PGCPB No. 06-228 File No. DSP-06011

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on October 26, 2006, regarding Detailed Site Plan DSP-06011 for Newton Green, Parcel 175, the Planning Board finds:

1. **Request:** The subject application requests approval of 78 units of multifamily housing for the elderly (defined with a minimum age of 62).

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-18	R-18
Use(s)	Vacant	Multifamily residential
Acreage	5.16	5.16
Net Tract Area	3.88	3.88
Parcels	1	1
Square Footage/GFA	0	84,940
Units	0	78

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	52	43*
including handicapped spaces	3	3
Loading space	0	0

* Subject of the DPLS-315: see Resolution 06-229.

3. **Location:** The proposed project is located in the southwestern quadrant of the intersection of Quincy Street and 55th Avenue extending in a southwestern direction to front on Newton Street. The project is also located in Planning Area 69, the Developed Tier, Council District 5 and the Anacostia River watershed of the Anacostia River Basin.

4. **Surrounding Uses:** The Quincy Manor Apartments border the site to the north and east and south. The Publick Playhouse, operated by the M-NCPPC, is located north of the apartments. The Blandenwoods Condominium is contiguous with the property to the west. The land use in the immediate vicinity of the subject site is primarily multifamily, with a few single-family residences north of the project on the northern side of Quincy Street.

5. **Previous Approvals:** The property was previously approved as Special Exception 2937. The property will be the subject of Preliminary Plan 4-05150 and TCP 1/09/06 if they are approved at the Planning Board's October 26 meeting. The property is also subject to approved Stormwater Concept No. 2707-2006.

6. **Special Exception SE 2937:** Special Exception Application 2937 was approved by the District Council for the Health Maintenance Organization, Inc. for a care home on the property, subject to a single condition. The proposed care home was never built on the subject property.

7. **Design Features:** The site may be divided into two sections. The northeastern section of the site is to remain in its natural wooded state. Crossed by a stream and home to several specimen trees, its environmentally sensitive nature has resulted in it being preserved as a tree-save area. The proposed development, in entirety, impacts only the larger, southwestern portion of the site, leaving the stream buffer and steep slopes to the rear of this section of the property untouched, as well as the steep slopes at the very front of the property along Newton Street. A single vehicular entrance leads into an L-shaped parking lot, including a circular drop off in front of the main door. The two residential buildings are conjoined by a bridge, and a secondary emergency access to the eastern end of the project's Newton Street frontage is provided by a set of steps, due to a steep grade at the front of the project.

   Recreational facilities provided include a 475 square foot fitness center and a sitting area outside the building. The patio located outside the lobby measures approximately 465 square feet and a seating area in the island at the building's main entrance measures approximately 144 square feet and is enhanced by the provision of a gazebo. Amenities include a 1,210-square-foot community room with sitting areas, dining areas, a 233-square-foot computer and activity room, a 115-square-foot wellness room, a 170-square-foot supportive services staff office, a 550-square-foot lounge and waiting area, a 915-square-foot furnished lobby with a library and a seating area on the bridge between the two buildings.

   Active recreation is provided by a 400± linear foot asphalt walking trail that connects to a public sidewalk. The proposed "loop" path/walkway for Newton Green begins at the rear patio, and wraps the building at the rear and eastern side of the building, connecting to the southeastern fire egress. The emergency fire escape extends in a set of stairs to the proposed 4-foot concrete sidewalk along Newton Street.

   The architecture combines veneer brick with batten siding, fiber cement vertical and lap siding, and batten siding. A variety in the massing of the building and its roofline, offers visual interest, while the western, most visible building elevation utilizes extensive window areas and a standing seam metal roof to create a focal point to the architecture.

   As a result of tax credits granted for the project, it is assured to accommodate the elderly exclusively for at least 40 years.

COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance: Section 441 and 442—**The proposed project is in accordance with Section 27-436, R-18 Zone (Multifamily Medium Density Residential). The proposed use is permitted by Section 27-441 of the Zoning Ordinance that specifies uses permitted in the R-18 Zone. Lastly, the project is in accordance with Section 27-442 of the Zoning Ordinance that provides detail on the regulations applicable in the R-18 Zone.

Section 27-441(b) allows apartment housing for the elderly or handicapped in the R-18 Zone, under certain circumstances as specified in a new Footnote 80. The footnote provisions include a five-acre lot minimum; requirements that the property adjoin R-18 zoned land in the Developed Tier, with a requirement for site plan review. There are also specific requirements for an elderly or handicapped apartment project, including financing provisions.

Additionally, Footnote 80 stipulates that :

"Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council and filed in the land records at the time of the final subdivision plat is recorded. The applicant must obtain approval of a Detailed Site Plan, as provided in Part 3, Division 9, and demonstrate by evidence in the record that:

The net lot area is at least 50 percent of the minimum net lot area normally required in the zone;

Staff Comment: The minimum net lot area for multifamily dwellings in the R-18 zone is 16,000 square feet. The subject property includes approximately 3.88 acres.

The density is not more than twice that normally allowed in the zone: and

Staff Comment: The maximum density for multifamily dwellings in the R-18 zone for a building at least 4 stories in height with an elevator is 20 units per acre, or in this case, 104 units. The proposed application is for 78 units, less than twice the allowed density.

The project is financed at least partially by tax credits approved by the State of Maryland.

Staff Comment: As mentioned in the Design Features section of this report, the project is financed at least partially by tax credits approved by the State of Maryland, per discussions with the applicant.

9. **Preliminary Plan of Subdivision 4-05150—**If approved as presented at the Planning Board's October 26th meeting, the following conditions of Preliminary Plan of Subdivision 4-05150 would be applicable to the subject application. Staff has included each relevant proposed condition as taken from the staff recommendation in bold face below, followed by staff's comments:

2. All afforestation notes and details shall be provided on the TCPII. All plants proposed shall be native plant species. The outermost edge of the planting area shall

contain trees one inch in caliper minimum. Clear notes regarding responsibility for maintenance of this area during establishment and in perpetuity shall be provided.

Staff Comment: A recommended condition below ensures compliance with this condition.

7. **The applicant or the applicant's heirs, successors, and/or assigns shall provide a standard sidewalk along the subject site's entire road frontage of Quincy Road, unless modified by the Department of Public Works and Transportation.**

   Staff Comment: The referenced sidewalk is included on the subject detailed site plan.

8. **The applicant or the applicant's heirs, successors, and/or assigns shall provide a standard sidewalk along the subject site's entire road frontage of Newton Street, unless modified by DPW&T.**

   Staff comment: The referenced sidewalk is included on the subject detailed site plan.

9. **Total development within the subject property shall be limited to 78 senior attached housing units, or equivalent development that generates no more than 8 AM and 12 PM peak hour trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

   Staff Comment: The project is limited to 78 senior multifamily units and as per the Transportation Planning Section, falls within the limits of proposed condition 9 of the preliminary plan of subdivision.

10. **In accordance with Subtitle 24-104, Section 24-121 (18), and 24-135.01, the subject property shall be the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters or graves, as well as archeological evidence of the presence of Native American peoples. Potential archeological sites must be considered in the review of development applications, and potential means for preservation of these resources should be considered.**

    Staff Comment: Staff have received and reviewed a submitted Phase I archeological survey of the Newton Green Development. As per the evaluation of the Historic Preservation Planning Section, no further archeological investigations are required on the subject property.

11. **In accordance with the approved Planning Board *Guidelines for Archeological Review* (May 2005), a qualified archeologist must conduct all investigations and follow *The***

Standards and Guidelines for Archeological Investigations in Maryland **(Shaffer and Cole, 1994) and the Prince George's County Planning Board *Guidelines for Archeological Review* (May 2005), and report preparation shall follow MHT guidelines and the *American Antiquity* or *Society of Historical Archaeology* style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report. These investigations must be presented in a draft report following the same guidelines. Following approval of the draft report, four copies of the final report must be submitted to M-NCPPC Historic Preservation staff. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required prior to signature approval.**

Staff comment: Such report has been prepared, submitted, and found acceptable. A recommended condition below requires submittal of four copies of the final report and evidence of M-NCPPC concurrence with same.

12. The Phase I archeological methodology shall also include a pedestrian survey to locate attributes such as surface depressions, fieldstones, and vegetation common in burial/cemetery surrounds.

Staff comment: The Countywide Planning Division has verbally informed staff that such pedestrian survey was included in the Phase I study.

13. Upon receipt of the report by the Planning Department, if it is determined that potentially significant archaeological resources exist in the project area, prior to Planning Board approval of the final plat of subdivision, the applicant shall provide a plan for:

Evaluating the resource at the Phase II level, or

Avoiding and preserving the resource in place.

Staff comment: This condition is inapplicable as no potentially significant archeological resources were found to exist in the project area.

10. ***Landscape Manual:*** The project is subject to the requirements of Section 4.1, Section 4.3, and Section 4.4 of the *Landscape Manual.* Staff has reviewed the project against the requirements of those sections and found the project to be substantially in conformance. A condition below ensures that the dumpster will be screened in accordance with Section 4.4(b) of the Landscape Manual.

11. **The Woodland Conservation and Tree Preservation Ordinance**: The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing

woodland on-site. A Type I Tree Conservation Plan was submitted and reviewed with the preliminary plan but has not yet been approved.

A Type II Tree Conservation Plan, TCPII/128/06, submitted with the application package has been reviewed and was found to require minor revisions to be in conformance with the requirements of the Woodland Conservation Ordinance. Should the TCP I be approved subject to recommended conditions together with the preliminary plan of subdivision application for the project and the TCP II application be approved, subject to recommended conditions, together with the subject detailed site plan, it may be said that the application conforms to the requirements of the Woodland Conservation Ordinance.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation—In comments dated August 29, 2006, the Historic Preservation Planning Section stated that the proposed project would have no effect on historic resources in the vicinity of the subject site.

Archeological Review—In comments dated August 28, 2006, archeological review comments suggested that prior to approval of the detailed site plan for Newton Green Square, a Phase I archaeological investigation should be completed in accordance with the guidelines for archaeological review, published by the M-NCPPC in May 2005. The applicant submitted the Phase I archeological investigation and in a memorandum dated October 17, 2006, the Historic Preservation staff concurred with the report that no further work is warranted on the property.

Community Planning—In a memorandum dated September 21, 2006, the Community Planning North Division stated that the subject application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developed Tier and that the application conforms to the land use recommendations of the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity (Planning Area 69)* for High Urban density residential uses.

Transportation—In an e-mail dated October 18, 2006, the Transportation Planning Division stated that the site plan is acceptable from the standpoint of access and on-site circulation.
With respect to the requested departure from parking and loading standards, the Transportation Planning Section, noting that the applicant had submitted additional materials, stated that granting the departure would be in concert with the purposes of the Zoning Ordinance**.**

Permits—In a memorandum dated October 3, 2006, the Permit Review Section simply stated that there are no zoning issues at this time and the Departure from Parking and Loading Standards involved a shortage of nine spaces**.**

Subdivision—In a memorandum dated October 6, 2006, the Subdivision Section offered, that the

case was denied at the June 27, 2006 Planning Board hearing due to inadequate police, fire, and rescue services and that a request for reconsideration was granted on September 7, 2006. Further, they stated that the relevant preliminary plan of subdivision is on the Planning Board's October 26, 2006 hearing date, and if approved, would be subject to 16 conditions. In addition, the Subdivision Section stated that while the submitted detailed site plan is in conformance with the preliminary plan, it lacks outdoor recreational facilities for the elderly living at the facility. They stated that this issue should be addressed during the detailed site plan approval process. However, since the Subdivision Section wrote their referral, the application has been revised to incorporate a walking trail that contributes toward the package of recreational facilities.

Trails—In a memorandum dated October 12, 2006, the Senior Trails Planner offered the following:

> "The Adopted and Approved Bladensburg-New Carrollton and Vicinity Master Plan designates Quincy Road as a suitable alternative route for pedestrians and cyclists to the heavily traveled MD 450/202 corridor, which is one block north of the main portion of the subject site. East-west connectivity for pedestrians and bicyclists is important for the town center area, with Bladensburg Waterfront Park being an important destination to the west, and several commercial shopping centers and school facilities along or near the road. However, due to traffic volume and speed, MD 450/202 is uninviting to some as a pedestrian and bicycle route. Quincy Road can serve as an alternative for those traveling in the town center who want to avoid the heavy traffic and high speeds of the bigger roads. Staff recommends the provision of standard sidewalks along the subject site's frontages of both Quincy Road and Newton Street. Staff also recommends the provision of one "Share the Road with a Bike" sign along Quincy Road to designate the bicycle route. Striping for bicycle lanes or wide curb lanes can be explored at the time of road resurfacing."
>
> Additionally, the Senior Trails Planner offered:
>
> "The Preliminary Bladensburg Town Center Sector Plan also identified Quincy Run as a suitable park-trail corridor. During the 2006 planning charrette for the town center, staff, the community and the consultant identified Quincy Run as a possible trail/greenway corridor linking the town center with Bladensburg Waterfront Park. Staff and the applicant explored the feasibility of extending this greenway trail to the subject application. However, due to steep and severe slopes, large areas of environmentally regulated areas on the site, and existing development adjacent to Quincy Run between the subject site and Bladensburg south Neighborhood Park, it appears that it will not be possible to extend this proposed trail along Quincy Run to the subject site."

The Senior Trails Planner then suggested that three conditions be attached to the approval to accomplish the above objectives. One of the three conditions has been included in the recommendation section of this report. The other two conditions are not necessary because the DPW&T requires the construction of sidewalks within the right-of-way through their separate permitting process.

Environmental Planning—In a memorandum dated September 19, 2006, the Environmental Planning Section offered the following:

a. The subject plan application has the signed Natural Resources Inventory NRI/102/05-01, dated December 7, 2006, that was submitted with the preliminary plan application package. The detailed site plan and the TCPII show all the required information and correctly reflect the signed NRI.

Comment: No revisions are required for conformance to the NRI.

b. This property is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10, 000 square feet of existing woodland on site. A Type I tree conservation plan was submitted and reviewed with the preliminary plan, but has not yet been approved.

Type II Tree Conservation Plan TCPII/128/06, submitted with the application package, has been reviewed and was found to require minor revisions to be in conformance with the requirements of the Woodland Conservation and Tree Preservation Ordinance. The gross tract area of the preliminary plan of subdivision and TCPI was 5.16 acres. The gross tract area for the detailed site plan is given as 5.21 acres, but the TCPI and the TCPII shows the same gross tract area of 5.16 acres. All plans should be revised to show the correct gross tract area.

The Woodland Conservation Threshold (WCT) for this 5.16-acre property is 20 percent of the net lot area, or 0.78 acres. With a replacement requirement of 0.60 acres based on the amount of clearing proposed, the total woodland conservation requirement for the site is 1.40 acres. The TCPII shows this requirement being satisfied by 1.23 acres of on-site preservation, 0.12 acres of on-site afforestation, and 0.05 acres of fee-in-lieu, for the total of 1.40 acres of woodland conservation provided, which fulfills the requirement.

Recommended Condition: Prior to certificate approval of the detailed site plan, the Type II tree conservation plan shall be revised as follows:

a. Revise all plans and texts to reflect the correct acreage of the gross tract area.
b. Revise the woodland conservation worksheet to reflect changes and revisions made to the TCPII plan.
c. Have the revised plan signed and dated by the qualified professional who prepared the plan.

c. The proposed activities may require the permission of the appropriate state and/or federal agencies, due to impacts proposed to streams, wetlands and buffers and 100-year floodplain.

Recommended Condition: Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit to the M-NCPPC Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

d. Stormwater Management Concept Approval Letter 2707-2006-00 dated March 19, 2006, was submitted with the review package of the detailed site plan. Revised Stormwater Management Concept Approval letter 2707-2006-01 dated April 6, 2006, was subsequently issued and submitted with the preliminary plan currently under review.

The revised concept approval letter allows for impacts within the floodplain buffer for the purpose of utility, storm drain construction, parking, retaining wall construction and grading associated with the building in order to meet the requirements of the "Grading Ordinance", but was not submitted with the DSP application.
Requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources; however, copies of the revised approved stormwater management approval letter and associated plans are needed with this application to ensure that the correct limits of disturbance are shown on the TCPII.

Recommended Condition: Prior to the certificate approval of the detailed site plan, a copy of the revised approved stormwater management concept approval letter and associated plans shall be submitted to show conformance with the limits of disturbance shown on the TCPII.

Department of Environmental Resources—In an email dated September 27, 2006, the Department of Public Works and Transportation stated that the site plan for Newton Green is consistent with the approved Stormwater Concept No. 2707-2006.

Prince George's Fire Department—In a memorandum dated September 11, 2006, the Prince George's County Fire Department offered general information on required access for fire apparatus, the design of private roads, fire lanes and the location and performance of fire hydrants, but nothing specific to this site.

Department of Public Works and Transportation—In a memorandum dated October 2, 2006, the Department of Public Works and Transportation stated the following:

- Right-of-way dedication and frontage improvements in accordance with the Department of Public Works and Transportation urban primary residential road standards are required for all three streets.

- Street construction permits are required for improvements within private roadway rights-of-way serving townhouse developments and private roads that serve more than four single-family dwellings. Maintenance of private streets is not the responsibility of Prince George's

County.

- Any proposed master-planned roadways that lie within the property limits must be addressed through coordination between M-NCPPC and DPW&T and may involve right-of-way reservation, dedication and/or road construction in accordance with DPW&T's standards.

- A full-width, 2-inch mill and overlay for all County roadway frontages is required. Existing traffic calming measures in Newton Street will need to be restored.

- Conformance with Department of Public Works and Transportation street tree and lighting standards is required. While pendant streetlights on existing utility poles are in place along all three frontages, an evaluation of the existing lighting will be required to determine the need for additional lighting. Street trees will be required

Comment: These issues will be addressed at the time of building permit.

Washington Suburban Sanitary Commission—In a memorandum dated September 22, 2006, the Washington Suburban Sanitary Commission stated that water and sewer are available to the site and that an onsite plan review package should be submitted.

Town of Cheverly—The Town of Cheverly has verbally informed staff that they have no comment on the subject project.

Town of Edmonston—The Town of Edmonston has verbally informed staff that they have no comment on the subject project.

Cottage City—Cottage City has verbally informed staff that they have no comment on the subject project.

Bladensburg—In a memorandum dated October 12, 2006, the Code Director of the Town of Bladensburg noted the following concerns:

- The height of the proposed four-foot fence at the periphery of the site should be increased to six feet for security reasons.

- Noting the requested departure from the parking requirements, he stated that because the subject project is proposed for seniors, there should be more than three handicapped spaces.

- Retaining walls required because of the topography of the site will be a major maintenance problem and run off downward into the site may infiltrate the building.

- The Code Director mentioned lighting as a pressing concern for senior projects, but said he was unable to comment on proposed adequacy as there was no lighting plan included in the

submission.

In a letter, of the same date, the Town Administrator offered the following comments:

- How would the seniors living in this project, some of whom are frail, exit the eastern side or elevation of the building in a timely fashion in case of emergency, given the topography of the site?

- There is insufficient access to the building for fire and other emergencies.

- There is no provision for outdoor recreational facilities. Plans for the project should include facilities such as sitting areas for bird watching, rock gardens and fountains to utilize the aesthetics of the site's natural setting.

- Given the projected age and frailty of the resident population, there should be several escape areas in the event of fire or smoky conditions. Several exit points should be provided along the length of the building.

Comment: The Town of Bladensburg's concerns have been partially addressed by the provision of an outdoor walking path for the project's residents. According to the applicant, they have met with the Fire Department regarding the site layout. Any issues identified as relating to fire evacuation is under the jurisdiction of the Fire Department.

Colmar Manor—The Town of Colmar Manor has verbally informed staff that they have no comment on the subject project.

Riverdale Park—The Town of Riverdale Park has verbally informed staff that they have no comment on the subject project.

City of Hyattsville—The City of Hyattsville has verbally informed staff that they have no comment on the subject project.

13. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII/128/06) and further APPROVED Detailed Site Plan DSP-06011 for the above-described land, subject to the following conditions:

1. Prior to certification of the subject detailed site plan, the plans shall be revised as follows or

additional information be submitted as indicated:

a. Sheet 3 of 5 of the detailed site plan shall be renamed "detail sheet."

b. The Type II Tree Conservation Plan shall be revised as follows:

(1) Revise all plans and texts to reflect the correct acreage of the gross tract area.

(2) Revise the woodland conservation worksheet to reflect changes and revisions made to the TCPII plan.

(3) All afforestation notes and details shall be provided on the TCPII. All plants proposed shall be native plant species. The outermost edge of the planting area shall contain trees one inch in caliper minimum. Clear notes regarding responsibility for maintenance of this area during establishment and in perpetuity shall be provided.

(4) Have the revised plan signed and dated by the qualified professional who prepared the plan.

(5) Applicant shall revise the plans to ensure that the dumpster will be screened in accordance with Section 4.4b of the landscape Manual. The appropriate schedule shall be included on the Landscape Plan.

(6) Applicant shall revise the plans to include a fence detail for the project, to be reviewed and approved by the Urban Design Section as designee of the Planning Board.

c. A copy of the revised Approved Stormwater Management Concept Approval Letter with associated Plans shall be submitted to show conformance with the limits of disturbance shown on the TCPII.

d. Four copies of the final report regarding archeological investigations completed for the subject site shall be submitted to M-NCPPC Historic Preservation staff and evidence of staff's concurrence with same shall be submitted.

e. The plans shall be revised to provide the details and specifications for the proposed trail and all retaining walls and shall indicate a location along the proposed trail for a passive recreational area sufficient to accommodate two (2) benches, at a minimum.

f. The plans shall be revised to incorporate compact parking space per Section 27-599 for a total of 45 spaces provided for the site.

2. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit to the M-NCPPC Planning Department copies of all federal and

state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

3. Prior to the issuance of any building permits, the applicants or the applicant's heirs, successors, and/or assigns shall provide:

A financial contribution of $210 to the Department of Public Works and Transportation for the placement of "Share the Road with a Bike" signage along Quincy Road. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

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 Vaughns, seconded by Commissioner Squire, with Commissioners Vaughns, Squire, Eley, Clark and Parker voting in favor of the motion at its regular meeting held on Thursday, October 26, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of October 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:RG:bjs