

Case No. SP-07046

Applicant: Glenwood Hills Venture, LLP

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. 08-48, to approve with conditions a detailed site plan for construction of 63 single-family detached and 134 two-family dwelling units, in a project referred to as Glenwood Hills Subdivision, Phase II, on property described as approximately 22 acres of land in the M-X-T Zone, located south of Central Avenue, approximately 4,000 feet east of the intersection with Addison 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.

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

1. Prior to signature approval of the detailed site plan, the applicant shall revise the plans as follows:
 - a. Show all of the CSP development standards on Sheet 1.
 - b. On Sheet 1 of the DSP, list the following modifications to the approved CSP development standards:
 - i. Front garages for single-family detached dwellings shall have a minimum 20 foot setback from the back of the sidewalk.
 - ii. A minimum 15 foot rear yard shall be provided for front-loaded single-family detached dwellings.
 - iii. A minimum side yard of 3 feet shall be provided for Lots 1, 5, 6, and 13 of Block D, and 4 feet for Lot 52 of Block A.

- iv. For single-family detached houses with an integrated garage, the deck shall not intrude into the rear yard setback for more than 10 feet; and for single-family detached houses with a freestanding garage accessed through a public alley, the deck shall be placed between the house and the garage.
 - c. Clearly indicate all sidewalks using a stippled pattern and provide dimensions for the width of sidewalks.
 - d. Provide a detail for a rolled curb to be utilized along all streets with single-family houses unless modified by DPW&T.
 - e. Provide additional landscaping as allowed by WSSC to screen the views of alleys behind the two-family dwellings from Karen Boulevard, quantities to be determined by the Urban Design Section as designee of the Planning Board.
 - f. Prepare a driveway detail for the driveways behind two-family dwelling units, utilizing concrete pavers to define the base of the driveway where it meets the alley.
 - g. Correct the 4.1 landscape schedule for residential plantings in the two-family dwelling pod to account for the fact that the use is not multifamily.
 - h. Correct the 4.7 landscape schedule for the bufferyard between the two-family dwelling pod and the PEPCO property to acknowledge that the PEPCO property is not vacant.
 - i. Provide attractive and hardy shrub and/or ornamental plantings within the gaps between the driveways of the two-family dwelling units.
 - j. Revise the TCP II to show the critical root zone of each specimen tree on site.
2. The plan shall reflect and the applicant shall provide the following pedestrian-oriented site elements:
- a. A minimum eight-foot-wide trail along the subject property's entire frontage of Karen Boulevard.
 - b. Standard and wide sidewalks along both sides of all internal roads as shown on the submitted site plan, unless modified by DPW&T.
 - c. A trail connection from the end of Uma Court to Quarry Place and Fawncrest Drive. This trail shall be constructed prior to the issuance of permits for Lots 55–56 and Lots 62–65 of Block A.

- d. ADA-compatible curb cuts and well-marked crosswalks at all intersections, unless modified by DPW&T. Curb cuts and crosswalks shall be marked and labeled on the approved detailed site plan to the satisfaction of the Urban Design Section and the trails coordinator.
3. All development shall meet the following standards:
- a. The side elevations of the Matisse/Picasso two-family buildings facing toward Karen Boulevard or toward the eastern edge of the site shall be built with 75% brick and with the six optional windows on the second, third, and fourth floors, in addition to the four standard windows, for a total of at least ten windows per side.
 - b. Each façade of the multifamily buildings, including the side elevations, shall utilize a minimum of 75 percent brick, stone, stucco, or similar materials.
 - c. At least 90 percent of the single-family detached units shall have a front façade constructed of brick, stone, or stucco or shall be designed with a full width front porch. Any side elevation which directly faces the public street shall be designed with materials and details in a manner consistent with the front elevation.
 - d. Detached single family dwelling units shall have a minimum of 2,000 square feet of living space, exclusive of any unfinished basement area.
 - e. Include a note on the plan that two-family, townhouse facades shall range from 50 percent to 100 percent brick. Sixty percent of the two family, townhouse units shall be 100 percent brick. The average brick content on all facades of the attached housing per stick shall be a minimum of 76 percent.
 - f. A brick tracking chart shall be included on the plans.
 - g. Revise the architectural side elevations of all highly visible single-family detached and attached dwelling units to include brick, stone, or stucco materials and detailing comparable in quality of design to the front façade. A list of the highly visible units shall be agreed upon by the Urban Design staff as designee of the Planning Board and applicant. Final design shall be approved by the Planning Board or its designee.
4. Prior to certification of the DSP, the applicant shall apply for and obtain approval for Alternative Compliance to address the Section 4.1 and Section 4.7 landscaping requirements for the two-family dwelling pod, with the final approval by the Planning Director as designee of the Planning Board.
5. Prior to certification of the detailed site plan, a copy of the approved stormwater management concept plan shall be submitted to show compliance with the DSP.

6. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit to the M-NCPPC Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
7. Afforestation and associated permanent protection fencing shall be installed prior to the issuance of building permits for adjacent lots. A certification prepared by a qualified professional shall be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
8. Prior to issuance of building permits for housing in this phase, the applicant shall record HOA documents which minimally ensure that all residents of the Glenwood Hills community will have equal access to all of the private recreational facilities, including but not limited to the central community facilities.
9. Prior to issuance of building permits for the 500th dwelling unit in Glenwood Hills, the applicant shall have commenced construction of at least a part (one or more retail or office units) of the office/retail component.

Ordered this 7th day of October, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Harrison, Knotts, Olson and
Turner

Opposed:

Abstained:

Absent: Council Member Exum

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council