

Case No. SP-04010/02

Applicant: K. Hovnanian Homes

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 10-63(C), to approve with conditions a detailed site plan to add two single-family attached house types to the previously approved architectural types for 323 lots, for a project referred to as Hunter's Ridge, located in the northwest quadrant of the intersection of Landover Road (MD 202) and 75th Avenue, Landover, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to signature approval of this detailed site plan, the builder shall provide elevations for proposed model townhouse sticks to be evaluated by the staff of the Urban Design Section as designee of the Planning Board.
2. Prior to signature approval, the following revisions shall be made or information provided:
 - a. Add a brick-elevation tracking table to the site plan.
 - b. Provide details for an entrance feature that notes the historic status of Beall's Pleasure. The design shall be reviewed and approved by the Historic Preservation and Public Facilities Planning Section.
 - c. Revise the rear architectural elevation of the building in the southeast corner of the subject site, partially visible from Landover Road (MD 202), to include

additional window and trim treatment, similar to the treatments of the front and highly-visible side elevations.

- d. Insert a site plan note, as follows: “At least 60% of townhouse units shall have a full front façade of brick (excluding gables, bay windows, trim, and doors).”
- e. All townhouse units directly visible (by unbroken line of sight) from MD 202 shall have brick or stone on visible front (or rear) façades and on all sides which face or stand at an angle less than 90 degrees from the MD 202 right-of-way. The townhouse units that are oriented toward Landover Road (MD 202), as well as the 12 townhouses that are oriented toward 75th Avenue, as shown on Staff Exhibit A, shall have full front brick façades.
- f. The townhouse units shown on Staff Exhibit A are designated as high-visibility units. The side elevations of the high-visibility units shall consist of one story of brick and a minimum of two architectural features, in a balanced composition, as shown on the submitted architectural elevations.
- g. Before certification of the detailed site plan, and before recording of the final plat, both the site plan and final plat shall have the following note added, in a place where it is clearly legible:

“This Detailed Site Plan [or “This Final Plat”] has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval.”
- h. The applicant shall provide regular shuttle bus service for residents to Metrorail.
- i. No buildings shall stand more than five stories high.
- j. At least 60 percent of the townhouses shall have brick front elevations, where the structure permits.
- k. Buildings 1, 2, 3, 35, 36, 39, 40, 42, 44, and 45 shall have brick front elevations, and the side elevations of the end units in those buildings shall have at least one story of brick finish and three balanced architectural features.
- l. The side elevations of Units A and J, Building 1; Unit A, Building 2; Unit A, Building 6; Unit G, Building 35; Unit A, Building 36; Unit A, Building 39; Unit D, Building 40; Units A and F, Building 44; Units A and E, Building 45 shall have at least one story of brick finish and three balanced architectural features.

- m. The side elevations of Unit I , Building 2; Units A and I, Building 3; Unit F, Building 5; Unit F Building 6; Unit A, Building 7; Unit A, Building 8; Unit A, Building 9; Unit J, Building 33; Unit A, Building 35; Unit I, Building 36; Unit A, Building 38; Unit D, Building 39; Unit A, Building 40; Unit A, Building 41; Units A and D, Building 42; Unit A, Building 43 shall have three stories of brick and three balanced architectural features.
 - n. There shall be a full front façade of brick (excluding gables, bay windows, trim, and doors) on four of the six units in Building 50.
 - o. Provide two shuttle bus stops on the site plan. Both bus stops shall have a shelter, constructed in accordance with the standards of the Department of Public Works and Transportation (DPW&T).
 - p. Provide upgraded treatment for garage doors for all units located in Buildings 1, 2, 3, and 9 (fronting Landover Road (MD 202), and Unit F, Building 5; Unit F, Building 6; Unit A, Building 7; and Unit A, Building 8, to be reviewed and approved by the Urban Design Section. Such upgraded treatment may include decorative windows, a decorative panel pattern, or other treatments that provide visual details and interest.
3. Prior to signature approval, add a note to all plans approved with this revision that states that all previous conditions of approval related to architecture for previously approved unit types by other builders, and site conditions as related to architecture shall apply to the K. Hovnanian units approved with this revision.
 4. No townhouse stick shall be all vinyl siding.

Ordered this 27th day of September, 2010, by the following vote:

In Favor: Council Members Bland, Dean, Dernoga, Exum, Harrison, Knotts and Olson.

Opposed:

Abstained:

Absent: Council Members Campos and Turner.

Vote: 7-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council