

Case No.: A-10038-C
Glenn Dale Commons Addition

Applicant: Jemals Forbes Court LLC

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

ZONING ORDINANCE NO. 5-2018

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 10038 (A-10038) is a request to rezone approximately 10.39 acres of I-1 (Light Industrial) Zoned land to the M-X-T (Mixed Use-Transportation Oriented) Zone, located on the north side of Forbes Boulevard, approximately 250 feet north of its intersection with Aerospace Road and 1,250 feet north of Greenbelt Road (MD 193), also identified as 7601, 7609 and 7610 Forbes Court, Lanham, Maryland, Councilmanic District 4; and

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

WHEREAS, the application was reviewed by the Planning Department's Technical Staff; and

WHEREAS, Technical Staff recommended that rezoning of the subject property from the I-1 (Light Industrial) Zoned land to the M-X-T (Mixed Use-Transportation Oriented) Zone be approved with conditions; and

WHEREAS, the Planning Board elected to adopt the recommendations of Technical Staff; and

WHEREAS, on November 8, 2017, an evidentiary hearing was held on the proposed rezoning before the Zoning Hearing Examiner; and

WHEREAS, on January 31, 2018, the Zoning Hearing Examiner issued a notice of decision; and

WHEREAS, the Examiner recommended that the request to rezone the subject property from the I-1 (Light Industrial) Zoned land to the M-X-T (Mixed Use-Transportation Oriented) Zone be approved; and

WHEREAS, having reviewed the record, the District Council hereby adopts the disposition recommendation of the Zoning Hearing Examiner but shall approve the requested rezoning subject to conditions, not guidelines or considerations.¹

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The request to rezone approximately 10.39 acres of I-1 (Light Industrial) Zoned land to the M-X-T (Mixed Use-Transportation Oriented) Zone, located on the north side of Forbes Boulevard, approximately 250 feet north of its intersection with Aerospace Road and 1,250 feet north of Greenbelt Road (MD 193), also identified as 7601, 7609 and 7610 Forbes Court, Lanham, Maryland, Councilmanic District 4, is hereby conditionally APPROVED.

The following conditions apply during the preparation and review of the Conceptual Site Plan, Detailed Site Plan, and Preliminary Plan of Subdivision:

1. Additional pedestrian and vehicular connections should be provided.
2. The architecture for the mixed-use development on the subject site should be well coordinated. The buildings should create visual interest through their form, massing, fenestration and architectural detail. Durable, high-quality materials should be utilized as finish material on the elevations.

¹ Approval of any zoning map amendment is subject to conditional zoning, not guidelines or considerations. The conditions shall remain in effect so long as the property remains in the applicable zoning classification requested. Land Use Article, § 22-214, PGCC §§ 27.108.01(10), 27-157(b)(c).

3. Standard sidewalks should be provided along both sides of all public roads, unless modified by Department of Public Works and Transportation (DPW&T).
4. Bicycle parking should be provided on-site, with the number and location(s) to be determined at the time of Conceptual Site Plan and Detailed Site Plan.
5. The provision of a trail connection from the proposed multifamily dwelling units to Forbes Boulevard should be considered at the time of Conceptual Site Plan and Detailed Site Plan.
6. Buffering in the form of landscaping, open space, berming, attractive fencing, and/or other creative site planning techniques should be utilized to protect existing residential areas.

SECTION 2. Any building permit, use permit, or subdivision plat may not be issued or approved for the property except in accordance with conditions set forth herein.

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

ENACTED this 12th day of March, 2018, by the following vote:

In Favor: Council Members Davis, Glaros, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin and Harrison.

Vote: 7-0.

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