

Case No.: DSP-17048  
Capital Court, Phase I

Applicant: SLDM, Inc.

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code and Section 27-290 of the Prince George's County Code, the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 17048 ("DSP-17048"). As the basis for this final decision, the District Council adopts, except as stated otherwise herein, the findings of facts and conclusions of law set forth by the Planning Board's Resolution No. 18-30 ("PGCPB No. 18-30").

PGCPB No. 18-30 recommending approval of Detailed Site Plan DSP-17048, a request for approval of a detailed site plan for 306 single-family attached (townhouses) development on 28.67 acres, located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and the Capital Beltway (I-95/495), on the south side of MD 214 (Central Avenue), in Councilmanic District 6 and Planning Area 73, is hereby AFFIRMED, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan, as follows or provide the specified documentation:
  - a. Provide details and specifications for standard decks on all rear-loaded garage townhouses.
  - b. A minimum of seventy percent (70%) of the total proposed units shall be full brick or stone fronts.
  - c. Label Lots 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62 as featuring full front facades of brick or stone.
  - d. Label Lots 6, 12, 70, 77, 78, 87, 88, 103, 110, 111, 136, 137, 143, 144, 151, 152, 163, 164, 174, 175, 182, 183, 196, 197, 203, 204, 210, 211, 226, 227, 258, 259,

268, 284, 292, 293, and 301 as highly visible lots that shall feature full front facades of brick or stone. Units shall also feature one-story brick or stone on the endwall and a minimum of three endwall features.

- e. Label Lots 1, 18, 19, 29, 30, 40, 41, 51, 63, and 69 as highly visible units that shall feature full front facades of brick or stone. Units shall also feature full brick or stone on endwall and a minimum of three endwall features.
  - f. Provide a tracking chart on the certified DSP for the recordation of the seventy percent (70%) brick or stone requirement.
  - g. Provide a berm, and eight (8) foot fence and additional plant units consistent with the Alternative Compliance from Section 4.6, Buffering Development from Streets, along Central Avenue (MD Route 214), of the 2010 Prince George's County Landscape Manual to address noise mitigation requirements. The fence shall not be constructed of white PVC or board on board material. The fence shall be constructed of engineered or composite treated material. The color of the fence material or materials shall compliment the color of the respective units.
  - h. Prior to the issuance of building permits, provide a certification by a professional engineer with competency in acoustical analysis to be placed on the building permits stating that the shells of structures have been designed to reduce interior noise levels to 45dBA Ldn or less.
  - i. Label the location of the main entrance sign and provide attractive year-round landscaping at the base of the main entrance sign.
  - j. Provide an enhanced main entrance sign to create a sense of arrival.
  - k. Show the requirements for any proposed accessory buildings, decks, and encroachments.
  - l. Show additional recreational facilities in other areas of the community, comprised of four sitting areas on Parcels T and BB, designed in accordance with the *Park and Recreation Facilities Guidelines*, and constructed in phase with development.
  - m. Provide a tracking chart for recordation of the seventy percent (70%) full-front façades of brick or stone.
2. Prior to certification, the applicant shall revise the architecture as follows:
- a. Revise the 20-foot model architecture Elevation A to show a minimum of two-story brick or stone front façade.

- b. Headers shall be added over the windows on the side elevations, in conformance with the architectural character of the side elevation.
  - c. Provide enhanced details (additional brick soldier course, trim, or other architectural features) around the doors of Elevations A, B, and D or E on the 16-, 20-, and 24-foot townhome models. The details shall be reviewed and approved by the Urban Design Section as the designee of the Prince George's County Planning Board.
  - d. Revise the 16-foot model architecture Elevation A to be a minimum of one-story brick or stone front façade.
  - e. A minimum of fifty percent (50%) of the units within any stick shall have a dormer, reverse gable, or similar roof feature.
3. The proposed clubhouse and private recreational facilities shall be constructed and bonded in accordance with the following schedule, which shall be incorporated into the recreational facilities agreement:
- a. All bonding of recreational facilities shall occur prior to release of the first building permit, except for bonding of the two-story community center and associated outdoor sitting area, which shall occur prior to issuance of the 150th townhouse building permit.
  - b. The completion of the combined tot and pre-teen playground and all other facilities shall occur prior to issuance of the 150th townhouse building permit.
  - c. The completion of the two-story community center and associated outdoor sitting area shall occur prior to the issuance of the 250th townhouse building permit.
  - d. The phasing of the completion of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board or its designee, if needed, to modify the 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 ten percent (10%) over the number originally approved by Planning Board.

ORDERED this 10<sup>th</sup> day of July, 2018, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Toles.

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