

Case No.: A-10011

Applicant: Domain College Park, LLC

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

ZONING ORDINANCE NO.12- 2009

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, with conditions.

WHEREAS, Application No. A-10011 was filed, to rezone property described as 2.67 acres of land in the R-55 Zone, located at the southwest quadrant of the intersection of Mowatt Lane and Campus Drive, identified as 7720 Mowatt Lane (Parcels 36, 38, 39 & E), College Park, Maryland, to rezone the property to the M-X-T Zone; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff, which filed recommendations with the District Council; and

WHEREAS, the Zoning Hearing Examiner held a public hearing on the application and filed recommendations with the District Council; and

WHEREAS, having reviewed the record in this case, the District Council has determined that the application should be approved, and that the property should be rezoned to the M-X-T Zone; and

WHEREAS, as the basis for this action, the District Council adopts the decision of the Zoning Hearing Examiner as its findings and conclusions in this case; and

WHEREAS, to protect adjacent properties and the general neighborhood, approval of the application is granted subject to conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by rezoning the property that is the subject of Application No. A-10011 from the R-55 Zone to the M-X-T Zone.

SECTION 2. The basic plan for Application No. A-10011 is hereby amended, subject to the following conditions:

1. The Preliminary Plan shall dedicate the required right-of-way for Campus Drive and Mowatt Lane.
2. Road improvements necessary for Campus Drive and Mowatt Lane shall be coordinated with planned improvements by the University of Maryland and Mosaic at Turtle Creek.
3. Sidewalk improvements, internal pedestrian connections, connectivity with adjacent properties, and other pedestrian-oriented development and transit-oriented development features shall be evaluated at the time of preliminary plan and detailed site plan.
4. The detailed site plan shall show the following:
 - a. The building shall feature vertical mixing of uses with residential space in the upper stories above ground-floor retail oriented towards the public streets.
 - b. Parking shall be primarily provided in a parking garage. The building shall be designed to minimize the visibility of the garage through screening and attractive design of the garage façade.
 - c. The façades of the building shall utilize high-quality building materials

such as brick, stone, and stucco.

- d. The floor plans shall feature closed corridor design and shall not provide for open corridors or breezeways.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

Enacted this 13th day of July, 2009, for initial approval, by the following vote:

In Favor: Council Members Bland, Campos, Dean, 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: _____
Marilynn M. Bland, Chairperson

ATTEST:

A-10011

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Redis C. Floyd
Clerk of the Council