

Case No.: DSP-22022
Hillside at Fort Washington

Applicant: BGH Fort Washington, LLC

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

IT IS HEREBY ORDERED, after review of the Planning Board's decision and consideration of this matter using oral argument procedures, that the decision of the Planning Board to approve Detailed Site Plan (DSP-22022) and Type 2 Tree Conservation Plan (TCP2-005-2023), a request for 64 single-family attached dwelling units, on property located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court (14.11 Acres; RR Zone), in Planning Area 80 and Council District 8, is hereby AFFIRMED.

Unless otherwise stated herein, the District Council adopts the findings and conclusions set forth by Planning Board in Resolution No. 2023-36. DSP-22022 and TCP2-005-2023 are approved subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Provide a note requiring a minimum of two standard endwall features, in a balanced composition, on all house models.
 - b. Provide a note requiring a minimum of three standard endwall features, combined with a minimum of the first floor finished in brick, in a balanced composition, on all corner and highly visible lots, including Lots 1, 7, 8, 20, 21, 27, 32, 33, 44, 45, 49, 50, 55, 56, and 64.
 - c. Provide an exhibit in the DSP plan set that identifies the corner and highly visible lots.
 - d. Provide a note that all units shall have either a rooftop deck or a minimum 4-foot-deep cantilevered rear deck.

- e. Provide the method of illumination, if any, on the entrance sign detail.
 - f. Provide a trash receptacle in the playground area and a detail on the plan.
 - g. Provide a minimum of two dog waste stations on the site and a detail on the plan.
 - h. Revise the DSP detail sheets to change the bicycle rack from a wave style to an inverted-U style or similar model that provides two points of contact for a parked bicycle.
 - i. Provide the following notes on the DSP:
 - (1) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - (2) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.
 - j. Provide the current Maryland-National Capital Park and Planning Commission approval block on all plans to be certified.
2. Prior to approval of the 33rd building permit, the applicant shall demonstrate that all on-site recreational facilities have been fully constructed, are operational, and have been inspected by the Maryland-National Capital Park and Planning Commission.

ORDERED this 6th day of July, 2023, by the following vote:

In Favor: Council Members Burroughs, Blegay, Dernoga, Franklin, Hawkins, Ivey, Olson, Oriadha, Watson.

Opposed:

Abstained:

Absent: Council Members Fisher and Harrison.

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, Chair

ATTEST:

Donna J. Brown
Clerk of the Council