

Case No. SP-05074

Applicant: Enterprise Office Park, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH ADDITIONAL CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 05-263, to approve with conditions a limited detailed site plan, in accordance with condition 7 of the approved preliminary plan of subdivision, 4-93064, on property referred to as Woodmont Estates, described as approximately 3.05 acres of land in the R-R Zone, located on the south side of Resin Court, 550 feet west of the intersection with Heatherstone Drive, Bowie, is hereby:

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 certificate approval of this detailed site plan, the applicant shall:
 - a. Revise the Type II tree conservation plan to reflect all proposed house footprints. All changes to house footprints shall be reviewed by the Environmental Planning Section to ensure that each lot will have useable outdoor activity areas.
 - b. Obtain approval of the Environmental Planning Section in regard to the revised TCP II.
 - c. Relocate the house on Lot 8 to bring the front of the garage to the front building restriction line. The optional sunroom shall be removed if necessary to accomplish this revision.
 - d. Provide additional trees for proper screening and privacy of the current and future residents by planting a row of evergreen trees along the east side of Lots 11 and 12.
 - e. Specify the proposed trees for the property on the landscape plan.

2. Prior to certificate of approval of the detailed site plan, the Type II Tree Conservation Plan TCP II/153/05 shall be revised to:
 - a. Show the limit of clearing that provides 40 feet to the rear and 20 feet from the sides of the conceptual house pad shown on Lot 12. In addition, ten feet of construction space shall be provided adjacent to the proposed driveway on Lot 12.
 - b. Revise the plan sheets to separate the tree conservation plan from the landscape plan so they can be reviewed and approved by appropriate staff.
 - c. Add a signature block to the TCP II sheet.
 - d. Have the revised TCP II signed and dated by the qualified professional that approved the plan.
3. Prior to issuance of any building permits, the applicant shall receive approval of and record a new final plat to reflect the lot line adjustment for Lots 8-12 as approved in the subject detailed site plan.
4. The house type as shown on the approved plan shall be constructed as shown. House type may not be modified at the time of building permit except in accordance with an approved revision to this detailed site plan approved by the Planning Board or designee.
5. Prior to execution of the sales contract, the purchasers of Lots 8 and 9 shall be notified that addition of decks, sunrooms, etc., to the rear yard of either lot will require a variance.
6. A 35-foot wide bufferyard planting strip shall be provided in rear yard of Lot 11, along the common property line with Lot 12.
7. The units proposed on Lots 8 and 11 shall include a front porch as a required feature.
8. All units shall have front facades of brick or stone.
9. Prior to the sale of any lots to individual home purchasers, the applicant (or its successors or assigns) shall have the lots included in the existing homeowners' association for adjacent occupied residential lots, unless the HOA board disapproves inclusion of the lots.

Ordered this 8th day of May, 2006, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrington, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent:

Vote: 9-0

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