

Case No. SP-02005

Applicant: Lake Marlton
Limited Partnership

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 administrative record, that the decision of the Planning Board in PGCPB No. 03-136 (A), to approve a detailed site plan for a 48-unit townhouse community on property described as approximately 4.2240 acres of land in the R-P-C and R-30 Zones, known as Marlton Town Center, located on the northeast quadrant of Heathermore Boulevard and Grandhaven Boulevard, Upper Marlboro, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose findings and conclusions 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 Detailed Site Plan:
 - a. The site/grading, landscaping and architectural drawings shall be revised to show the following:
 - (1) Landscape schedules for compliance with Section 4.1 (Residential Requirements) of the Landscape Manual.
 - (2) A landscape buffer consisting of a large percentage of evergreen trees to screen the rear yards of the lots along the property line to the east.
 - (3) A minimum of two architectural features on the end walls.
 - (4) Additional architectural features on the rear elevations including but not limited to bay windows, shutters, porches, sunrooms, etc.

- (5) A minimum width of six feet for the sidewalks adjacent to the curbs and a maximum grade of no more than five percent except adjacent to Great Gorge Way and in front of Lots 205-210.
- (6) Identification of two units which have the potential to be made accessible through barrier-free design construction.

Ordered this 13th day of September, 2004, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Peters

Vote: 7-0

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: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council