

Case No. SP-05001

Applicant: PDC Lincolnshire, LLC

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. 06-263 to approve with conditions a detailed site plan for construction of 156 multifamily dwellings as condominium units, for a project referred to as Lincolnshire, Phase II, on property described as approximately 13.17 acres of land in the R-18 Zone, in the northeast quadrant of Karen Boulevard and Ronald Road, Capitol Heights, 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.

IT IS FURTHER ORDERED, that the Planning Board's decision to approve Variance Application No. VD-05001 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.

A. A variance from Section 27-441 (b), footnote 76, is hereby APPROVED, to allow the substitution of attached carports for a parking structure.

B. A variance from Section 27-442 (g) is hereby APPROVED, to allow the distance between unattached multifamily dwellings to be reduced from 70 feet to 31 feet.

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

1. Prior to certificate approval of the detailed site plan, TCP II/77/04-01 shall be revised as follows:
 - a. Revise the TCP II to include both Phase I and II, which constitute the entire site in compliance with the approved Type I Tree Conservation Plan TCP I/58/03.

- b. Remove from the plan "Preliminary, not approved, not for construction."
 - c. Revise Parcel "A" Conservation Area to reflect compliance with revised final plat.
 - d. Eliminate the use of any woodland conservation area that is less than 35 feet in width.
 - e. Revise the reforestation on Parcel A to reflect what was approved on the TCP I.
 - f. Show correct amount of total clearing on Phase II (cumulative acres of net tract also changes).
 - g. Mark all other changes and adjustments in the worksheet as required.
 - h. Revise the worksheet accordingly to address any changes made to the plan.
 - i. Have the plan signed and dated by the qualified professional who prepared the plan.
2. Prior to certificate approval of the detailed site plan, the following information shall be submitted or the plans shall be revised to provide:
- a. A copy of the approved stormwater management concept plan and letter shall be submitted. The stormwater management concept plan shall reflect the same limits of disturbance as the TCP II.
 - b. A Phase I archeological investigation shall be conducted according to Maryland Historical Trust (MHT) guidelines, *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole, 1994), and the Prince George's County Planning Board *Guidelines for Archeological Review* (May 2005), and report preparation should follow MHT guidelines and the *American Antiquity* or *Society of Historical Archeology* style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid, and probing should be conducted also to search for possible burials. Excavations should be clearly identified on a map to be submitted as part of the report.
 - c. The architectural elevations shall be revised to include two story bay window feature for each increment of two multifamily buildings.
 - d. The loading space shall be relocated to a more convenient place for use by the residents.

- e. The architectural elevations shall be revised to indicate that all front elevations and end walls of the buildings shall be 100 percent brick or stone.
 - f. A photometric lighting plan shall be submitted to demonstrate a minimum of 1.25 foot candles along all streets and parking areas. The light fixture shall be a type that will be acceptable to the utility company for purposes of maintenance.
 - g. The recreational facilities including the tot-lot, the pre-teen lot, and the half multipurpose court shall be removed from the plans.
 - h. A total of 42 visitor spaces shall be provided.
3. The plans shall be revised prior to signature approval as follows:
- a. Relocate the four-plex that was relocated to the southwest corner of the site, adjacent to the eleven-foot-high retaining wall, as shown in Exhibit 1.
 - b. The building located adjacent to the play area shall be rotated 90 degrees so the fronts of units will face the fronts of adjacent units. Additional guest parking shall be provided at the rear of the units.
 - c. The plans shall incorporate the details and specifications of the retaining walls and shall be reviewed for appropriate design and aesthetics by the Urban Design Section.
4. Prior to the approval of the final plat, the applicant shall provide evidence of a contribution to the M-NCPPC Department of Parks and Recreation in the amount of \$113,000.00, for improvements/development of a park in the vicinity of Addison Road and Wilburn Drive.
5. Prior to the release of the 78th building permit for the project, the trail and the gazebo shall be constructed.

Ordered this 23rd day of April, 2007, by the following vote:

In Favor: Council Members Dean, Dernoga, Harrington, Knotts, Olson and Turner

Opposed:

Abstained:

Absent: Council Members Exum, Bland and Campos

Vote: 6-0

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: _____
Camille A. Exum, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council