

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 January 10, 1991, regarding Detailed Site Plan SP-88064/06 for Mitchellville East (Lot 33, Block B), the Planning Board finds:

1. The Detailed Site Plan is in general conformance with the conditions of approval for Preliminary Plat of Subdivision 4-90159.
2. The subject Detailed Site Plan meets the requirements of the R-R cluster zone as modified by Preliminary Plat 4-90159 by the site development data as follows:

Site Development Data  
Mitchellville East Cluster  
Detailed Site Plan SP-88064/06

Zone	R-R	
Gross Tract Area		185.39 acres
Area Within the 100-Year Floodplain		10.30 acres
Area of Slopes 25% or Greater		1.87 acres
Cluster Net Tract Area		172.33 acres
Minimum Lot Size Permitted		10,000 s.f.
Minimum Lot Size Proposed		10,400 s.f.
Cluster Open Space Required		77.42 acres
2/3 of Required Cluster Open Space Outside the 100-Year Floodplain		51.61 acres
Total Cluster Open Space Proposed Outside the 100-Year Floodplain		15.28 acres
Total Cluster Open Space Proposed		25.58 acres

Modification in Dimensional Standards  
Permitted in the R-R Cluster

<u>Section 27-442</u>	<u>Modification Proposed</u>
Lot Frontage Along Street Line	50 feet
Width of Building Line	75 feet
Yard Requirements	
Front	No
Side No	
Rear No	

Minimum Building Setbacks

Front yard	25 feet
Rear Yard 20 feet	

Minimum Southeast Side Yard for Lot 33, Block B (The east side building restriction line is as shown on Staff Exhibit "A", Building Restriction Lines. The building restriction line is irregular with 4.85 feet being the minimum at the southeast corner of the building, with eight feet being standard for the remainder of the BRL.)

3. The Detailed Site Plan represents a reasonable and workable solution of the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code, by granting a variation to the building restriction lines through the subdivision process.
4. The findings and conditions of approval for Detailed Site Plan SP-88064 are adopted by reference for this revision to that Detailed Site Plan.
5. The subject application was referred to the City of Bowie for comment, and was heard before the City Council on January 8, 1991. The City Council recommended approval.

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.

\* \* \* \* \*

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 Wootten, seconded by Commissioner Botts, with Commissioners Wootten, Botts and

PGCPB No. 91-6  
File No. SP-88064/06  
Page 3

Dabney voting in favor of the motion, and with Commissioners Yewell and Rhoads temporarily absent at its regular meeting held on Thursday, January 10, 1991, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of February 1991.

John F. Downs, Jr.  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

JFD:FJG:DB:lg