

Case No.: SDP-1704
Summerfield at Morgan
Station, Phase 3

Applicant: Summerfield Morgan
Investments, LLC

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

FINAL DECISION — ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument in this matter, that SDP-1704, an application for 52 single-family attached units (townhouses) in Phase 3 of a larger development known as Summerfield at Morgan Station, located approximately 1,200 feet north of the intersection of MD 214 (Central Avenue) and Summerfield Boulevard, across from the Morgan Boulevard Metro Station, in Planning Area 67, and Councilmanic District 5, and Type 2 Tree Conservation Plan TCP2-083-04-04, be and the same are hereby AFFIRMED.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Prince George's County Code, the District Council adopts the findings and conclusions set forth by Planning Board in PGCPB Resolution No. 18-35.

Approval of SDP-1704 and Type 2 Tree Conservation Plan TCP-083-04-04 are subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
 - a. Provide the sign face area of the monument sign, in accordance with the Prince George's County Zoning Ordinance.
 - b. Provide building height information for each proposed model.

- c. Include a highly-visible end unit elevation, with a minimum of four architectural features and brick finish on the first floor, in the architectural elevation set.
- d. Label the following lots on the site plan as being highly-visible end units: Lots 3, 4, 15, 16, 25, 26, 32, 33, 38, 39, 46, 47, and 52.
- e. Provide site plan notes stating the following:

“Fully cut-off lighting fixtures will be used throughout the entire development.”

“An approved fire suppression system or other fire suppression system, acceptable to the Prince George’s County Fire/EMS Department, shall be provided in all new buildings proposed in this subdivision.”

“A minimum of 60% of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.”

“The applicant intends to conform to dust control requirements, as specified in 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, and to construction noise control requirements, as specified in Subtitle 19 of the Prince George’s County Code, which is adopted by reference to the Code of Maryland Regulations (COMAR).”

- f. Remove the Section 4.6 schedules from the landscape plan.
- g. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Add a note below the Specimen Tree table to indicate that the trees have been survey-located.
 - (2) Revise the TCP notes, as follows:
 - (a) Revise Note 9 to reference the grandfathering provisions of Section 25-119(g) of the Prince George’s County Code.
 - (b) Revise the off-site woodland conservation note to state the following:

“The off-site woodland conservation requirements for the subject property shall be met within the Western Branch of the Patuxent River watershed,

unless the applicant demonstrates due diligence in seeking out opportunities for off-site woodland conservation location in accordance with the priorities of Section 25-122(A)(6).”

- (c) Revise the font under the post development notes so that the entire note is legible.
- (3) Remove the woodland conservation from the stormwater management easement associated with the culvert under Garrett A Morgan Boulevard.
- (4) Add the standard details for root pruning (DET-10) and the standard detail for tree pruning (DET-11) found in the Environmental Technical Manual.
- (5) Add the standard owner’s awareness certification to the cover sheet of the plan.
- (6) Add the standard note regarding the recordation of the required on-site woodland conservation easement below the TCP approval block.
- (7) Add labels to the cover sheet to show Phases 1 and 2 of the overall site.
- (8) Revise the woodland conservation worksheet to address the shortage for Phase 4 and provide an explanation for the discrepancy.
- h. Revise all plans to eliminate the limit of disturbance, grading, and clearing associated with sewer Alignments 3 and 4, and show sewer Alignment 6, consistent with Alignment 6, as presented in the applicant’s primary management area exhibit.
- i. Revise the number of parcels included in this SDP to “seven.”
- 2. Prior to issuance of the 52nd building permit, the recreational facilities and associated improvements on Parcel B, including the six-foot-wide boardwalk connecting to the northern property line, shall be completed.
- 3. The applicant and the applicant’s heirs, successors, and/or assignees shall upgrade the curb ramps and crosswalk at the existing crossing of Garrett A Morgan Boulevard, as determined by the Prince George’s County Department of Permitting, Inspections and Enforcement.

Ordered this 9th day of July, 2018, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Glaros, Patterson, Toles.

Vote: 6-0.

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, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council