

Case No. SP-02023/01

Applicant: Branch Avenue Associates, 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 decision of the Planning Board in PGCPB No. 10-76, to approve with conditions a detailed site plan for the addition of 28 townhouses (on Lots 2-29 of Parcel B), located northwest of the existing 397-unit multifamily building, and subdividing Lot 1 into three distinct parcels, on property described as 12.12 acres of land in the M-X-T Zone, for a project referred to as Town Center at Camp Springs (Phase 1-A, Parcels A, B, and C, and Lots 2-29), located northwest of the intersection of Auth Way and Telfair Boulevard, approximately 1,500 feet north of the intersection of Britannia Way and Auth Way, Suitland, 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.

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

1. Prior to signature approval the detailed site plan shall be revised as follows:
  - a. Lots 9 and 29 as shown on the original DSP plans shall be deleted and 5 parking spaces shall be provided in each of these locations, for the exclusive use of the residents of the townhouses.
  - b. Show lot dimensions, lot sizes, distances on parcel lines, and lot setbacks from the parcel boundaries on the site plan.
  - c. The alleys and private streets shall be dimensioned.
  - d. Provide a note that access is authorized pursuant to Section 24-128(c)(7)(A) for private streets and alleys.

- e. The noise fence shall be extended along the entire alley to screen it from adjacent lots 325–332, and shall be of a composite material of natural color with 18 inch piers 24 feet on center.
  - f. A 20-foot-long driveway shall be provided on each lot outside of the alley right-of-way.
  - g. The plans shall be reviewed and approved by each of the utility companies and appropriate easements shall be shown.
  - h. The applicant shall provide evidence that the Department of Public Works and Transportation (DPW&T) has reviewed the plans for adequacy of emergency access.
  - i. Compact size parking spaces shall be provided in front of Lots 9–16 and grading and sidewalk location shall be further analyzed to create an improved pedestrian circulation patten and enhanced planting bed for the trees in this location.
  - j. The 12 hawthornes located along the rear property line should be removed and replaced with 12 columnare shade trees along the entire property line.
  - k. The landscape plan shall be revised to indicate an ornamental tree in the green area at the rear of Lots 2-8.
2. Prior to signature approval the architectural elevations shall be revised as follows:
- a. The rear elevations for units on Lots 2-8 shall be revised to include entry doors, carriage garage doors.
  - b. The rear elevation for units 2-8 shall be revised to include brick on the first floor elevation.
  - c. Provide an 8:12-pitch roofline for each of the units as a standard feature and any notes relating to the 6:12-pitch roofline shall be deleted from the plans.
  - d. Provide any and all details as shown on Applicant's Exhibit 1 as standard features for the units located at Telfair Boulevard.

3. Prior to certification of the detailed site plan, the TCP shall be revised as follows:
  - a. Show the worksheet.
  - b. Show the original approval in regular typeface in the approval block.
  - c. Have the plans signed and dated by the qualified professional who prepared them.
4. Prior to the issuance of building permits for Lots 2, 8, 9 and 27, the front and side elevations shall be shown as entirely brick. The front elevation of all building sticks shall be required to be a minimum of 60 percent brick.
5. Prior to the final plat of subdivision for the subject site, the applicant and staff shall determine if adequate provision (by easement or other appropriate legal instrument) will ensure the perpetual use of the tot-lot by residents of the entire development included in Detailed Site Plans DSP-02024, DSP-02023 and all subsequent revisions.
6. All residents of the townhouses to be constructed upon the subject property of this application shall have full access to the clubhouse and other recreational facilities operated by the Town Center at Camp Springs Homeowners Association, located at 4300 Telfair Boulevard. It is acknowledged that an optional initiation fee and annual fee (separate from the annual Homeowners Association dues) specifically for use of the swimming pool and indoor basketball court within the clubhouse may be charged. The initiation fee for the use of the swimming pool and indoor basketball court shall be waived for a period of three months after the date of settlement for the initial residents of each of the townhouses to be constructed upon the subject property.

Ordered this 19<sup>th</sup> day of October, 2010, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Harrison and Turner

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: \_\_\_\_\_  
Thomas E. Dernoga, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council