

Case No. SP-04010/01

Applicant: Washington Management Dev.

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 08-91, to approve with conditions a residential revitalization detailed site plan, to replace 308 units (140 multifamily units and 168 townhouse units), previously approved with 323 townhouse units, for a project referred to as Hunter's Ridge, on property described as approximately 24.53 acres of land in the R-18 Zone, in the northwest quadrant of the intersection of Landover Road and 75th Avenue, between US 50 and MD 704, Landover, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Add a brick elevation tracking table to the site plan.
 - b. Remove all reference to multifamily dwellings from the site plan.
 - c. Add the following architecture-related conditions as site plan notes:

At least 60 percent of the townhouses shall have a brick front elevation, where the structure permits.

Buildings 1, 2, 3, 35, 36, 39, 40, 44, and 45 shall have brick front elevations and the side elevations of the end units in those buildings shall have at least one story of brick finish and three balanced architectural features.

The side elevations of Unit A, Building 43; Unit A, Building 41; Unit F, Building Five; Unit F, Building Six; Unit A, Building Seven; Unit A, Building Eight; and Unit A, Building Nine shall have at least one story of brick finish and three balanced architectural features.

- d. Revise the Section 4.1 (f) schedule to be consistent with the requirements of the *Landscape Manual*.
 - e. Provide a site plan note and a final plat note as follows:

“This Detailed Site Plan [or “This Final Plat”] has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval.”
 - f. Provide two shuttle bus stops on the site plan. Both bus stops shall have a shelter, constructed in accordance with the standards of the Department of Public Works and Transportation.
 - g. Provide a Section 4.3 (b) schedule, as previously approved on DSP-04010.
 - h. Provide upgraded treatment for garage doors for all units located in Buildings 1, 2, 3, and 9 (fronting Route 202), and Unit F in Building 5; Unit F in Building 6; Unit A in Building 7; and Unit A in Building 8, to be reviewed and approved by the Urban Design Section. Such upgraded treatment may include decorative windows, a decorative panel pattern or other treatments that provide visual details and interest.
- 2. Prior to issuance of the 250th building permit, all on-site private recreational facilities shall be completed and be available for use by residents.
 - 3. The applicant and its successors and assigns, in perpetuity shall provide regular shuttle bus service for residents to Metrorail.

Ordered this 27th day of October, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrison, Knotts, Olson
and Turner.

Opposed:

Abstained:

Absent:

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council