

Case No. SP-03010

Applicant: Cambridge at  
Kensington, LLC

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. 03-109, to approve a detailed site plan for 19 single-family detached residential units on property described as approximately 9.87 acres of land in the R-R Zone, known as Fox Chase, located on the south side of Brooke Lane, between the Sutherland Circle and Tudor Lane intersections, with street address 12807 Brooke Lane, Upper Marlboro, Maryland, 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. The Council will also add a condition which is supported by the record.

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

1. Prior to signature approval of the detailed site plan, detailed construction drawings for the trail, including layout, width, grading, cross sections, and limits of disturbance, shall be submitted to and approved by the Department of Parks and Recreation.
2. Building permits shall not be issued for Lots 8, 9, 10, 11, 15, and 16, which adjoin the dedicated parkland containing the master plan trail and connector trail, until the trails are under construction.
3. Units directly across the street from or immediately adjacent to one another may not have the same house elevation.

4. The applicant and its heirs, successors and assigns shall display in the sales office all plans approved by the Planning Board for this subdivision. The plans include, without limitation, all exterior elevations for all approved models and the detailed site plan, the landscape plan, and the plans for recreational facilities.

5. Prior to certification of the detailed site plan, the Type II tree conservation plan shall be revised as follows:

a. The Type II tree conservation plan shall be dated and signed by the licensed landscape architect, licensed forester, or other qualified professional who prepared it.

b. A tree planting detail for the seedlings to be planted shall be added to the plan.

c. To the plan shall be added a detail for the split-rail fence, where it abuts Lots 16 and 17, and a note indicating that the fence may not be removed unless it is replaced with other permanent fencing approved by the Urban Design Section.

d. The “Five-Year Management Plan” note which indicates that the permanent fencing may be removed after five years shall be deleted from the plan. It shall be replaced with a note indicating that the fencing may be removed only if replaced with other permanent fencing approved by the Urban Design Section.

e. The first note in the “Sequence of Construction” section of the plan, which requires contact with the Forest Resource Unit of DER before the start of any work, shall be removed from the plan. It shall be replaced with a note indicating that the Site Development Section of DER shall be contacted.

f. The path, stormdrain, and sewer connection shown within the woodland conservation tree-save area (on sheets 2 of 3 of the Type II tree conservation plan) shall

be removed from the woodland conservation area, or the woodland conservation area shall be otherwise revised, so that it is unencumbered.

g. The zoning category shall be shown on the woodland conservation worksheet of the Type II tree conservation plan.

6. If the buffer width is reduced at any time during review of development proposals, a visual assessment shall be prepared, in accordance with the “Design Guidelines for Scenic and Historic Roads,” issued by the Department of Public Works and Transportation.

7. All units shall have brick fronts, masonry chimneys, and wood-burning fireplaces.

Ordered this 28th day of July, 2003, by the following vote:

In Favor: Council Members Shapiro, Bland, Dean, Harrington, Hendershot, Knotts and Peters.

Opposed:

Abstained:

Absent: Council Members Dernoga and Exum.

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: \_\_\_\_\_  
Peter A. Shapiro, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd, Clerk