

R E S O L U T I O N

WHEREAS, Md Post 128 American Legion is the owner of a 21.42-acre parcel of land known as Parcels 396, 397 and 415, Parcels A&B and part of Karen Boulevard, record plat WWW 74 @17, Tax Map 73, Grid F-4, said property being in the 6th Election District of Prince George's County, Maryland, and being zoned R-80; and

WHEREAS, on December 31, 2002, PDC Campfire, Inc. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 44 lots and 4 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-02123 for Campfire Property was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 13, 2003, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on March 13, 2003, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/03/03), and further APPROVED Preliminary Plan of Subdivision 4-02123, Campfire Property for Lots 1-42 and Parcels A-D with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:
 - a. To provide the stormwater management concept plan number and approval date.
 - b. To reflect staff exhibit A, and a single lot at the end of Karen Court shall be deleted to allow for the re-design of the cul-de-sac to alleviate non-standard lotting patterns.
 - c. To give the size of each parcel.
 - d. To show the 65 dBA (Ldn) noise contour according to the AICUZ Study.
2. At the time of approval of the DSP, the Planning Board shall approve a Type II Tree Conservation Plan.

3. Development of this property shall be in accordance with Stormwater Management Concept Plan #40589-2002-00.
4. Prior to the approval of grading permits, a Limited Detailed Site Plan shall be approved by the Planning Board, or designee, to address the issues of grading, landscaping and the view of the retaining walls as well as for additional opportunities to preserve the PMA in its natural state and reduce proposed impacts.
5. Prior to the approval of the final plat of subdivision, in accordance with Section 24-112 of the Subdivision Regulations, the applicant shall vacate that portion of Karen Boulevard necessary for the implementation of the subdivision.
6. Prior to the issuance of grading permits, the applicant shall submit evidence from the Health Department that the tires found on the property have been hauled away by a licensed scrap tire hauler to a licensed scrap tire disposal/recycling facility.
7. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall demonstrate that a homeowners association has been established and that the common areas have been conveyed to the homeowners association.
8. At the time of final plat, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association (HOA) Parcels C, D, F and G. Land to be conveyed shall be subject to the following:
 - a. Conveyance shall take place prior to the issuance of building permits.
 - b. A copy of the unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division (DRD), Upper Marlboro, along with the final plat.
 - c. All waste matter of any kind shall be removed from the property, prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section or the entire project.
 - d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.
 - e. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements, required by the approval process.

- f. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.
 - g. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
 - h. Storm drain outfalls shall be designed to avoid adverse impacts on adjacent land owned by or to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). If the outfalls require drainage improvements on land to be conveyed to or owned by M-NCPPC, the Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - i. There shall be no disturbance of any adjacent land that is owned by, or to be conveyed to, M-NCPPC, without the review and approval of DPR.
 - j. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
- 9. Prior to approval of the Final Plat of subdivision, the applicant, his heirs, successors and or assignees shall pay a fee-in-lieu of parkland dedication.
- 10. The final plat shall describe a 30-foot-wide master plan trail easement on Parcel C. The easement location shall be approved by the Trails Coordinator and shall be parallel with the north property line. The easement shall extend from the west property line to the east property line. The Trails Coordinator shall determine the location of the easement.
- 11. The final plat shall describe a 15-foot-wide public use trail easement on Parcels D and C. The easement shall connect Karen Court to the 30-foot-wide master plan trail easement on Parcel C. The Trails Coordinator shall determine the location of the easement.
- 12. Prior to signature approval of the Preliminary Plan of Subdivision, TCPI/03/03 shall be revised as follows:
 - a. Show the correct Total Site Area as 21.42 acres on the plan and Woodland Conservation Worksheet.
 - b. Revise the worksheet as necessary to provide correct information on every line.
 - c. Add a legend to the plan to show all symbols used.
 - d. Increase the amount of on-site preservation to include, at a minimum, the specimen trees on Lot 13.

- e. Delete the area located off-site from the TCP. The Type II Tree Conservation Plan will be required to state the location of off-site mitigation.
 - f. Have the revised plan signed and dated by the qualified professional preparing the plan.
13. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all elements of the Patuxent River Primary Management Area, except for areas of approved impacts, and shall be reviewed by the Environmental Planning Section prior to signature approval. The following notes shall be placed on the plat:
- “Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
14. Prior to building and grading permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
15. Prior to building and grading permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans
16. At time of final plat the following note shall be placed on the plat: “This property is subject to high levels of noise from aircraft associated with Andrews Air Force Base.”
17. Prior to the issuance of building permits for residential units on this site, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the building shells within the noise corridors of Andrews Air Force Base have been designed to attenuate noise levels to 45 dBA Ldn or less.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

- 1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
- 2. The subject property is located approximately 300 feet west of the intersection of Karen Boulevard and Berry Lane, west of Walker Mill Regional Park in the District Heights Community .
- 3. **Development Data Summary**—The following information relates to the subject preliminary

plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-80	R-80
Use(s)	Residential	Residential
Acreage	21.42	21.42
Lots	0	42
Parcels	4	4
Dwelling Units:		
Detached	0	42

4. **Environmental**—This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract is in excess of 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A revised Forest Stand Delineation (FSD) was requested during the original review of the project, to show the steep slopes on highly erodible soils (15-25 percent) and severe slopes (25 percent). The revised plan addresses the requirements for a Forest Stand Delineation in accordance with the Prince George’s County Woodland Conservation and Tree Preservation Technical Manual; however, the General Notes incorrectly show the total site area as 22.69 acres instead of 21.42 acres. Staff is recommending approval of TCPI/03/03 with conditions.

Some of the comments from the previous review have not been addressed. In addition, the total gross tract area is shown incorrectly, and the worksheet should be revised accordingly. The preliminary plan states the gross tract area as 21.42 acres. The TCPI states it as 22.69 acres. The amount of woodland will also have to be adjusted in the worksheet because it shows more woodland acres than the acreage of the site.

Woodland preservation is a priority in the Developed Tier according to the adopted *General Plan*. To meet the stated goal of 26 percent tree and forest cover in the Developed Tier in 2025, preservation on the proposed development should be met through on-site preservation at a minimum through the retention of the Woodland Conservation Threshold on-site, not including the required preservation of 100-year floodplain. On the subject property, the threshold is 3.67 acres (20 percent of the Net Tract). The current version of the TCPI proposes only 0.84 acre of woodland preservation on-site. The amount of preservation on-site should be increased wherever possible.

Furthermore, the forest retention area along the southern property line (0.78 acre) is not on the subject property. It can be used as a woodland conservation area, but it must be included in the off-site preservation calculations and must be removed from this TCP.

The site is bisected by two unnamed tributaries of the Southwest Branch in the Patuxent River Basin. Section 24-130(b)(5) of the Subdivision Regulations provides for the protection of streams and the associated buffers which comprise the Patuxent River Management Area (PMA). A review of the available information indicates that streams, wetlands, and 100-year floodplain are located on this property. The PMA includes the 50-foot stream buffer, adjacent areas of wetlands, the 25-foot wetland buffer, the 100-year floodplain, adjacent slopes in excess of 25 percent (severe slopes), and adjacent slopes between 15 and 25 percent on highly erodible soils (steep slopes). The site features and their associated buffers including the PMA have been clearly shown on the TCP and Preliminary Plan. At time of final plat, a conservation easement should be provided. The conservation easement should contain all elements of the Patuxent River Primary Management Area, except for areas of approved impacts, and shall be reviewed by the Environmental Planning Section prior to signature approval.

The required Letter of Justification for proposed impacts to the PMA was submitted for review on February 13, 2002. The preliminary plan proposes three separate individual impacts to the PMA; however, the Letter of Justification only addresses two of the three proposed impacts. The two impacts addressed in the letter are for necessary utility connections and as such are supported by staff. The third impact is for the construction of Karen Boulevard and the associated piping of the stream. Over half of the site would not be accessible if this impact was not approved.

It appears that the proposed impacts have all been minimized and the PMA has been preserved to the fullest extent possible. Staff recommends approval of all three proposed impacts. If, at time of Detailed Site Plan review, additional areas of PMA can be preserved, the site should be redesigned to increase the area of PMA preservation.

A copy of the plan's wetland delineation plans sent to the Army Corps of Engineers was submitted as part of the recent package. According to the applicant the document is awaiting written confirmation. The plan as submitted contains sufficient information for this review.

The soils found to occur according to the Prince Georges County Soil Survey are Beltsville fine sandy loam, Bibb silt loam and Sassafrass gravelly sandy loam. The Bibb silt soils found on this property have an assortment of limitations including high water table, impeded drainage, slopes, slow permeability, and poor stability. Although these limitations will ultimately affect the construction phase of this development, there are no limitations that would affect the site design or layout. It is important to understand that during the review of building permits the Department of Environmental Resources may require a soils study addressing the soil limitations with respect to the construction of homes. According to available information, Marlboro clays are not found to occur in the vicinity of this property.

According to the AICUZ study, the subject property is partially located within a Noise Zone for Andrews Air Force Base where certain uses are considered to be incompatible with the high levels of noise. The parcel is in a zone where noise levels reach 65-70 dBA (Ldn). These levels are higher than the state noise standard of 65 dBA Ldn for residential uses. The preliminary plan should show the location of the 65 dBA Ldn noise contour and a plat note should be provided that

notifies prospective property owners of the existing high noise levels. While exterior noise mitigation from overhead sources is not possible, interior noise can be mitigated. Certification from an acoustical engineer will be needed prior to permit approval.

According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads adjacent to this property. This property is located in the Southwest Branch watersheds of the Patuxent River Basin.

5. **Community Planning**—The subject property is located within the limits of the *1985 Suitland District Heights and Vicinity Master Plan*, in Planning Area 75A in the District Heights community. The 2002 *General Plan* locates the property in the Developed Tier. The proposed preliminary plan is consistent with the land use recommendation of the master plan and the *General Plan*.

The master plan land use recommendation for this property is Suburban to Medium Residential density to serve as a buffer and provide a stable residential character for the area surrounding the Walker Mill Regional Park. The master plan indicates that the entire property is within a Perceptually Sensitive Area and the Southwest Branch stream valley runs through the western portion of the property. A master plan trail facility is located along the southwest branch on Parcel C. The proposed development is impacted by aircraft noise from near by Andrews Air Force Base.

6. **Parks and Recreation**—In accordance with Section 24-134 of the Subdivision Regulations the Department of Parks and Recreation recommends the payment of a fee-in-lieu of the requirement of the mandatory dedication of parkland because the land available is not suitable due to its size and location.
7. **Trails**—One master plan trail impacts the subject property. The 1985 Equestrian Addendum to the Adopted and Approved *Countywide Trails Plan* and the *Adopted and Approved Suitland-District Heights and Vicinity Master Plan* both recommend a stream valley trail along Southwest Branch. This trail will link several residential areas with Walker Mill Regional Park. The trail runs parallel to the north property line.

It is currently not known whether construction of a trail along Southwest Branch into Walker Mill Regional Park will be feasible due to environmental constraints. Therefore, no trail construction on the subject property is recommended at this time. However, staff recommends the provision of a 30-foot-wide public use easement within Parcel C, from north to south, be reflected on the final plat of subdivision. The easement would accommodate the construction of this trail in the future if it were determined feasible by the Parks Department. The Department of Parks and Recreation master plan does not provide for the acquisition of Parcel C, through reservation or through the mandatory dedication of parkland.

It is also recommended that a 15-foot-wide public use easement be provided from the end of Karen Court to the master plan trail easement on Parcel C. This easement will allow public access from the subject site to the trail if determined by the HOA at a later date that the trail connection was desirable.

8. **Transportation**—The application is a preliminary plat of subdivision for 44 residential lots. The proposed development would generate 33 AM and 40 PM peak-hour vehicle trips as determined using *The Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The traffic generated by the proposed preliminary plan would impact the unsignalized intersection of Kipling Parkway and Ritchie Road. This intersection is the nearest intersection to the site and would serve virtually all of the site-generated traffic. Staff requested recent AM and PM peak period traffic counts, since no recent counts were available. The transportation staff received a copy of the required traffic counts.

The intersection identified is along Ritchie Road, which is programmed for additional improvement within the next six years in the current Prince George's County Capital Improvement Program (CIP).

The subject property is located within the Developed Tier, as defined in the *General Plan for Prince George's County*. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-Service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized intersections: The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The intersection of Kipling Parkway and Ritchie Road, when analyzed with existing, background and total future traffic as developed using the *Guidelines*, were found to be operating at or better than the policy service level. The staff analysis of the critical intersection is summarized below:

Avg. Vehicle Delay (AM/PM) in seconds	
W/ Existing Traffic	44.8 / 46.3
W/ Background Traffic	44.8 / 46.3
W/ Total Traffic	64.5 / 69.0

However, with the funded improvements as stated in the CIP (the provision of a four-lane urban

roadway 52 feet wide with sidewalks), this intersection would be operating adequately with average vehicle delay (45.5 and 48) with total traffic and during the AM and PM peak hour, respectively.

At the Planning Board hearing on March 13, 2003 the Planning Board reduced the number of proposed lots from 44 to 42. This reduction does not result in a measurable change to these findings.

Therefore, adequate access roads will exist as required by Section 24-124 of the Prince George's County Code to serve the proposed development.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001 and CR-38-2002) and concluded that the subdivision is exempt from the APF test for schools because it is located in the Developed Tier.
10. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities and concluded the following.
 - a. The existing fire engine service at Ritchie Fire Station, Company 37, located at 1415 Ritchie-Marlboro Road, has a service travel time of 3.22 minutes, which is within the 5.25-minute travel time guideline.
 - b. The existing ambulance service at Forestville Fire Station, Company 23, located at 8321 Old Marlboro Pike, has a service travel time of 5.50 minutes, which is within the 6.25-minute travel time guideline.
 - c. The existing paramedic service at Silver Hill Fire Station, Company 29, located at 3900 Silver Hill Road, has a service travel time of 10.51 minutes, which is beyond the 7.25-minute travel time guideline. The nearest fire station Ritchie, Company 37, is located at 1415 Ritchie-Marlboro Road, which is 3.22 minutes from the development. This facility would be within the recommended travel time for paramedic service.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

11. **Police Facilities**—The proposed development is within the service area for Police District III-Landover. In accordance with Section 24-122.01(C) of the Subdivision Regulations the existing county police facilities will be adequate to serve the proposed Campfire Property development. This police facility will adequately serve the population generated by the proposed subdivision
12. **Health Department**—The Health Department conducted a site inspection and notes that

numerous tires were found in the property. The tires must be hauled away by a licensed scrap tire hauler to a scrap tire disposal/recycling facility and a receipt for their disposal submitted to the Health Department.

13. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #40589-2002-00, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development of this property should be in conformance with the approved plan.

The Department of Parks and Recreation (DPR) does have concerns regarding the extent and proximity of the grading proposed for the implementation of the stormwater management facility on Parcel G.

14. **Site Design Issues**^{3/4} At the Planning Board hearing on March 13, 2003 the Planning Board reduced the number of proposed lots from 44 to 42. Originally staff had three areas of concern.

Area #1 (Staff Exhibit A)

Lots 42, 43 and 44^{3/4} Prior to acceptance of the preliminary plan the applicant was advised that flag lots are not permitted in the R-80 Zone, and the plan should be revised to remove a number of flag lots being utilized throughout the development. At the site entrance with Karen Boulevard Lot 43 was proposed as a flag lot between Lots 42 and 44. The applicant was advised that staff believed that two lots at this location would be the most appropriate lotting pattern. The applicant submitted a revised plan that continued to show three lots at this location. Lot 43 was still “stacked” in a flag lot relationship behind Lots 42 and 44, but the “stem” of Lot 43 was widened from 25 feet to 50 feet to meet the minimum lot width at the front street line in the R-80 Zone. Therefore, Lot 43 was no longer technically a flag lot.

While each of these three lots meet or exceed the minimum standard for development in the R-80 Zone, planning and design of the subdivision should take into consideration the environment being created. Flag lots are utilized in larger lot zones with a minimum of 20,000 square feet where buffering and privacy can be maintained while providing adequate usable yard areas.

By “stacking” Lot 43 at the rear the dwelling has been pushed back to abut the top of the embankment of the stormwater management facility on Parcel G. The relationship provides an undesirable view of the facility and creates a lack of usable rear yard area for the residence on Lot 43.

In addition, the applicant did not provided access to Parcel G that is located north and behind Lots 42, 43 and 44. Access to Parcel G should be provided to allow for maintenance of the stormwater management pond on Parcel G. The access should be unencumbered by environmental constraints. Moreover, staff recommends that the applicant provide on-site direct access to Parcel G from the subdivision for the homeowners association for general maintenance. Access could be provided outside the Primary Management Area (PMA) along the west side of proposed Lot 42.

The Planning Board determined that the applicant shall remove Lot 43, provide a 20-foot wide stem of Parcel G along the west property line of Lot 42 to Karen Boulevard, and divide the remaining land area up into two lots in accordance with Staff Exhibit A.

Area # 2 (Staff Exhibit B)

Lots 13, 14, 15 and 16^{3/4} Lots 13–16 are located along the southwest property line abutting the Wintergreen subdivision. Because of the unusual configuration of the property and the extension of Karen Boulevard to the property to the west, extensive grading will occur along the property line with the abutting subdivision. Retaining walls ranging from 2 to 14 feet in height are shown on the preliminary plan and will be required along this property line. Lots 14–16 will be located an average of six feet below the dwellings located on Val Lane to the south. A two-foot retaining wall is proposed on Lot 13.

Staff recommended that the applicant convey Lot 13 (11,546 square feet) to the homeowners association, however, the applicant provided testimony at the Planning Board hearing demonstrating that Lot 13 will have usable yard areas and will have reasonable land area for the development of a single-family dwelling unit. The Planning Board determined that Lot 13 shall remain as a building lot.

Area #3 (Staff Exhibit C)

Lots 17–32 (Karen Court)^{3/4} Although each lot in the subdivision meets or exceeds the minimum zoning standard of development for conventional lots in the R-80 Zone, the applicant has not proposed a lotting pattern with reasonable standards in this area. The result is nonstandard lots that are designed to meet the lot frontage and lot width requirement at the cost of an efficient design and layout.

The goals established for smart growth are to be utilized in conjunction with an efficient design and layout. The goals of smart growth are not to be construed to be void of encouraging compatible lotting patterns, tree conservation, and buffering. The design proposed begets the greatest density that can be accomplished, but compromises the provision of reasonable usable yards, standard relationships between lot lines and the street, and between structures.

Specifically, Lots 25, 26, and 27 are located at the top of the grading that is necessary for the stormwater management pond on Parcel D. The dwellings on Lot 26 and 27 are located at the top of a 20-foot change of elevation that ends at the bottom of the stormwater management pond not 80 feet away. The usable rear yard on Lot 27 is 12 feet wide before proposed grading causes a 14-foot drop in elevation to the rear lot line just 50 feet away. The rear yard grade at the foundation of the dwelling on Lot 19 is eight feet higher in grade than the rear yard grade at the foundation of the dwelling on Lot 20. These dwellings are located within 20 feet of each other.

Staff recognizes that the grading necessary on this site to implement the development is extensive; however, house locations and lotting patterns must work with the grades in a complementary fashion. Staff recommended that Lot 26 and Lot 20 be removed and Karen Court be adjusted to the south, away from the stormwater management pond. The dwellings on Lots 25, 26, and 27 could then be pulled back from the stormwater management pond on Parcel D and a

more standard lotting pattern provided in general. Staff recommended that the preliminary plan of subdivision be revised to remove two lots in this area, and then adjust the lot lines of Lots 17–32 in accordance with Staff Exhibit C.

The Planning Board agreed with staff to the extent that a reduction of one (1) lot could meet the goals and provide for an adequate lotting pattern.

15. **Detailed Site Plan**^{3/4} The site contains significant environmental features and will require extensive grading to implement the plan as proposed.

At the public hearing the Planning Board took into consideration all of the elements of this plan and determined that the most appropriate tool to evaluate the development of this property would be a Limited Detailed Site Plan (LDSP). The LDSP could be reviewed at a staff level or could be reviewed by the Planning Board if there were citizen concerns. Urban Design staff has the discretion to post a property to solicit requests for a public hearing.

The LDSP would be limited in scope. The review would evaluate appropriate grading to create the most desirable relationships between lots and the dwelling on those lots. The review would evaluate the use of retaining walls and the views of those retaining walls from proposed dwellings within the subdivision and views from existing dwellings on adjoining lots. And finally the review would include an evaluation of landscaping.

The Planning Board was very specific in its direction to staff regarding the limit of review of landscaping. The Planning Board's **primary** concern was to mitigate the views from one dwelling unit to another in place of a review of architectural elevations. The purpose is not to **totally** screen one dwelling unit from another but to mitigate and soften the views of dwellings on adjoining lots.

The Planning Board determined that with careful consideration and evaluation of grading and the placement of landscaping a desirable community could be accomplished.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the adoption of this Resolution.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Lowe, seconded by Commissioner Eley, with Commissioners Lowe, Eley, Scott and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, March 13, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of April 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:WC:rmk