

Case No. SP-04010

Applicant: Washington Management
Development

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. 05-58, to approve with conditions a detailed site plan for 308 residential condominium units on property known as Hunter's Ridge, described as approximately 24.53 acres of land in the R-18 Zone, located northwest of the intersection of Landover Road (MD 202) and 75th Avenue, Landover, is hereby:

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. Before site plan certification, the applicant shall:
 - a. Provide a standard sidewalk along both sides of the entrance road off 75th Avenue, to connect the subject site to the existing sidewalk along 75th Avenue.
 - b. Add a site plan note, to provide information on the legal division of the property and on the existing structures.
 - c. Provide a site plan note, to show the status of the adjacent Historic Site No. 72-2, Beall's Pleasure.
 - d. Revise the landscape plan, to show compliance with the requirements of Sections 4.1 (g) and 4.3 (b).
 - e. Revise the landscape plan schedule, to delete any reference to alternative compliance from the Landscape Manual.
 - f. Add a brick elevation tracking table to the site plan.

- g. Show the width of all internal streets as 20 feet or more, or otherwise satisfy the requirements of the Prince George's County Fire Department.
 - h. Provide details for an entrance feature that notes the historic status of Beall's Pleasure. The design shall be reviewed and approved by the Historic Preservation and Public Facilities Planning Section.
 - i. Revise the rear architectural elevation of the building in the southeast corner of the subject site, partially visible from Landover Road (MD 202), to include additional window and trim treatment, similar to the treatments of the front and highly visible side elevations.
 - j. Revise the development data table.
 - k. Insert a site plan note, as follows:

 "At least 60% of townhouse units shall have a full front façade of brick (excluding gables, bay windows, trim, and doors). At least 60% of the stacked townhouse units shall have brick finish on the front elevations."
2. Prior to issuance of permits, the applicant shall:
 - a. Record the final plat of the subject property among the Land Records of Prince George's County.
 - b. Give the Urban Design Section evidence that the proposed improvements within the right-of-way of Landover Road (MD 202) have been approved by the State Highway Administration.
 3. Prior to issuance of building permits for proposed residential structures, the applicant shall submit to the Urban Design Section a certification by a professional engineer qualified in acoustical analysis, to confirm that the design and construction of buildings within the noise corridor of Landover Road (MD 202) will reduce the interior noise level to no more than 45 dBA Ldn.
 4. Prior to issuance of the 250th building permit, the applicant shall submit to the Urban Design Section confirmation that it has paid to an appropriate public agency or community organization recreational facilities funds of \$500,000, for off-site recreational facilities serving the surrounding community.
 5. All condominium and townhouse units directly visible (by unbroken line of sight) from MD 202 shall have brick or stone on visible front (or rear) facades and on all sides which face or stand at an angle less than 90 degrees from the MD 202 right-of-way. The 10 condominium units and the 14 townhouse units that are oriented toward Landover Road

(MD 202), as well as the 12 townhouse units that are oriented toward 75th Avenue, as shown on Staff Exhibit A, shall have full front brick façades.

6. The condominium units and the townhouse units shown on Staff Exhibit A are designated as high visibility units. The side elevations of the high visibility units shall consist of one story of brick and a minimum of two architectural features, in a balanced composition, as shown on the submitted architectural elevations.
7. Before certification of the Detailed Site Plan, and before recording of the final plat, both site plan and final plat shall have the following note added, in a place where it is clearly legible:

"This Detailed Site Plan [or "This Final Plat"] has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval."
8. The applicant shall provide regular shuttle bus service for residents to Metrorail.
9. No buildings shall stand more than five stories high.

Ordered this 11th day of July, 2005, by the following vote:

In Favor: Council Member Bland, Campos, Dernoga, Harrington, Hendershot and Knotts

Opposed:

Abstained: Council Member Dean, Exum and Peters

Absent:

Vote: 6-0-3

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