

A Resolution to Support Limited Minor Amendments of Detailed Site Plan 07057 (Residential) for Woodmore Towne Centre at Glenarden
R-23-2015

**City Council of the City of Glenarden, Maryland
2014 - 2015 Legislation**

Resolution No: R-23-2015
Introduced By: Carolyn Smallwood, Council President
Co-Sponsor: At the request of the Administration
Session: Regular Session
Date of Introduction: December 8, 2014

Resolution

A Resolution to Support Limited Minor Amendments of Detailed Site Plan (Residential) for Woodmore Towne Centre at Glenarden

WHEREAS, Detailed Site Plan 07057 (Residential) for Woodmore Towne Centre at Glenarden residential construction was approved in 2009 at the request of applicant WTC Ventures, LLC, which was then the owner; and

WHEREAS, DR Horton has purchased the property and is seeking a staff level change to the detailed site plan to be approved by the County's Planning Director; and

WHEREAS the specific requests, contained in a Site Plan Revision Package attached as Exhibit A, are to expand the number of showers within the Clubhouse building to comply with County Code and to change the proposed location of the arbor to allow a greater width between the arbor posts and the side of the pool edge in order to provide greater safety for residents utilizing the pool and clubhouse area; and

WHEREAS, both proposed changes are minor amendments that may be approved at the Planning Director level; and

WHEREAS, the Council has determined that it is in the public interest that the Council support the amendment to the DSP requested by DR Horton, to be authorized as staff level amendments by the Planning Director; and

WHEREAS, the Council has determined that it is in the public interest to send a letter to Susan Lareuse, Urban Design Division, Maryland-National Capital Park and Planning Commission, in support of the proposed minor amendments, in substantially the form attached as Exhibit B.

NOW, THEREFORE BE IT RESOLVED by City Council of the City of Glenarden, sitting in Regular Session this 8th day of December, 2014 as follows:

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1. That the amendments proposed to the Woodmore Towne Centre at Glenarden Residential development, designated as DSP 07057-02, as more particularly described in the Site Plan Revision Package attached as Exhibit A, to be reviewed and approved as a Limited Minor Amendment by the Planning Director, be and they are hereby supported.
2. That the Mayor be and he is hereby authorized to sign a letter to Susan Lareuse of the Maryland-National Capital Parking and Planning Commission in support of the staff level amendments, in substantially the form attached as Exhibit B.
3. That this Resolution shall take effect immediately upon passage.

Date Approved: December 8, 2014

City Council of Glenarden

ATTEST:

Toni Taylor

Toni Taylor, Council Clerk

Carolyn Smallwood
Carolyn Smallwood, President, Ward I

Elaine A. Carter
Elaine A. Carter, Vice-President, Ward II

Judy Diggs
Judy Diggs, Councilwoman, At Large

Deborah A. Eason
Deborah A. Eason, Councilwoman, Ward II

James Herring
James Herring, Councilman, Ward I

Absent
Jennifer A. Jenkins, Councilwoman, Ward III

Maxine Phifer
Maxine Phifer, Councilwoman, At Large

Votes:

Yes -6-

No -0-

Abstain -0-

November 25, 2014

Ms. Susan Lareuse
Urban Design Division
The Maryland-National Capital
Park and Planning Commission
County Administration Building,
4th Floor
Upper Marlboro, Maryland 20772

RE: Woodmore Towne Centre at Glenarden/DSP-07057/02

Dear Ms. Lareuse:

The City has been advised that D.R. Horton has filed a request to revise the Residential Detailed Site Plan for Woodmore Towne Centre at Glenarden. It is our understanding that the requested revision to the Detailed Site Plan is specifically limited to the following items:

1. D.R. Horton is requesting a minor change to the Clubhouse in order to expand the number of showers within the Clubhouse building. This change is being made as a result of County Code requirements which mandate more showers than were originally proposed. It is the City's understanding that this change results in an increase in square footage which is less than 10 percent of the size of the building and therefore is considered a minor revision which may be processed and approved as a staff-level revision without a public hearing.

2. A change to the proposed location of the arbor is also being proposed. Specifically, D.R. Horton is requesting to have approved a greater width between the arbor posts and the side of the pool edge. This change is being proposed in order to provide greater safety for residents utilizing the pool and clubhouse area. It is our understanding that you have

determined that this too is a minor change which can be approved at staff level with no public hearing required.

Based upon the City's understanding that the above constitutes the sole changes being requested by the applicant, please accept this correspondence as the City's consent to and support for the requested revision. Please let us know when final staff action has occurred on this revision.

Sincerely,