

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 February 15, 2001, regarding Detailed Site Plan SP-00050 for Dolan's Addition to Southern Pines, the Planning Board finds:

1. A Preliminary Subdivision Plat 4-98080 was approved on June 10, 1999 (PGCPB No. 99-77) for eighteen (18) lots in the R-R Zone. Detailed Site Plan SP-00050 is being submitted in fulfillment of the detailed site plan requirements for all cluster developments.
2. The subject site contains 14.72 acres, and is located at the terminus of Arundel Drive, Capri Drive and Calvert Way.
3. The subject Detailed Site Plan includes site/grading, landscape and architectural plans for the subdivision. The development statistics for the subdivision are as follows:

Gross Tract Area	14.72 acres
Area Within 100-Year Floodplain	00.00 acres
Area With Slopes Greater Than 25%	1.90 acres
Net Tract Area	12.82 acres
Number of Lots Permitted	18
Number of Lots Proposed	18
Minimum Lot Size	10,350 sq. ft.
Minimum Lot Coverage	30%

The applicant is proposing two architectural models for the subdivision at this time. More models may be proposed in the future by the developer. The following two models are proposed:

<u>Model</u>	<u>Minimum Square Feet</u>	<u>Maximum Square Feet</u>
Model I	2,300 sq.ft.	2,500 sq.ft.
Model II	1,888 sq.ft.	2,500 sq.ft.

The proposed models have various options like wood decks, brick fireplaces and one-car and two-car garages. Staff is of the opinion that although the size, style and design of the one-car garage model are generally consistent with the overall architecture of the development, it

is inferior to typical contemporary single-family houses with two-car garages on 10,000-sq.ft. lots. A two-car garage is an important feature of a typical single-family house and elimination of this feature reduces the overall quality of the proposed architecture. Therefore, staff believes that the one-car garage option should be eliminated. A condition of approval has been added to require the same.

The proposed architecture consists of various design elements like brick or siding facades, pilasters, chimneys, brick sills, decorative frieze boards, etc. The proposed design features contribute to the overall superior quality of architecture proposed for this development.

Lot 18 incorporates an existing house on the property that will remain.

4. Detailed Site Plan SP-00050 is in conformance with Preliminary Plat 4-98080. The subject Detailed Site Plan must comply with the following conditions of Preliminary Plat 4-98080:

Condition #1

- Appropriate landscape techniques shall be employed at each entrance to the subdivision, which techniques shall be described in detail at the time of Detailed Site Plan.●

Trees are proposed on either side of the street at each entrance to the subdivision. The proposed trees will provide a gateway to the subdivision and emphasize the entrances to the subdivision. Overall, the proposed trees enhance the entrances to the subdivision.

Condition #7

- Prior to Final Plat, a Detailed Site Plan shall be approved for the cluster subdivision.●

The subject Detailed Site Plan has been submitted to comply with this condition.

Referral Responses

5. The Transportation Planning Section (Masog to Srinivas, January 31, 2001) has stated that the proposal is consistent with the Preliminary Plat.
6. The Subdivision Section (Del Balzo to Srinivas, January 9, 2001) has stated that the Detailed Site Plan must review the proposed landscape techniques and that the Environmental Planning Section must verify conformance with TCPII/103/98.
7. The Permits Review Section (Windsor to Srinivas, February 1, 2001) has requested minor changes to the site plans. Conditions of approval have been added to require the same.

8. The Department of Environmental Resources (De Guzman to Srinivas, January 4, 2001) has stated that the proposal is consistent with the stormwater management approved concept plan # 8002330-2000.
9. The Community Planning Division (Rovelstad to Srinivas, January 12, 2001) has stated that there are no master plan issues related to the proposal.
10. The Environmental Planning Section (Stasz to Srinivas, December 21, 2000) has stated that TCPI/45/98 was approved along with Preliminary Plat 4-98080. TCPII/103/98 was found to be in conformance with TCPI/45/98 on March 6, 2000.
11. The Washington Suburban Sanitary Commission (Obleith to Srinivas, January 17, 2001) has stated that there are existing WSSC facilities on site.
12. With the proposed conditions, the detailed site plan 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 Type II Tree Conservation Plan (TCPII/103/98) and further APPROVED Detailed Site Plan SP-00050 for the above-described land, subject to the following conditions:

1. Prior to certification of the Detailed Site Plan,
 - a. the architectural plans shall be revised to eliminate the one-car garage option
 - b. the site and landscape plans shall be revised to show all the landscape schedules for compliance with the *Landscape Manual*
2. Prior to issuance of building permits, all building setbacks shall be shown according to the requirements of the Zoning Ordinance.

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.

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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 Brown, seconded by Commissioner Lowe, with Commissioners Brown, Lowe, Eley

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and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, February 15, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of March 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LS:rmk