreen trees at the entrance to the development

from Capri Drive. Plant selection and location shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.
Lot 6.

- c. Revise the architectural elevations to indicate that a brick water table and a minimum of three standard end wall features will be required on all highly visible side elevations on Lots 1, 16, 17, and 21, and add a note to the plans to this effect.
- 2. No two units located next to or immediately across the street from each other may have identical front elevations.
- 3. The developer, his heirs, successors 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, and landscape plan.
- 4. A minimum of ten units within the proposed development shall have full brick fronts.
- 5. Prior to the issuance of a building permit for Lots 1, 2, 18, or 19, if the proposed siting of the selected model type results in a setback less than 30 feet from the shared property line with the C & P Telephone Company property, a revision of AC-05010 shall be requested and approved by the Planning Director.
- 6. Subject to Department of Public Works and Transportation approval, the applicant shall bond with DPW&T the street trees to be installed at the subject property and shall replace any trees which may have died prior to the bond being released. Such replacement will also include replacement of any trees planted in the subject property's right-of-way by DPW&T that may die before the bond is released. The applicant's responsibility to replace dead trees shall terminate upon the release of the bond.

Ordered this 23rd day of March, 2009, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Exum.

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: _____
Marilynn M. Bland, Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council