

Case No. SP-06072

Applicant: Jemal's Greentec Land, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 08-09, to approve with conditions a detailed site plan for construction of 68 townhouses and 142 two-family units (all dwellings proposed as condominiums), for a project referred to as Glenn Dale Commons, Phase I, on property described as approximately 11.89 acres of land in the M-X-T Zone, northwest of the intersection of Aerospace and Hubble Drives, Seabrook, is:

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 certificate approval of DSP-06072, the landscape plan shall be revised to remove the two nonnative plants from the plant legend (leyland cypress and burkii junipers). They shall be replaced with comparable native plants from a list available from the Maryland Native Plant Society and/or the U.S. Fish and Wildlife Service's (Chesapeake Bay Field Office) conservation landscaping publications.
2. Prior to certificate approval of DSP-06072, submit a revised statement with an inventory of the proposed building materials to document the type of energy efficiency-rated materials proposed in the construction of the units.
3. Prior to certificate approval of DSP-06072, the TCP II shall be revised as follows:
  - a. Show the limits of disturbance symbol as it is shown on TCP I/03/02-01 so there is only one LOD symbol.
  - b. After the revision above has been made, have the qualified professional who prepared the plan sign it, date it, and update the revision boxes.

4. Total development within the subject property shall be limited to uses within the M-X-T Zone that generate no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
5. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
  - a. Lengthen the existing substandard right-turn lane along northbound Good Luck Road approaching MD 193 to the County Department of Public Works standards within the existing right-of-way.
  - b. Provide a double left-turn lane from eastbound MD 193 onto northbound Forbes Boulevard and restripe or provide extra pavement along Forbes Boulevard to accommodate two receiving lanes with two southbound lanes (one left-turn lane and one right-turn lane, as currently exist). This improvement shall include any needed modifications to the traffic signal, signage, and pavement markings.
  - c. Prior to the issuance of building permits, the applicant and its successors and assignees shall provide a full financial contribution to the Department of Public Works and Transportation for the cost and installation of a new bus shelter at MD 193 and Aerospace Drive, or at another location that serves the subject site, as determined by DPW&T.
6. Prior to the issuance of building permits, the applicant and its successors and assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit
7. Prior to certification, the following revisions shall be made to the plans:
  - a. The sidewalks along the north side of Dorsey Lane shall be designed as an integral curb with a five-foot-wide sidewalk. The driveway entrances on Dorsey Lane shall be designed in accordance with the standards set forth in the DPW&T Urban Driveway Entrance Standard 200.02 or other sidewalk detail deemed acceptable to Urban Design and Transportation Planning that is ADA compliant.

- b. Except for Unit 64 as shown on the site plan exhibit, all units shall be setback from the face of curb a minimum of 15 feet to the front façade or endwall containing an entrance into any building. Bay windows, covered entrances, and steps may encroach into the 15-foot setback.
- c. The plans shall be revised to require a minimum 19-foot-deep parking pad in front of the garages for all of the front-load townhouses, which shall be achieved by shifting Dorsey Lane east at its intersection with Aerospace Road.
- d. All rear-loaded garage townhouses shall be built with a minimum 20-foot-wide by eight-foot-deep standard feature deck at the rear of the units.
- e. The detail of the fence/wall enclosure located along Aerospace Road and Hubble Drive shall be revised to indicate either brick or stone as a material. A sample of the proposed material shall be provided for review and approval by the Urban Design Section, and the details and specifications shall be added to the plans.
- f. The plans shall be revised to clearly indicate a minimum of 60 percent brick on the front facades of all of the units. The first floor of all units shall be brick. Highly visible end walls, including Lots 1, 63, 64, 145, 150, 151/152 and 210, shall be 100 percent brick, and an appropriate mix, as determined by the Planning Board's designee, of other architectural elements such as side entry, window treatments, porches, etc., and the front façade of the same units shall also be brick. All end walls of units shall be a minimum of one-story brick.
- g. Parking shall be provided in a parking pad, tandem to the garage to a minimum depth of 19 feet for all garages, to allow pedestrians easy access to sidewalks and to make the community more walkable.
- h. Changes in paving material shall be provided at the crosswalks along Dorsey Lane.
- i. Crosswalks shall be provided from the development across Aerospace Road and Hubble Drive, using a change in pavement type and color to easily identify the pedestrian links per DPW&T standards.
- j. All end units shall be set back a minimum of ten feet from the edge of the sidewalk, or where sidewalks are not proposed, such as in the alleys, the unit shall be set back a minimum of ten feet from the face of curb, excluding the utility "dog house."
- k. Curb and gutter shall be provided in the alleys as edging to define these places. Rolled curbs made of asphalt shall not be utilized.

- l. Additional landscaping shall be added to the plans to further enhance the existing stormwater management pond. The landscaping shall be installed prior to the release of any building permits for the subject site.
  - m. Where uses are incompatible, a sight-tight, non-wood product shall be used as an alternative fencing, the details and specifications to be approved by the Urban Design Section as designee of the Planning Board.
  - n. The plans shall be revised so that the sitting areas and the open play area conform to the details and specifications as stated in the *Parks and Recreation Facilities Guidelines*, except for the size of the open play area.
  - o. Benches, picnic tables, trash receptacles, and a multigenerational apparatus shall be added to the play area. Equipment specifications shall be provided for review and approval by Urban Design prior to signature approval of the detailed site plan.
  - p. The details and specifications for the retaining walls shall be revised to incorporate a brick or stone face (similar to entrance feature) on the wall located near the open play area. Railing details shall be provided as necessary.
  - q. The site plan shall be revised to show the 6-foot high, sight-tight fence along the entire north property line.
  - r. Bufferyard C shall be revised to incorporate 240 plant units with shade trees sized at 3 ½ - 4 inch caliper and shrubs sized at 24-30 inches in height or spread, and the schedule shall be revised to indicate that no woodland will remain.
- 8. The plans shall be revised prior to signature approval to include details and specifications of the gate system and to resolve any conflicts between easement(s), gate(s), and pier footings. The gate(s) shall be estate style fencing, as presented in exhibits before the District Council.
  - 9. Upon issuance of the building permit for each residential unit, the applicant shall pay the applicable public safety surcharge and schools facilities surcharge.
  - 10. Prior to the complete construction of 50 percent of the total units in the DSP, an alternative recreation facility/community space will be available in Unit 1, which is a townhouse, that shall be ADA accessible and will include community meeting space and exercise equipment. However, if the central recreation area approved in the CSP is constructed prior to that event, Unit 1 can be constructed as a residential unit. If Unit 1 is converted to a recreation facility/community space, it shall remain available until the recreation facility is completed.

Ordered this 27th day of October, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrison, Knotts, Olson,  
and Turner

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