

R E S O L U T I O N

WHEREAS, the Prince **George's** County Planning Board is charged with the approval of Specific Design Plans pursuant to Division 9 of the Zoning Ordinance of the Prince **George's** County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on January 22, 1987, regarding specific design plan SOP-8640 for Evergreen Estates, Bowie **New** Town - Parcel 17, the Planning Board finds:

1. The plan conforms to the standards, concepts, and intent of the Comprehensive Design Plan approved by the Planning Board.
2. The **development** proposed **will** be compatible with programmed public facilities, as shown in the Capital Improvement Program and augmented by the proposed development.
3. Adequate provision has been made for the drainage of surface waters, so there **will** be no adverse effects on either the subject property or adjacent properties.
4. The Department of Public Works and Transportation states that the applicant shall provide "urban **_____** Mitchellville Road in connection with this development" (or a fee-in-lieu thereof satisfactory to the Department of Public Works and Transportation) as required by the recorded agreement between **DPW&T** and the 437 Land **Company**.
5. No signs have been submitted with this **SDP**. All sign plans submitted at a later date for this parcel or Bowie **New** Town as a whole will require a separate **SDP** submission.
6. 'Planning Principle' **No. 17** in Table 2 of approved CDP-8504 states that the applicant will "Minimize the annoyance of automobile noise and **headlights** by planting visual screens between housing and prominent vehicular paths and by providing soundproofing in walls adjacent to vehicular areas." The subject plan does not **address** the **soundproofing requirements** of this Planning Principle.

7. The applicant must obtain written approval **from** the Planning **Board** in accordance with Section **24-140(c)** of the Subdivision Regulations to grade in PT-1 as shown on the proposed plan.
8. The applicant **must** obtain a variance **from** Section 24-121(a)(4) of the Subdivision Regulations, which prohibits residential lots adjacent to an existing or planned transportation right-of-way when those lots are platted with a minimum depth of less than 200 feet.
9. A Recreational Facilities Agreement recorded at **L.6419, F.417** between **M-NCPPC** and **Har** R. Vogel governs provision of private recreational facilities for Evergreen Estates. The applicant has not yet provided "one **soccer/football** field to be constructed at a location within the City of Rowie as **determined** by the City of Bowie."
10. **Some** setbacks for recreational facilities provided for the development are not in accord with setback requirements in **H-NCPPC Parks and Recreation Facilities Guidelines**.
11. Area Planning **Division** and Urban Design Section concur in a finding that the **two northernmost** units on groups 13 and 14 (as numbered on the revised submission) should be **eliminated** because they are too close to the boundary of **PT-1.**
12. The Urban Design staff finds, for all the reasons mentioned earlier in the evaluation section, that the **alternative** circulation plan represented by Exhibit "A" **is** superior to the one shown on the applicant's **submission**, and that **it** would result in a more pleasant, convenient, and functional environment than would the submitted **circulation** plan.

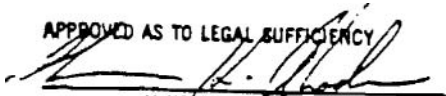
NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The **Maryland-National Capital Park and Planning Commission** adopted the findings contained herein and approved the specific design plan for the above described land, subject to the **following** conditions:

1. The developer shall designate trash **placement** locations for those units not having frontage onto a parking area. The buildings **impacted** are: 4, 9, 10, 13, 17, 25, 26, 32 and 34. These locations shall be improved with small enclosure structures and/or landscaped to screen their view. The **Homeowner's Association bylaws shall** include appropriate language **relating** to trash pick-up and clean-up, etc.
2. To vary exterior building materials, at least **40%** of all unit fronts shall be brick. The following end units shall specifically have brick sides (L is left and R is right when facing the building): **1-R, 4-L, 5-R, 6-L, 7-R, 20-R, 23-LAR, 29-L&R, 34-L&R, 35-L&R, 36-L&R, 37-R, 38-L, 39-L.**
3. All internal streets shall begin with the letter "E" in order to conform with the New Town Center street naming plan.
4. Any **signage** proposed for this site shall require a separate SDP submission, and shall be submitted to the New Town Center Architectural Review **Committee** for review and **comment**.
5. The PT-1 right-of-way shall be placed in reservation prior to or concurrent with final plat approval.
6. The applicant shall obtain written approval from the Planning Board to grade in **PT-1** in accordance with Section **24-140(c)** of the Subdivision Regulations.
7. The applicant shall comply with the recorded Recreational Facilities Agreement by providing one **soccer/football** field at a location within the City of Bowie to be determined by the City of Bowie. This shall be accomplished prior to approval of any building **permits** for Parcel 17.
8. The Transportation **Agreement** and Recreation Agreement between the applicant and the City of Bowie required by the CDP shall be signed and recorded prior to or concurrent with final plat approval.
9. A **minimum** of 30% of **all units shall** have **fireplaces**.
10. The chimneys shall be painted the color of the roofs when located on **interior walls**.

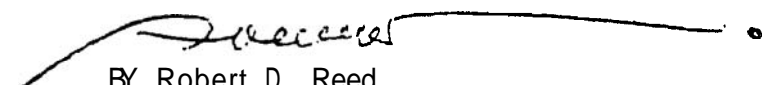
11. All units shall have rear privacy fences. Details shall be provided to illustrate the varied length and "T" shape of the fencing.
12. The **bylaws** for the Homeowner's Association (HOA) shall contain language that prohibits storage of material or the placement of storage sheds and barkque pits which can be viewed **from a common** area. **All** storage sheds shall be of wooden material and designed to **match** the sheds offered by the developer. **Metal** sheds shall be prohibited. All sheds and outside structures shall require approval by the Architectural Review **Committee** for the HOA
13. The applicant shall develop soundproofing plans in fulfillment of **Planning Principle No. 17** of CDP-8504 which **meet** or exceed **criteria established** by the **M-NCPPC Natural Resources Division**.
(R.R. Metzger Environmental Resources)
14. The applicant shall obtain a variance from Section **24-121(a)(4)** of the Subdivision Regulations to **allow** lots with a **minimum** lot depth of less than 200 feet adjacent to PT-1.
15. The **tw** northernmost units on groups 13 and 14, **immediately** adjacent to PT-1, shall be removed from the plan or a variation shall be obtained **from** Section 24-121(a)(4) of the Subdivision Regulations.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and **Planning Commission** on motion of **Commissioner Keller**, seconded by **Commissioner Yewell**, with **Commissioners Keller, Yewell**, and Dabney voting in favor of the motion, with **Commissioner Botts** abstaining, and **Commissioner Rhoads** temporarily absent, at its regular **meeting** held on Thursday, January 22, 1987, in Upper Marlboro, **Maryland**.

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date 2/3/87

Thomas H. Countee, Jr.
Executive Director


BY Robert D. Reed
Community Relations Officer

THC/RDR/SDA:fvh

Abstained:

Absent:

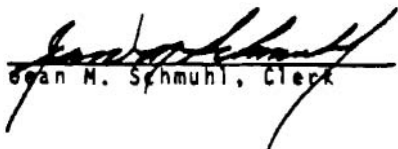
Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, SITTING AS THE DISTRICT
COUNCIL FOR THE MARYLAND-HASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND



William B. Amonett, Chairman

ATTEST:


Sean M. Schmuhi, Clerk