

Case No. SP-04045

Applicant: Michael Dzaman

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

REVISED 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. 04-293, to approve a detailed site plan for a townhouse development, Clintondale Townhomes, 18 single-family attached units, on property described as approximately 3.91 acres of land in the R-T Zone, at the western dead end of Bost Lane, accessed from the intersection of Piscataway Road and Hardesty Drive, Clinton, 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.

On reconsideration, Council approves a revised condition No. 3 as stated below:

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

1. Prior to certification of the detailed site plan:
 - a. A 4.7 Landscape Manual schedule shall be drafted and added to the plans regarding the buffer requirement for the subject property along its common boundary with the property of From the Heart Church Ministries, Inc.
 - b. The detailed site plan shall be revised to be consistent with approved Stormwater Concept Plan #42265-2003, as indicated by revised referral comments from the Department of Environmental Resources.
 - c. A note shall be added to the plans that the above-grade foundation walls shall either be clad with finish materials compatible with the primary façade design, or shall

be textured or formed to simulate a clad-finished material such as brick, decorative block, or stucco. Exposed foundation of unclad or unfinished concrete shall be prohibited.

d. Two or more dwelling units shall be identified on the plans as potentially accessible through barrier-free design.

e. The applicant shall submit detailed elevation drawings, for review and approval by the Urban Design Section, for the following prominent facades in the community:

(1) The side and rear elevations of the unit on Lot 5.

(2) The side and front elevations of the unit on Lot 1.

(3) The side elevation of the units on Lot 3.

f. A note shall be added to the site plan stating that all recreational facilities have been designed in accordance with the Park and Recreation Facilities Guidelines.

2. Prior to certification of the detailed site plan, the Type II Tree Conservation Plan shall be revised to:

a. Add the symbol for the limit of disturbance to the legend.

b. Correct the spelling of "floodplain," and delete the word "ephemeral."

c. Have Type II Tree Conservation Plan note 2 read:

"The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on this plan."

d. Have the revised plan signed and dated by the qualified professional who prepared the plan.

3. All front facades on all units shall be of brick or stone; end units facing public streets or public rights-of-way shall have brick or stone on the sides; and rear facades shall be brick or stone for the first story.

Ordered this 9th day of May, 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