

Case No. SP-04012

Applicant: PDC Lincolnshire, 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. 04-232(C), to approve with conditions a detailed site plan for the construction of 24 townhouses on property described as approximately 4.11 acres of land in the R-T Zone, in the northwest corner of Karen Boulevard and Ronald Road, Capitol Heights, 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. Prior to certification of the detailed site plan, the plan and TCPII shall be revised to clearly delineate how stormwater management will be addressed per stormwater management concept approval letter #32398-2004-00.
2. Prior to certificate approval of the detailed site plan, TCPII/77/04 shall be revised as follows:
  - a. Include both Phase I and II, which constitute the entire site, in compliance with approved Type I Tree Conservation Plan TCPI/58/03.
  - b. In the forest conservation notes, remove references to M-NCPPC and insert Department of Environmental Resources.
  - c. Clearly delineate phase boundaries.
  - d. Fix the worksheet to show total amount of woodland as 17.28 acres.

- e. Show correct amount of total clearing on Phase II (cumulative acres of net tract, also changes).
  - f. Make all other changes and adjustments in the worksheet as required.
  - g. Do reforestation as landscaping in highly visible areas of reforestation areas A and B, such as at the entrance to the subdivision, and the remaining areas shall be planted with 1-inch caliper trees and shall include species such as dogwood, redbud, and serviceberry.
  - h. Revise the worksheet accordingly to address any changes made to the plan.
  - i. Have the plan signed and dated by the qualified professional who prepared the plan.
3. Prior to certificate approval, the following modifications or revisions shall be made to the detailed site plan, or the following information shall be provided:
- a. Provide the typical house templates and identify all architectural options, including dimensions.
  - b. Provide dimensions of all proposed recreational equipment with the required fall zones. Provide specifications, model numbers, manufacturer, and details for surface installation and for all proposed recreational equipment. Wood components will not be allowed. An ADA accessible route shall be provided.
  - c. Indicate on the site plan 100% of the units shall have brick front façades.
  - d. Identify on the site plan a minimum of two potentially barrier-free accessible units.
  - e. Provide details and specifications and identify the location, type of fixture, and pole height of the proposed lighting. The lighting plan to be submitted to and approved by Urban Design shall include security lights providing appropriate lighting for side units.
  - f. The landscape plans shall be changed so that the ornamental trees meet the minimum size requirement of six to eight feet in height; the plans shall incorporate one ornamental tree in the front yard of every interior unit and a shade tree in the front yard of each end unit; and *Picea glauca* shall be changed to *Ilex opaca*.
  - g. The architectural elevations shall be revised to indicate a minimum of 20-foot-wide units.

- h. The applicant shall submit the statements of finished square footage minimums and demonstrate that all units met or exceed 1,250 square feet.
- i. Either the site plan shall be changed to indicate the “F” unit as the end units or the applicant shall submit the architectural elevations for the “A” unit as an end unit.
- j. The end wall elevations shall be revised to indicate a minimum of two end wall features, with an optional third feature, to be standard on Lots 1, 6, 13 and 18. The plans shall also indicate brick end walls as an optional feature, to be standard on Lots 1, 6, 13, and 18.
- k. A note shall be added to the site plan indicating a minimum two-foot offset on the units.
- l. The site plans shall include a template footprint indicating the unit types and all options proposed.
- m. Provide details and specifications and identify the location of trash facilities and the associated screening.
- n. The applicant shall consider the use of underground stormwater management facilities, if deemed feasible by the Department of Environmental Resources.
- o. Prior to building permit issuance, the District Council will determine whether:
  - (1) The applicant should install off-site recreational facilities on the public parkland;
  - (2) The applicant should contribute a fee-in-lieu equal to the cost of the proposed tot lot, so that the Department of Parks and Recreation may construct facilities on public parkland;
  - (3) The applicant should grade the proposed tot lot area for open play or other recreational uses.
- 4. The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, site plan, landscape plan, and plans for recreational facilities.
- 5. The approved Addison Road Metro Town Center and Vicinity Sector Plan recommends that Karen Boulevard be designated as a Class III bikeway with appropriate signage. Because Karen Boulevard is a County right-of-way, the applicant and the applicant’s

heirs, successors, and/or assignees shall provide a financial contribution of \$420 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.

Ordered this 28th day of February, 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