

Case No.: A-9613-C

Applicant: Inglewood
North, LLC

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

ZONING ORDINANCE NO. 7 - 2007

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by amending the conditions attached to a rezoning.

WHEREAS, on March 14, 1988, the District Council approved Application No. A-9613-C, for M-X-T zoning, with conditions, on approximately 244.67 acres of land, located on the north side of Landover Road (MD 202), about 550 feet northwest of its intersection with St. Joseph's Drive, Landover, Maryland; and

WHEREAS, the applicant has filed a request with the District Council to amend the conditions attached to the zoning, for Application No. A-9613-C; and

WHEREAS, the applicant's request was given public notice, in accordance with all requirements of law, and a public hearing on the request was held by the District Council; and

WHEREAS, having reviewed the record in this case and the testimony and exhibits presented at the public hearings, the District Council has determined that the request to amend the

conditions meets the requirements of Section 27-135(c)(1) and should be approved, with modified conditions, as recommended by the Zoning Hearing Examiner; and

WHEREAS, the modified conditions are imposed to protect adjacent properties and the general neighborhood; and

WHEREAS, as the basis for this action, the District Council adopts the decision of the Zoning Hearing Examiner as its findings of fact and conclusions of law, except as follows:

A. In Finding 2, on page 3 of the Examiner's decision, the finding should recite that "The site lies entirely within the City of Glenarden," not that the site "is bounded by" Glenarden.

B. In Finding 15, on page 6 of the Examiner's decision, the finding should recite that "The entire site lies within the municipal boundaries of the City of Glenarden," not that a "portion" of the site is within Glenarden.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The conditions for Application No. A-9613-C are hereby amended, by substituting the following conditions for those originally imposed:

1. Development within the retail town center should be oriented inward with access primarily from internal streets. Offices and hotels located along the site's frontage on the Capital Beltway and at its entrance from St. Joseph's Drive may be oriented toward the Capital Beltway and the project entrance, respectively. A connection shall be made from the single family detached component to Glenarden Parkway. Individual building sites shall minimize access to Campus Way and St. Joseph's Drive. The Planning Board or District Council, as appropriate, shall approve access points onto these thoroughfares at the time of Detailed Site Plan approval.
2. Where possible, major stands of trees shall be preserved, especially along streams and where they serve as a buffer between the subject property and adjacent residentially zoned land.
3. Development of the site shall be in accordance with parameters provided in the approved Conceptual Site Plan (CSP-03006) (Exhibits 6(b) and 23 herein), as revised from time to time.
4. All buildings shall be fully equipped with automatic fire suppression systems in accordance with applicable National Fire Protection Association standards and all applicable County laws.
5. Each Detailed Site Plan shall include a status report identifying the amount of approved development and the status of corresponding required highway improvements, including the proposed bridge crossing the Capital Beltway. In approving a Detailed Site Plan, the Planning Board shall find that the Plan conforms with approved staging requirements. The applicant shall design the highway improvements, in consultation with DPW&T, to minimize the addition of traffic loads onto Lottsford Road.
6. The District Council shall review for approval the Conceptual Site Plan, the Detailed Site Plans, and the Preliminary Plan of Subdivision for the subject property.

SECTION 2. BE IT FURTHER ENACTED that this ordinance shall become effective on the date of its enactment, and the rezoning approved herein shall become effective when the applicant accepts in writing the conditions in Section 1.

Enacted this 23rd day of July, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Dernoga, Harrington, 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: _____
Camille A. Exum, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

Case No.: A-9613-C

Applicant: Inglewood
North, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning, with amended conditions, and to grant final conditional zoning approval.

WHEREAS, the District Council in approving Application No. A-9613-C, to rezone the subject property from the R-R Zone to the M-X-T Zone, attached conditions; and

WHEREAS, the applicant consented in writing to the conditions, and has now consented in writing to amended conditions; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the amended conditions, and to approve final conditional rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Application No. A-9613-C is hereby granted. The applicant's written acceptance of the amended conditions, referred to above,

is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zones and to the requirements in the amended conditions referred to above. Failure to comply with any stated condition shall constitute a zoning violation and shall be sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective on September 5, 2007, the date of receipt of the applicant's acceptance of the conditions imposed.

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: _____
Camille A. Exum, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council