

ITEM: 10

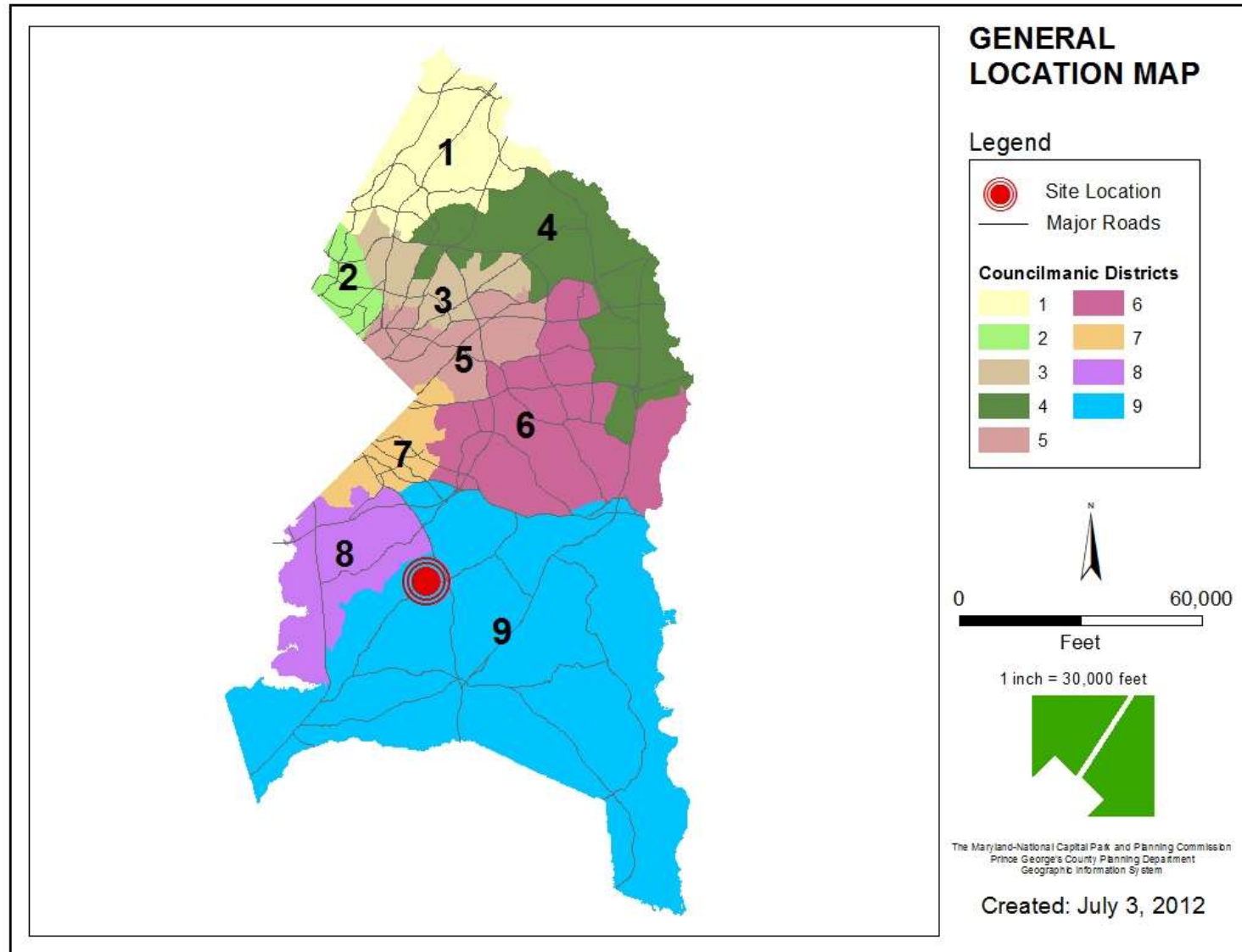
CASE: DSP-04045-01

CLINTONDALE TOWNHOMES REMAND

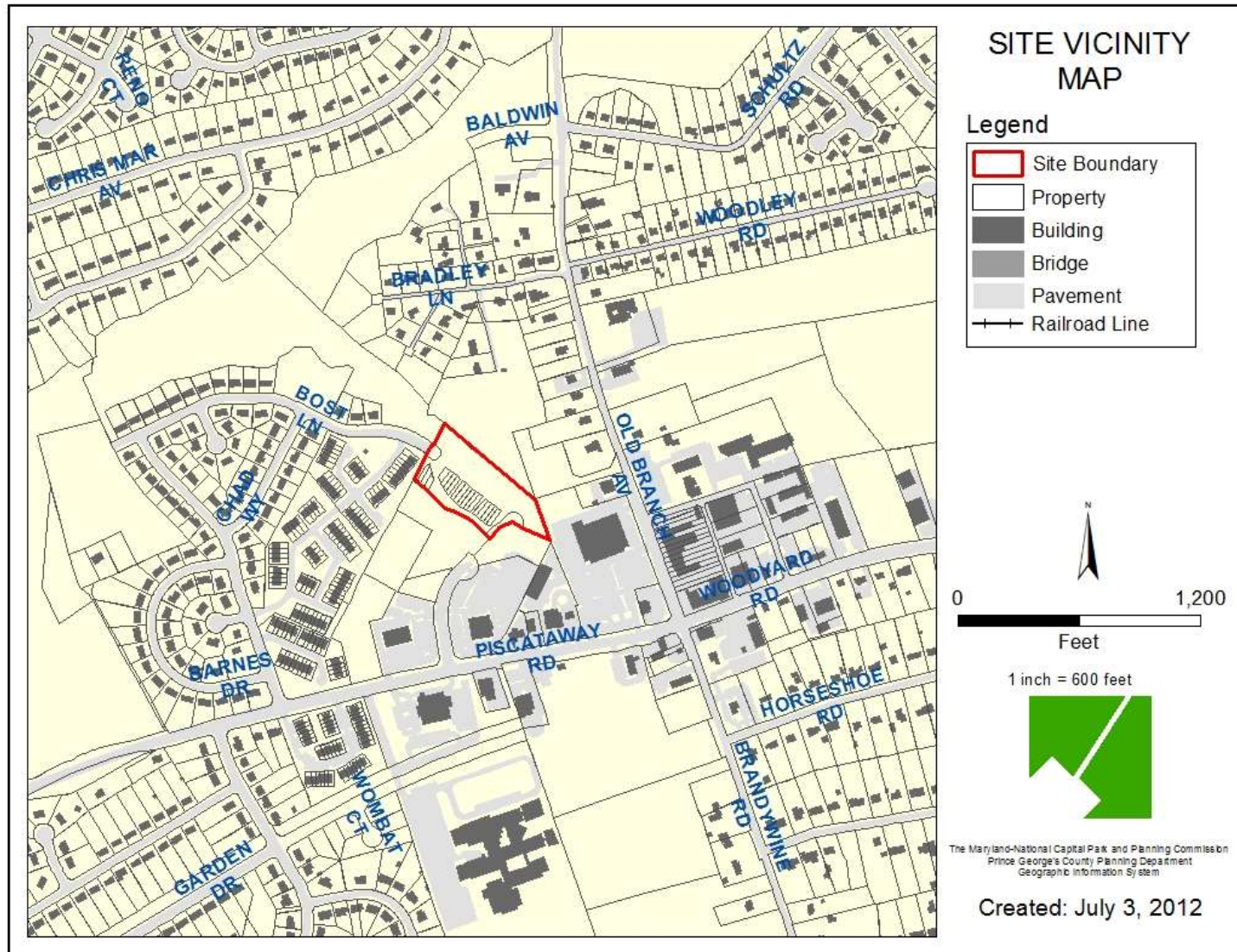
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



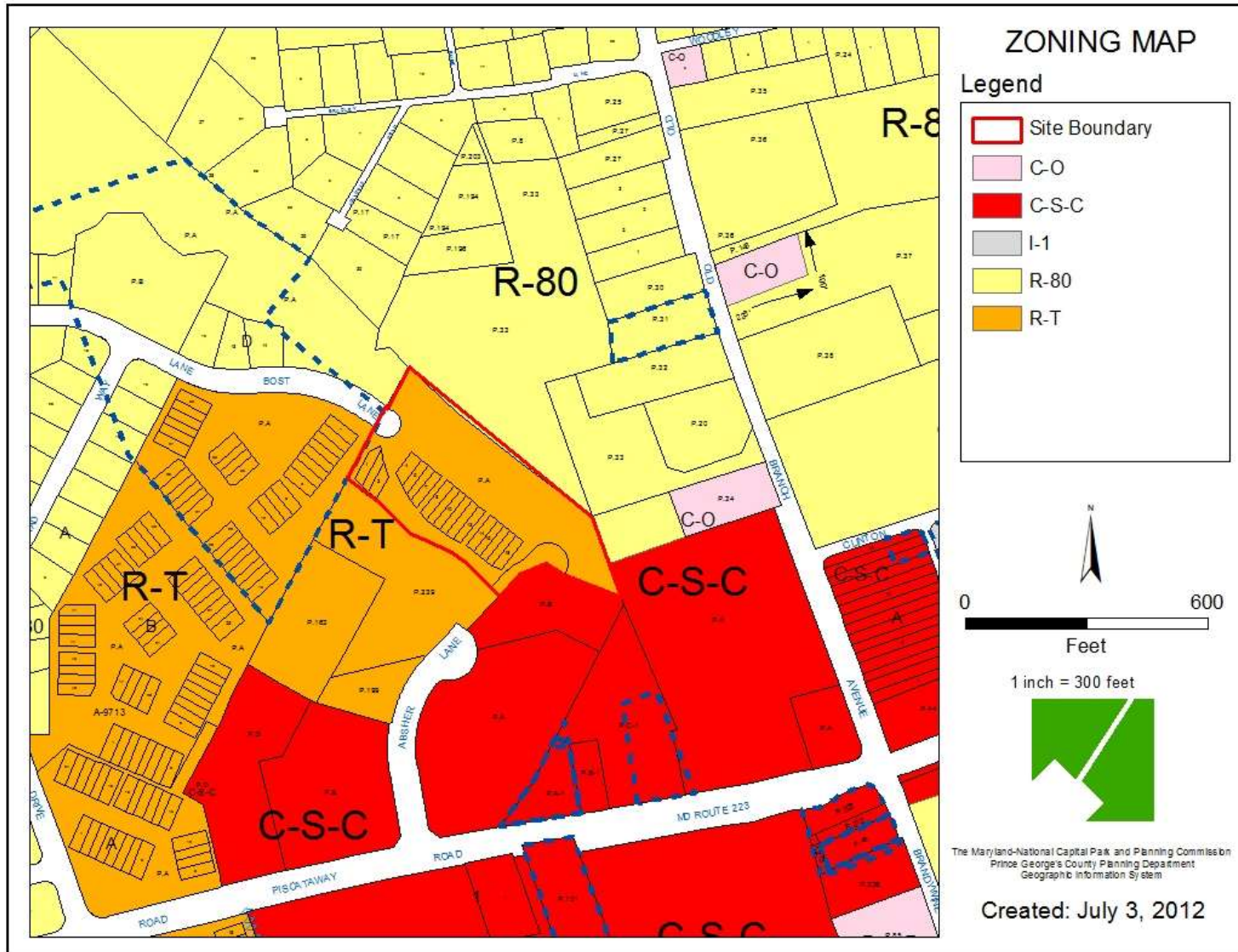
GENERAL LOCATION MAP



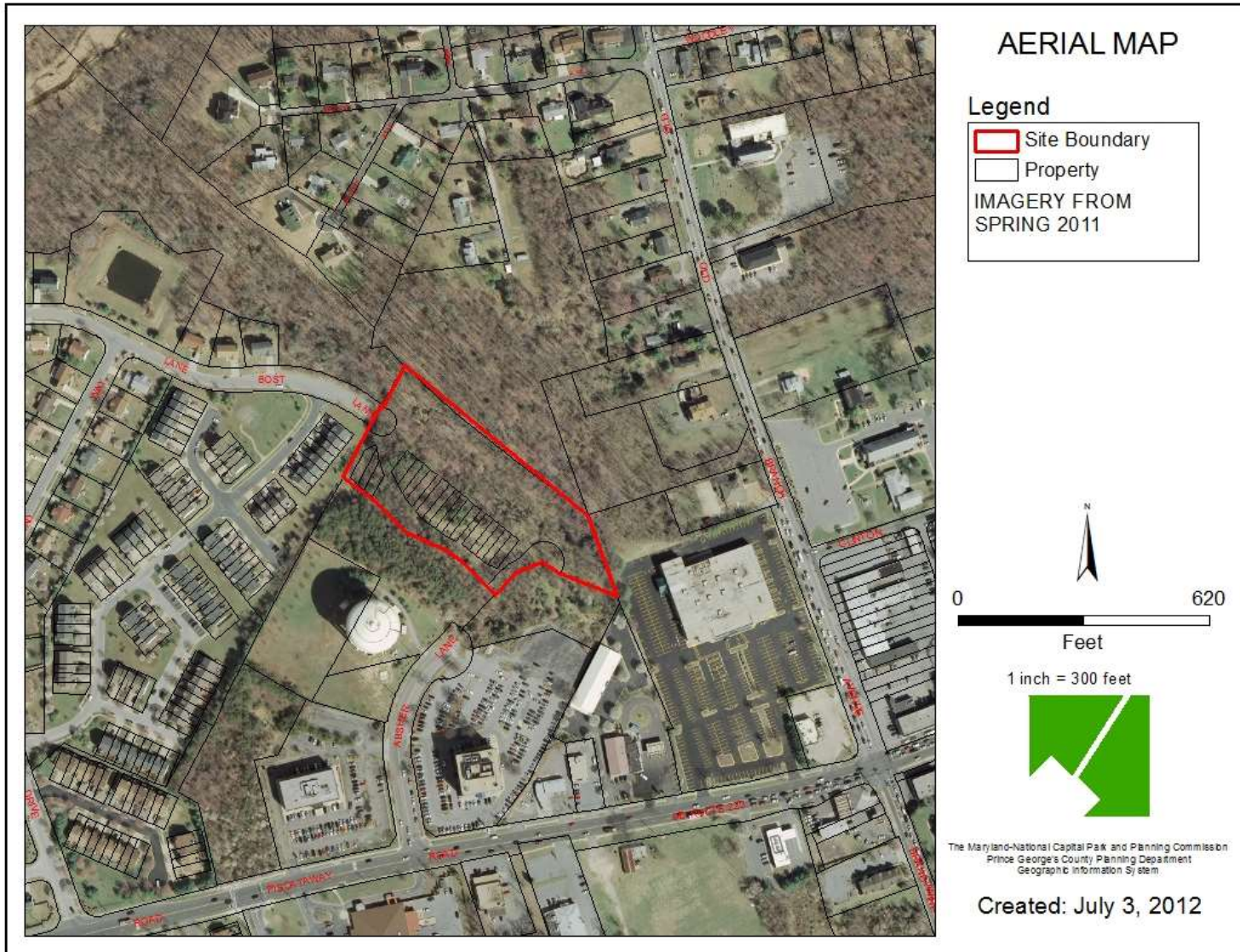
SITE VICINITY



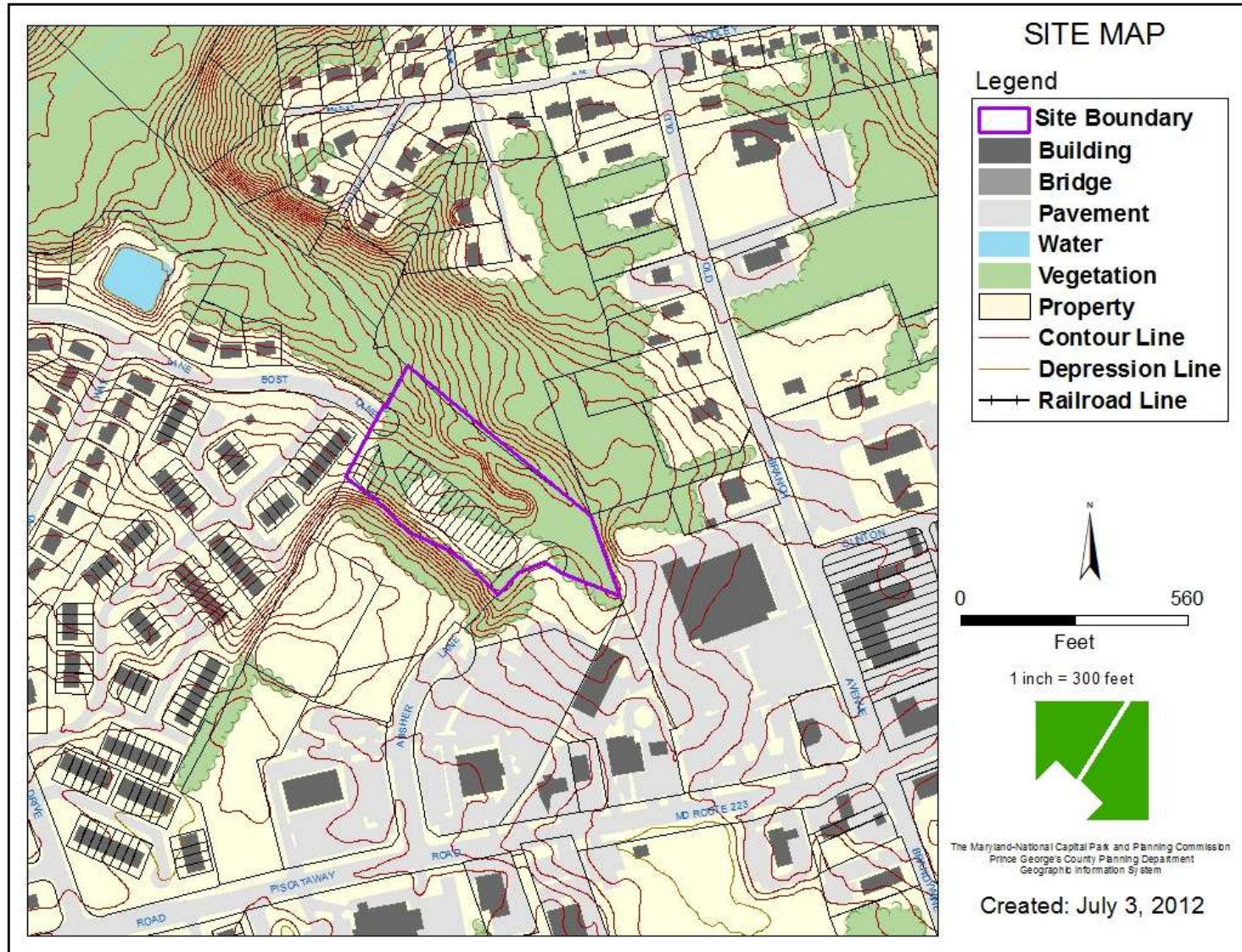
ZONING MAP



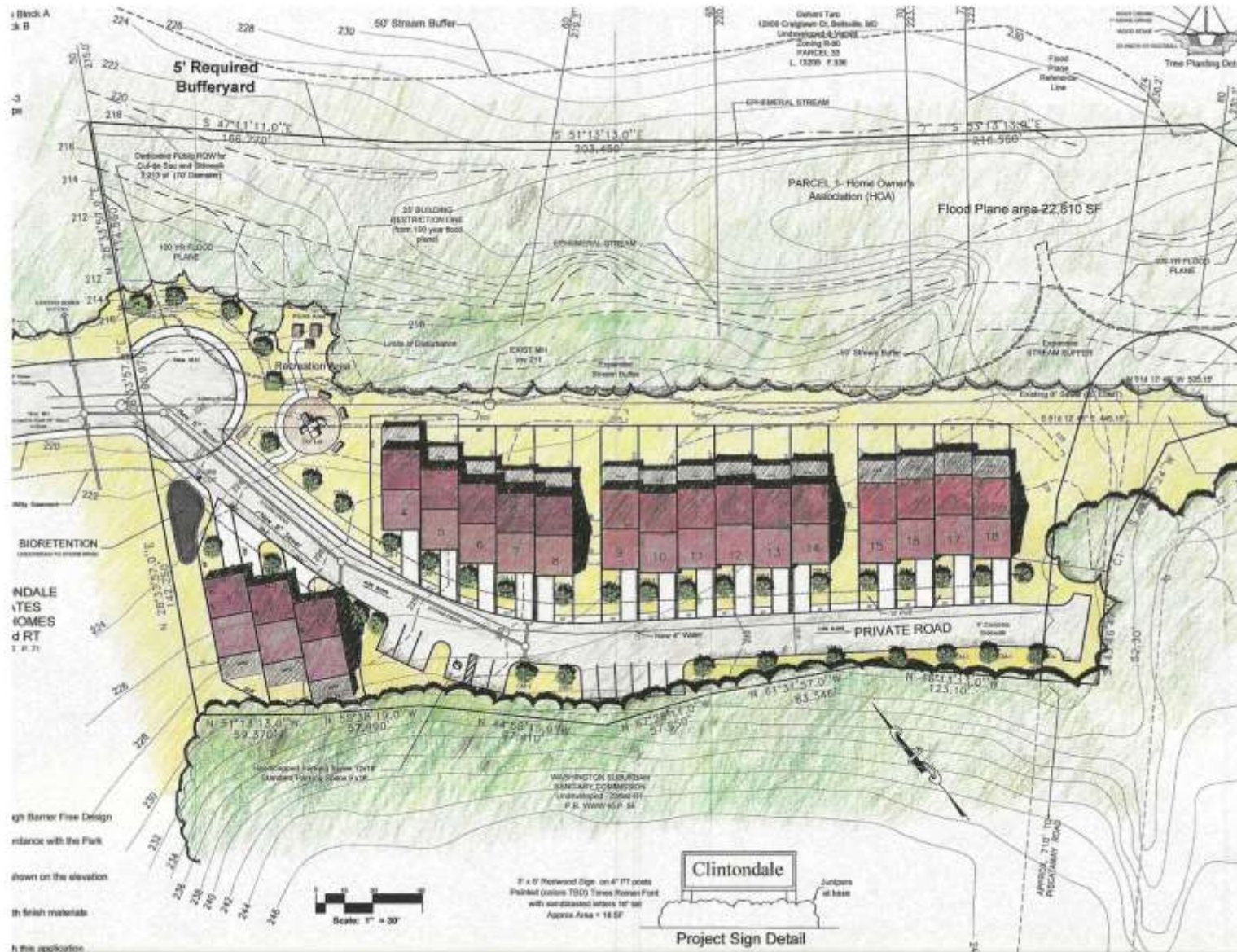
AERIAL MAP



SITE MAP



SITE PLAN



FRONT ELEVATIONS



Clintondale Townhomes Front Elevations

Material Notes:

1. Siding to be Textured vinyl
2. Stone Trim to be Eldorado Stone - ledgerstone or equal
3. Architectural Dimensional Roof Shingles
4. Windows to be Insulated Glass - typical
5. Each row of homes will be a single color as identified above
6. Colors are approximations of true colors
7. Elevation types will vary among the above in each group of homes

REAR ELEVATIONS

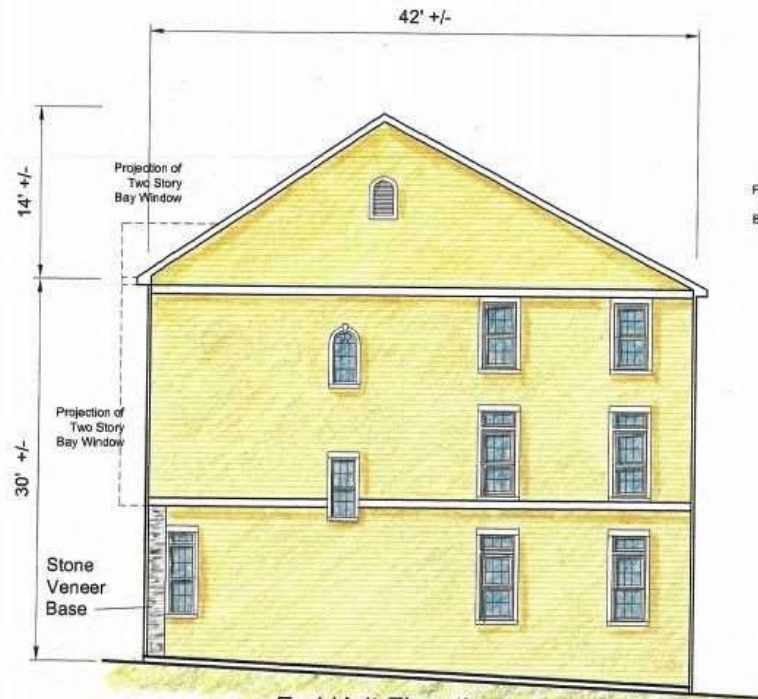


Clintondale Townhomes Rear Elevations

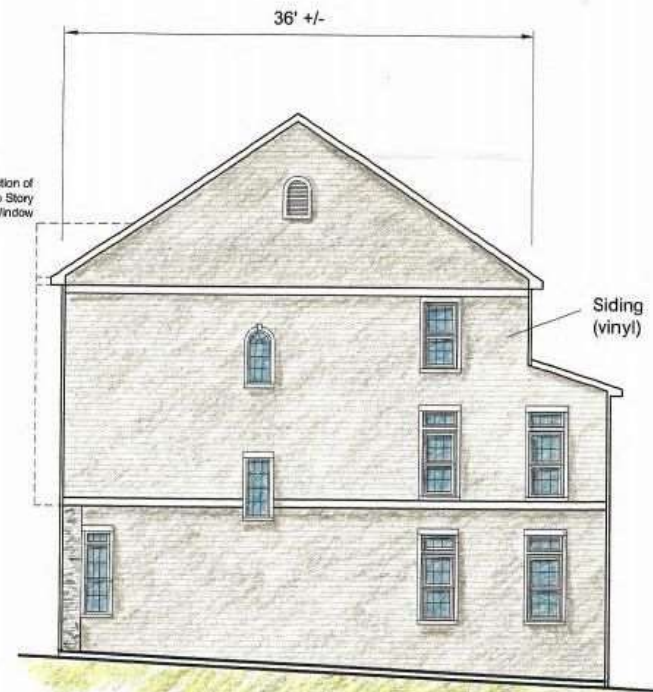
Material Notes:

1. Siding to be Textured vinyl
2. Stone Trim to be Eldorado Stone - ledgerstone or equal
3. Architectural Dimensional Lifetime Roof Shingles
4. Windows to be Insulated Glass - typical
5. Optional Decks Not Shown

EAST ELEVATIONS



End Unit Elevation
Deluxe Owners Suite
(6 windows on right side are optional)



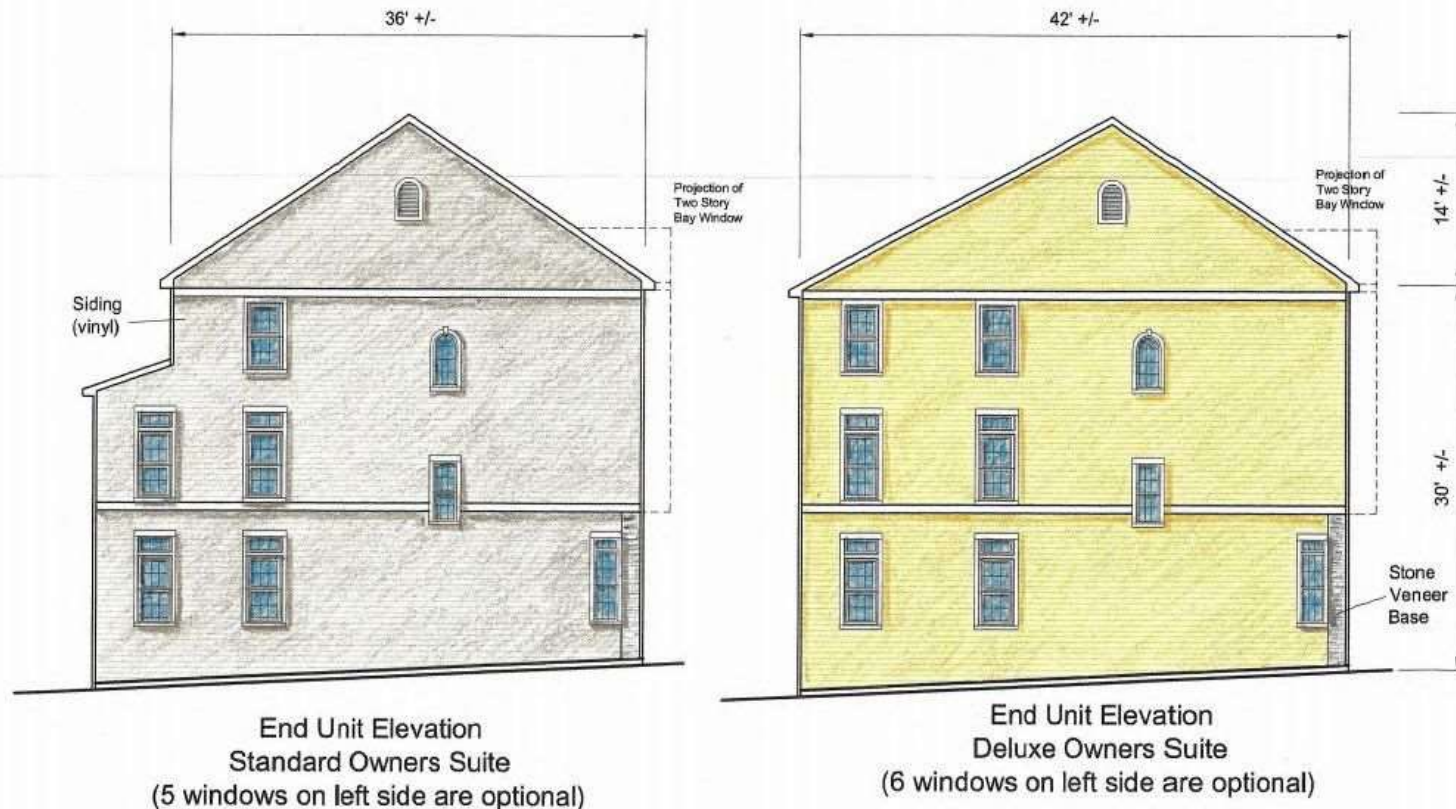
End Unit Elevation
Standard Owners Suite
(5 windows on right side are optional)

Clintondale Townhomes East End Unit Elevations

Material Notes:

1. Siding to be Textured vinyl
2. Stone Trim to be Eldorado Stone - ledgerstone or equal
3. Architectural Dimensional Lifetime Roof Shingles
4. Windows to be Insulated Glass - typical

WEST ELEVATIONS

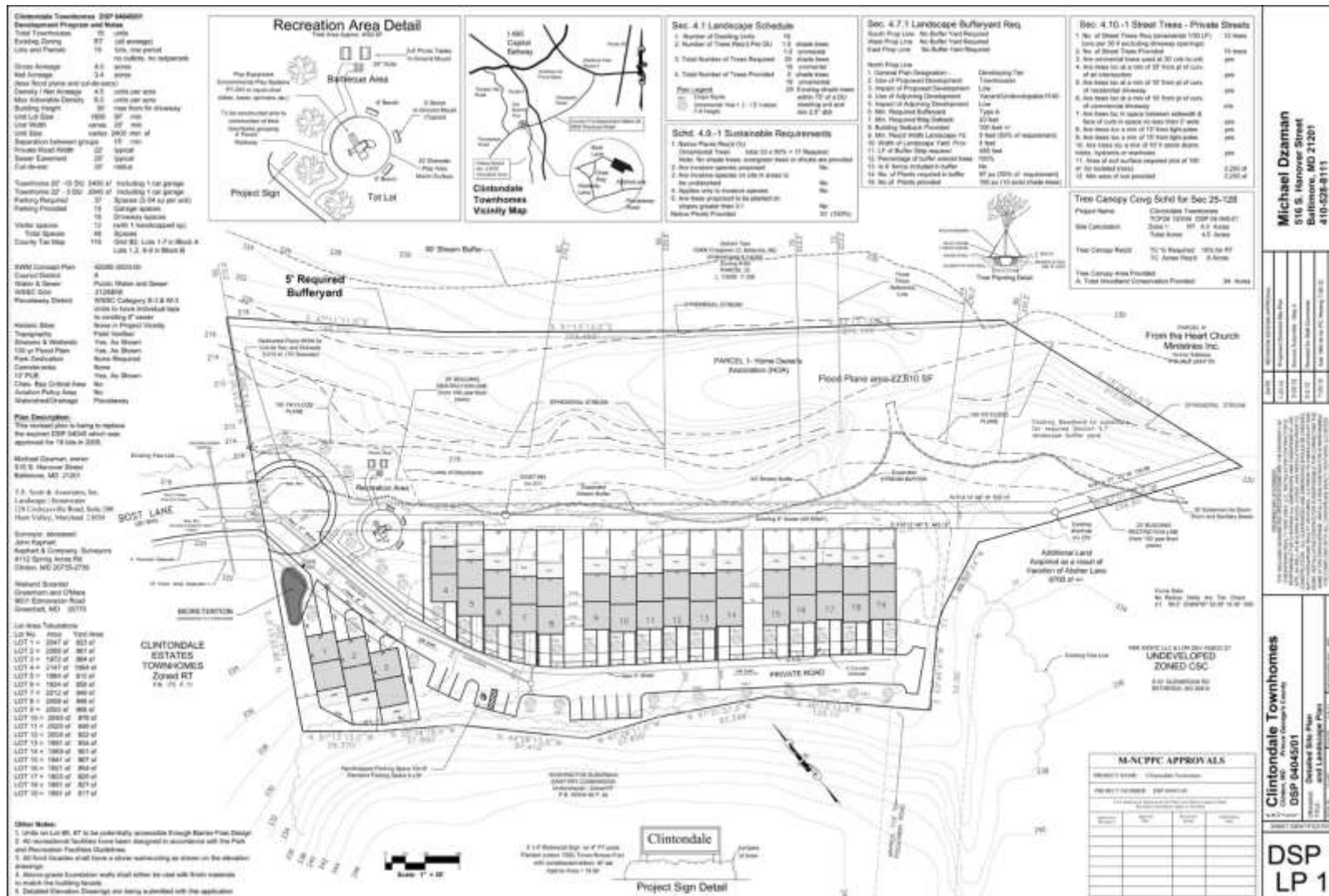


Clintondale Townhomes West End Unit Elevations

Material Notes:

1. Siding to be Textured vinyl
2. Stone Trim to be Eldorado Stone - ledgerstone or equal
3. Architectural Dimensional Lifetime Roof Shingles
4. Windows to be Insulated Glass - typical

REVISED SITE PLAN SHOWING 19 LOTS



- Remand Point 1
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- Community Planning South Division found that the subject application conforms to the Developing Tier land use recommendations of the *2009 Approved Subregion 5 Master Plan and Sectional Map Amendment*. PGCPB No. 12-82, Community Planning South Memo, June 20, 2012.
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- On remand, Planning Board shall determine the legal ramifications or consequences of the recent Order of the Circuit Court in CAL09-31402 that VOIDED and REVERSED the *2009 Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*.
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- On remand, the Planning Board shall reevaluate, reanalyze, and state in its findings, conclusions, and disposition of this application whether or not the use as proposed in the subject application is consistent and conforms-in the absence of *2009 Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*-with the *1993 Subregion 5 Master Plan and Sectional Map Amendment* or the *2002 Prince George's County Approved General Plan*.
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- On remand, the Planning Board or Transportation Planning Section shall reevaluate, reanalyze, and state in its findings, conclusions, and disposition of this application whether or not adequate bicycle and pedestrian transportation facilities will exist to serve the proposed use pursuant to the *1993 Subregion 5 Master Plan and Sectional Map Amendment* or the *2002 Prince George's County Approved General Plan*.

- Remand Point 2
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- On remand, take further testimony and require the development that is the subject of the application to allow, as a minimum, turning movement for a standard WB-40 vehicle and a standard length fire truck. Further, when considering a turning movement, parking should be assumed to be provided on the outside edge of the cul-de-sac.
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- Remand Point 3
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- On remand, take further testimony and consider whether Bost Lane, as a County maintained roadway, is subject to DPW&T Urban Primary Residential Road Standards and Urban Residential Roadway Specifications and Standards, right-of-way dedication, and frontage improvements. Further, consider whether the roadway layout configurations and right-of-way dedications are in compliance with DPW&T's required specifications and standards for Bost Lane. PGCPB No. 12-82 at 23, DPW&T Memo, June 8, 2012, Technical Staff Report at 21.
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- Remand Point 4
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- On remand, pursuant to §27-284, the subject application shall be referred, again, to the Prince George's County Police Department, for review and comment on issues relevant to their mission, including opportunities to implement crime-prevention measures, and to enhance the safety and security of residents, employees and other users of a project through implementation of the principles of Crime Prevention Through Environmental Design (CPTED). PGCPB No. 12-82 at 23, Technical Staff Report at 22.

REVISED SITE PLAN - REMAND

