

Case No. SP-03019

Applicant: K & P Builders, Inc.

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. 03-175 (A), to approve a detailed site plan for a single-family residential cluster subdivision on property known as Spring Meadows, described as approximately 33.01 acres of land in the R-R Zone, located on the southeast corner of Church Road and Annapolis Road, Bowie, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings of fact and conclusions of law are hereby adopted as the findings and conclusions 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 applicant shall revise the site/grading, landscaping, and architectural drawings, as follows:
 1. The widths of all trails and sidewalks for the proposed development shall be shown. The width of the trails shall be at least six feet.
 2. Drawings must show a combination of evergreen and shade trees on Parcel A, along the rear property lines of Lots 20 to 36.
 3. Drawings must show additional architectural features on the rear elevations of the houses on Lots 20 to 36, to make them as attractive as the front elevations. The features shall include but are not limited to bay windows, shutters, porches, sunrooms, and similar details.
 4. The north arrows shall be corrected.

5. Drawings must show the height of the “Annapolis” model on the template page.
 6. Drawings must show the location of the gazebo.
 7. Drawings must show the design, details, maximum lettering area, maximum height, setbacks to maintain unobstructed lines of vision, and the materials for each proposed sign, together with the landscaping around the base of the sign, according to Section 27-624, Gateway Signs, of the Zoning Ordinance.
 8. The unit on Lot 9 shall be oriented to maximum rear yard area and resident privacy.
 9. The “Belair” model shall be included as one of the proposed architectural models.
 10. There shall be at least four architectural features on the side walls facing Lake Meadows Drive for lots 3, 6, 10, 12, Block A, and Lots 1, 37, 38, Block B.
 11. All fireplace chimneys, regardless of location on the dwelling unit, shall extend to finished grade. Prefabricated inserts on the first floor shall either extend to finished grade or be well landscaped. Prefabricated inserts on the second or third floors shall be limited to locations not visible from the street.
 12. The applicant shall submit, for administrative approval by the Urban Design staff, a lighting plan and details with shielded fixtures, to reduce light spillage and glare.
 13. Units adjacent to or directly across the street from each other shall not have identical front elevations. A variety of different colors, materials, and special features should be used to ensure that units appear unique, particularly if adjacent to units with similar elevations.
 14. The landscape palette shall consist of at least 50% of native plant species.
 15. The two stormwater management ponds shall be planted with a variety of emergent plantings. The plant species shall be selected from the City’s Wildlife Habitat Management Guidelines.
- b. The applicant shall submit an approved stormwater management concept plan for the proposed revisions to the detailed site plan.

- c. The applicant shall submit a phasing plan for construction of the recreational facilities to the Urban Design Review Section for review and approval.
2. Prior to issuance of building permits, the net lot area and lot coverage for Lot 17 shall be provided.
3. All trails shall be constructed, prior to issuance of the 28th Use and Occupancy Permit.
4. All units shall have brick or stone front facades.
5. All chimneys shall be constructed of brick or stone.
6. Flag lots are not permitted.

Ordered this 12th day of September, 2005, by the following vote:

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

Opposed:

Abstained:

Absent:

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council