

Case No.: DSP-18003
Landy Property

Applicant: Marvin Blumberg Company

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 (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 issues the final decision in Detailed Site Plan Application Number 18003 (“DSP-18003”). The District Council finds that the Planning Board’s approval of DSP-18003 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 18-102 (“PGCPB No. 18-102”).

PGCPB No. 18-102, recommending approval of Type 2 Tree Conservation Plan TCP2-097-00-02 and DSP-18003, a request to grade and develop infrastructure for 131 single-family attached (townhouses) lots, including roadways, recreational area, on-street parking, landscaping, utility location, fencing and sidewalks as well as rough grading for the rest of the subject property, located in the northwest quadrant of the intersection of Belcrest Road and Toledo Terrace, on the northeast side of Northwest Drive, between Dean Drive and Belcrest Road, in Planning Area 68, Council District 2, is hereby AFFIRMED.

DSP-18003 and Type 2 Tree Conservation Plan TCP2-097-00-02 are subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information be provided:

- a. Revise the landscape plan to provide the required and provided landscape materials in accordance with the T-D-O Zone landscape standards for Neighborhood Edge.
- b. Depict the eight-foot-wide sidewalk and seven-foot-wide landscape strip on Sheet 5 of the submitted plans along Northwest Drive, unless modified by the Department of Permitting, Inspections and Enforcement.
- c. Depict the eight-foot-wide sidewalk and seven-foot-wide landscape strip on Sheet 4 of the submitted plans along Dean Drive, unless modified by the Department of Permitting, Inspections and Enforcement.
- d. Revise the section of the public alley by Lot 22 to a minimum 18 feet in width, if it is a one-way roadway, and mark the lane accordingly. All right-of-way widths for roadways with the alley designation shall be 20 feet wide.
- e. Provide three trash and recycling cans for the location where recreational facilities are located.
- f. Provide a photometric plan, showing exterior lighting of all buildings, parking areas, driveways, and pedestrian ways, including the heights, number, size, type of fixtures, and illumination.
- g. The Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - (1) Revise the standard worksheet on the TCP2 to be consistent with the Phase 1 information on the phased worksheet.
 - (2) Add and complete the appropriate Standard Type 2 Tree Conservation Plan Notes to the plan as required, and include the notes pertaining to invasive species management and an associated invasive plant removal plan to the TCP2.
 - (3) Add a boundary line on Sheet 1 of the TCP2 showing the full extents for this DSP application and phase.
 - (4) Remove all references to the “75 dB Joint Base Andrews Noise Contour” from the TCP2 plan and legend.
 - (5) Add a legend to each of the magnified views of the TCP2 plan, ensuring the symbols in the legend are the same scale and type used on the plan.
 - (6) Show the extents of the limit of disturbance on the overall site by adding it to Sheet 1 as referenced in the legend.

- (7) Show the proposed 100-year floodplain and provide a symbol in the legend that is distinct from the existing floodplain.
 - (8) Remove all proposed woodland preservation from any existing to remain or proposed public utility easements (PUEs). Identify all woodlands being preserved within PUEs as woodlands retained assumed cleared and update the TCP worksheets accordingly.
 - (9) Add the Type 2 Tree Conservation Plan Approval block on each sheet of the TCP2 and have it signed and dated by the qualified professional.
 - (10) Identify the location type of all tree protection devices detailed on the plan; including, woodland preservation area signs, specimen tree signs, and temporary tree protection fencing.
 - (11) Add the property owner's awareness certificate to the plan and have it completed by all property owners associated with this phase of development that are directly impacted by the TCP2.
 - (12) The qualified professional must sign and date each of the TCP worksheet as required.
- h. A separate TCP2 for Phase 2 must be submitted for review and approved by the Environmental Planning Section as the designee of the Planning Board.
 - i. Prepare and submit the required woodland conservation easements to the Environmental Planning Section (EPS) for review by the Office of Law and submitted for recordation to the Office of Land Records. The following note shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements 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.”

- j. Obtain the approval from all governing utility companies for the locations of the proposed utilities and show the locations of the utility easements on the DSP. Unless prohibited by governing utility companies, proposed utilities shall be below grade.
 - k. Delineate graphically on all plans that Parcel 1 is not part of this infrastructure DSP.
2. Prior to the issuance of the first grading permit, copies of the recorded easement documents with the liber and folio shall be provided to the Environmental Planning Section, and the Liber and folio of the recorded woodland conservation easement shall be added to the TCP2.

ORDERED this 11th day of March, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 10-0.

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: _____
Todd M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council