

R E S O L U T I O N

WHEREAS, Paul J. and Dana K. Gentile, et al., are the owners of a 20.75-acre parcel of land known as Bond Mill Station (Parcels 58, 59 and 61), Tax Map 02 Grid E-3, said property being in the 10th Election District of Prince George's County, Maryland, and being zoned R-R; and

WHEREAS, on October 20, 2003, Bond Mill, LLC, filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 30 lots and 3 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-03103 for Bond Mill Station Cluster 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 January 8, 2004, 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 January 8, 2004, 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/67/03), and further APPROVED Preliminary Plan of Subdivision 4-03103, Lots 1-30 and Parcels A-C with the following conditions:

1. Prior to signature approval of the preliminary plan:
 - a. The following information shall be submitted:
 - (1) The Forest Summary Worksheet from the FSD text.
 - (2) Field Data Worksheets 4 and 5.
 - (3) Written confirmation from the MDNR regarding the presence or absence of rare, threatened and endangered species.
 - (4) The wetlands study or the jurisdictional determination.
 - (5) The 100-year floodplain study or delineation approval by the Department of Environmental Resources (DER).

- b. The TCPI shall be revised as follows:
 - (1) Add to the TCPI standard note #6 that reads: "Plans for stormwater management are contained in Conceptual Stormdrain Plan # 33343-2003-00. It is understood that final design plans for stormwater management will be approved prior to the approval of Bond Mill Station #4-03103."
 - (2) Include the required signature approval box on the TCPI.
 - (3) Exclude the stormwater outfall area behind proposed Lot 29 and recalculate the Woodland Conservation Worksheet accordingly.
 - (4) Revise the preliminary plan and TCPI to include an easement for the proposed 15-inch pipe as shown on proposed Lot 29 and to the outfall behind it. Eliminate any woodland conservation credit for areas within the easement.
 - (5) Have the revised plan signed and dated by the qualified professional who prepared the plan.
 - c. The preliminary plan shall be revised to include:
 - (1) Parcel designations for the three homeowners' open space parcels.
 - (2) Notes identifying the square-footage of wetlands, steep slopes and disturbance to steep slopes.
- 2. At the time of final plat, the applicant shall pay a fee-in-lieu of mandatory park dedication for all proposed lots except Lots 24 and 25.
 - 3. Development of the site shall be in conformance with the approved Stormwater Management Concept Plan, Concept 33343-2003-00, or any revisions thereto.
 - 4. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$420.00 to the Department of Public Works and Transportation for the placement of two bikeway signs, one along Bond Mill Road and one along Brooklyn Bridge Road, each 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. If the Department of Public Works and Transportation declines the signage, this condition shall be void.
 - 5. At the time of final plat approval, the applicant shall dedicate a variable right-of-way toward an ultimate collector section along Bond Mill Road, as shown on the submitted plan.
 - 6. At the time of final plat approval, the applicant shall dedicate 40 feet from centerline along Brooklyn Bridge Road as shown on the submitted plan.

7. A Detailed Site Plan shall be approved prior to the approval of the final plat.
8. In addition to typical review, the detailed site plan shall examine the following:
 - a. Site distance problems along Bond Mill Road.
 - b. Compatibility with surrounding uses, with particular attention to proposed Lot 30.
 - c. The possibility of providing access to the property to the east from proposed Road "C."

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 property is located on the east side of Bond Mill Road, approximately 600 feet south of intersection with Brooklyn Bridge Road.
3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-R	R-R
Uses	2 single-family detached homes	28 new single-family detached homes, 30 Total
Acreage	20.75	20.75
Lots	0	30
Parcels	3	3
Detached Dwelling Units	2	30

4. **Cluster Development Data as proposed by Applicant**

Zone	R-R
Gross Tract Area	20.75 acres
Area with Slopes Greater than 25%	0.27 acres
Area within Preliminary 100-year Floodplain	1.92 acres
Cluster Net Tract Area	18.83 acres
Minimum Lot Size Permitted	10,000 sq.ft.
Minimum Lot Size Proposed	10,000 sq.ft.
Number of Lots Permitted	37
Number of Lots Proposed	30
Flag lots proposed	0
Cluster Open Space Required	4.85 acres
2/3 of Required Open Space to be Located Outside of the 100-Year Floodplain and Stormwater Management Facilities	3.25 acres
Cluster Open Space Proposed Outside of the 100-Year Floodplain and Stormwater Management Facilities	5.75 acres
Cluster Open Space Provided	7.67 acres
Mandatory Dedication Required	1.1 acres
Mandatory Dedication Proposed	Fee-in-lieu acres
Total Open Space Required (Cluster plus Mandatory Dedication)	5.95 acres
Total Open Space Provided	7.67 acres
Open Space to be Conveyed to Homeowners' Association	7.67 acres
Open Space to be Conveyed to M-NCPPC	0 acres
Open Space to be Conveyed to Prince George's County	0 acres
Slopes Exceeding 25% in grade	0.27 acres
25% of Steep Slopes	0.0675 acres
Area of Steep Slopes to be Disturbed	0.0 acres

Area of Nontidal Wetlands and Waters of the U.S. 0.39 acres

Modification in Dimensional Standards Permitted in Cluster		Standard in Zone	Modification Allowed Proposed	
27-442(c)	Net Lot Coverage	25%	30%	30%
27-442(d)	Lot Width at Bldg. Line	100'	75'	75'
	Lot Frontage Along Street Line	70'	50'	50'
	Lot Frontage Along Cul-de-sac	60'	50'	50'

5. **Cluster Findings**—The design for the proposed cluster subdivision meets the purposes and criteria for approval of cluster developments in the R-R Zone found in Subtitles 27-Zoning and 24-Subdivision of the Prince George’s County Code. The following findings are required in accordance with Section 24-137 of the subdivision regulations:

- a. **Individual lots, streets, buildings and parking areas will be designed and situated in conformance with the provisions for woodland conservation and tree preservation set forth in Subtitle 25 of the Prince George’s County Code, and in order to minimize alteration of the historic resources or natural site features to be preserved.**

Comment: Woodland conservation on the property is in the priority areas of wetlands and floodplain. With two very minor exceptions for required infrastructure, the proposal preserves the natural features of the site.

- b. **Cluster open space intended for a recreational or public use, conservation purposes, or as a buffer for a historic resource is appropriate, given its size, shape, topography and location, and is suitable for the particular purposes it is to serve on the site.**

Comment: The cluster open space is provided for conservation purposes. The entire Patuxent River Primary Management Area is preserved to the fullest extent possible. The applicant has lotted out the developable portion of the property and left the natural features preserved. This is an appropriate use of cluster open space.

- c. **Cluster open space will include irreplaceable natural features located on the tract (such as, but not limited to, stream beds, significant stands of trees, steep slopes, individual trees of significant size, and rock outcroppings).**

Comment: Stream beds, wetlands and woodlands are preserved in this proposal. These irreplaceable features will be preserved in homeowners’ open space.

- d. **Cluster open space intended for recreational or public use will be easily accessible to**

pedestrians; and the means of access will meet the needs of the physically handicapped and elderly.

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