

## 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 March 21, 2002, regarding Detailed Site Plan DSP-95007/02 for Woodmore West (Canterbury Heights), the Planning Board finds:

1. Detailed Site Plan SP-95007, approved on June 12, 1997 by the Planning Board (PGCPB No. 97-150) for Woodmore West, formerly known as Canterbury Heights, proposed site and grading plans for 119 single-family detached lots on a 95.8-acre site zoned R-R and located along both sides of Lottsford Road between Enterprise Road (MD 193) and Lottsford Vista Road. The District Council reviewed the Planning Board decision for SP-95007 and approved the plan on June 10, 1998. The Planning Board approved a Revision to the Detailed Site Plan SP-95007/01 on February 22, 2001 (PGCPB No. 01-23) for the proposed architecture for the development.
2. The subject Revision to the Detailed Site Plan SP-95007/02 has been filed to modify Condition 8 of the District Council Order approving SP-95007.
3. Condition 8 of the District Council Order approving SP-95007 states:

■ Prior to release of any building permit, the entire bufferyard on both sides of Lottsford Road shall be planted and inspected by the Planning Department staff.●

The applicant is requesting that the condition be modified to state:

■ Prior to release of permits for the following 20 lots, the entire bufferyard along both sides of Lottsford Road shall be planted and inspected by the Planning staff.●

Lots 1-9, Block F and Lots 1-11, Block D

The applicant has stated (Arrington to Adams, January 17, 2002) that it is not practical, and in some cases not possible, to plant the entire bufferyard prior to building permits. Landscaping cannot be planted in some areas of the bufferyards due to the following site constraints:

- Infiltration trenches in and adjacent to the bufferyards
- Sediment traps, earth dikes and super silt fences in the bufferyards
- Excavation of earth materials in the landscape buffer area

In areas where the landscaping can be planted, there is a potential for the on-site development work to damage the planting prior to completion of the project, requiring unnecessary replacement of the bufferyard.

The intent of the original condition was to screen the rear of the houses from Lottsford Road. The grade differential between the site and the right-of-way is such that the rear of the houses will be screened from the roadway on a temporary basis until the landscaping is planted. The intent of the original condition will not be altered by modifying the timing of the required landscape buffer planting. A condition of approval have therefore been added to modify Condition 8 as stated above.

4. With the proposed condition, the revision to Detailed Site Plan SP-95007/02 represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs 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 Detailed Site Plan for the above-described land, subject to the following conditions:

1. Condition 8 of the District Council Order approving SP-95007 shall no longer be applicable. Condition 8 shall be replaced by the following:

Prior to release of any building permits for the following 20 lots, the entire bufferyard along both sides of Lottsford Road shall be planted and inspected by the Planning Department staff:

Lots 1-9, Block F and Lots 1-11, Block D

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 Eley, seconded by Commissioner Lowe, with Commissioners Eley, Lowe, Brown, Scott and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, March 21, 2002, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of April 2002.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:LS:rmk