

Case No.: DSP-16025
Woodmore Overlook

Applicant: Woodmore Overlook, LLC

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

FINAL DECISION — REVISED APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George’s County Code (2011 Ed. & Supp. 2015, or as amended), the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 16025 (“DSP-16025”). As the basis for this final decision, the District Council adopts the findings of facts and conclusions of law set forth by the Planning Board’s Resolution No. 18-21 (“PGCPB No. 18-21”).

PGCPB No. 18-21 recommending approval of Type 2 Tree Conservation Plan TCP2-037-2017-01, and approval of Alternative Compliance AC-17022, and approval of a Variance from Section 27-548(h) for the percentage of brick, stone, or stucco required for townhouse façades, and further recommending approval of Detailed Site Plan DSP-16025, a request for the construction of 215 single-family attached townhouse units on 26.30 acres located on the north side of Ruby Lockhart Boulevard, west of its intersection with Lottsford Road, in Planning Area 73, Councilmanic District 5, subject to the following conditions, is hereby AFFIRMED.

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) as follows or provide the specified documentation:
 - a. Revise the floor area ratio note to remove the commercial development.
 - b. Remove the Westminster model from the plans.
 - c. Provide carriage-style garage doors standard on all front-loaded townhouses.

- d. Provide standard decks on all rear-loaded garage townhouses.
 - e. Provide a minimum of three endwall features on all units and a minimum of four on all highly-visible units with the first floor finished in brick, stone, or stucco.
 - f. Label Lots 19 and 20, Block B and Lot 21, Block G, as “highly-visible.”
 - g. Provide attractive year-round landscaping at the base of the gateway sign.
 - h. Include a tracking chart on the DSP for the requirement that all sticks have a minimum 60 percent facade of brick, stone, or stucco.
 - i. Revise the note on the cover sheet under Development Standards, Note 2, to state “Decks may encroach into building restriction lines up to five feet” and revise the minimum lot size to 1,800 square feet.
 - j. Include landscaping and schedules demonstrating conformance with Section 4.6, Buffering Development from Streets, of the 2010 *Prince George’s County Landscape Manual*.
 - k. Show, label, and provide full details of all proposed private recreational facilities on the plan, in conformance with the *Park and Recreation Facilities Guidelines*, to support the stated values.
 - l. Revise the landscape plan and schedules to substitute two-thirds of the selected ornamental trees shown to be planted between driveways, to provide a minimum of two additional types of either V-shaped or a columnar form ornamental trees.
 - m. Correctly reflect the existing conditions from the approved Natural Resources Inventory, NRI-010-10-13, on the DSP and the Type 2 tree conservation plan.
 - n. Revise the landscape plan and schedule to expand the Section 4.7 bufferyard behind Lots 45, 46, and 47.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Correct the TCP2 number in the approval block on each page to read “TCP2-037-2017-01.”
 - b. Correct the TCP2 number on the forest conservation worksheet.
 - c. Complete the Owners Awareness Certification.
 - d. Correct General Note 6, Sheet 2, to state “Environmental Strategy Area 2.”

- e. Remove “Clearing area subject to MDDNR Tree Removal Permit” from Sheet 4. The permit is not required for a dedicated right-of-way.
 - f. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
3. Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this property, pursuant to Section 25-122(d)(1)(B) of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submission to the Office of Land Records. The following note shall be added to the standard TCP2:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at liber _____ folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”
 4. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads, and the removal of vegetation, are prohibited without prior written consent from the Prince George’s County Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
 5. Prior to issuance of the first grading permit, copies of the recorded easement documents with the approved Liber and folio shall be provided to the Environmental Planning Section. The Liber and folio of the recorded woodland conservation easement shall be added to the Type 2 tree conservation plan.
 6. The proposed private recreational facilities shall be constructed in accordance with the following schedule, which shall be incorporated into the recreational facilities agreement:
 - a. Construct the trash receptacles, pet waste stations, tot lot, open play area, and benches at the central core area by the 71st building permit.
 - b. Construct the sitting areas and pre-teen lot at the central core area, and install the benches, trash receptacles, and pet waste stations at the southeast end of Ruby Turn by the 144th building permit.

- c. Construct the outdoor kitchen at the central core area and install the bicycle rack, trash receptacles, and seating area in the northern passive recreational area by the 200th permit.

It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released prior to construction of any given facility shall not exceed 10 percent over the number originally approved by Planning Board.

- 7. Zoning Ordinance No. 6 – 2010 (A-10020-C), condition 3 and Conceptual Site Plan-10004, condition 5 do not apply to DSP-16025 and/or are hereby amended by omission upon approval of DSP-16025.
- 8. Prior to certificate approval of the DSP, the applicant shall submit current photographs of the proposed units for the purposes of demonstrating the durability of the product as well as the color schemes.

ORDERED this 22nd day of October, 2018, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Harrison

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: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council