

Case No. DSP-04045/01
Clintondale Townhouses

Applicant: Michael Dzaman

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

ORDER OF REMAND

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 12-82, to approve with conditions a detailed site plan for the construction of a 19-lot townhome development in the Townhouse (R-T) Zone, located in Planning Area 81A, Council District 9, more specifically, it is located on the western side of the cul-de-sac at the dead end of Bost Lane, is;

REMANDED, pursuant to §27-132 and §27-290 of the Zoning Ordinance, to the Planning Board to take further testimony and reconsider its decision as follows:

1. Community Planning South Division found that the subject application conforms to the Developing Tier land use recommendations of the *2009 Approved Subregion 5 Master Plan and Sectional Map Amendment*. PGCPB No. 12-82, Community Planning South Memo, June 20, 2012.

On remand, Planning Board shall determine the legal ramifications or consequences of the recent Order of the Circuit Court in CAL09-31402 that VOIDED and REVERSED the *2009 Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*.

On remand, the Planning Board shall reevaluate, reanalyze, and state in its findings, conclusions, and disposition of this application whether or not the use as proposed in the subject application is consistent and conforms—in the absence of *2009 Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*—with the *1993 Subregion 5 Master Plan and Sectional Map Amendment* or the *2002 Prince George's County Approved General Plan*.

On remand, the Planning Board or Transportation Planning Section shall reevaluate, reanalyze, and state in its findings, conclusions, and disposition of this application whether or not adequate bicycle and pedestrian transportation facilities will exist to serve the proposed use pursuant to the *1993 Subregion 5*

Master Plan and Sectional Map Amendment or the 2002 Prince George's County Approved General Plan.

2. On remand, take further testimony and require the development that is the subject of the application to allow, as a minimum, turning movement for a standard WB-40 vehicle and a standard length fire truck. Further, when considering a turning movement, parking should be assumed to be provided on the outside edge of the cul-de-sac.
3. On remand, take further testimony and consider whether Bost Lane, as a County maintained roadway, is subject to DPW&T Urban Primary Residential Road Standards and Urban Residential Roadway Specifications and Standards, right-of-way dedication, and frontage improvements. Further, consider whether the roadway layout configurations and right-of-way dedications are in compliance with DPW&T's required specifications and standards for Bost Lane. PGCPB No. 12-82 at 23, DPW&T Memo, June 8, 2012, Technical Staff Report at 21.
4. On remand, pursuant to §27-284, the subject application shall be referred, again, to the Prince George's County Police Department, for review and comment on issues relevant to their mission, including opportunities to implement crime-prevention measures, and to enhance the safety and security of residents, employees and other users of a project through implementation of the principles of Crime Prevention Through Environmental Design (CPTED). PGCPB No. 12-82 at 23, Technical Staff Report at 22.

Ordered this 12th day of February, 2013, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, and Toles.

Opposed:

Abstained:

Absent: Council Member Turner.

Vote: 8-0

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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council