



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

June 10, 2024

**RE: DDS-22005 University Place Shopping Center
University Place Center LLC., Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on June 4, 2024

CERTIFICATE OF SERVICE

This is to certify that on June 10, 2024, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script, reading "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: DDS-22005
University Place Shopping Center

Applicant: University Place Center LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION TO APPROVE
DEPARTURE FROM DESIGN STANDARDS

On May 13, 2024, this matter was considered by the District Council using oral argument procedures. Having reviewed the record and the Planning Board's decision to approve Departure from Design Standards 22005 (DDS-22005), in PGCPB No. 2024-011, for University Place Shopping Center, to allow for the reconfiguration of the front parking lot, due to the acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), to reduce the proposed standard nonparallel spaces to 18 feet by 9 feet, to maximize the number of standard spaces within the remaining parking lot, on property located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres, LTO-C Zone (prior C-S-C zone), Council District 2, the District Council finds that the Planning Board's decision is supported by substantial evidence in the record, is not arbitrary, capricious, or otherwise illegal.

IT IS HEREBY ORDERED that the Planning Board's decision, to approve DDS-22005, in PGCPB No. 2024-011, is AFFIRMED, subject to the following conditions:

1. Prior to certification, the site plans shall be revised as follows:
 - a. Show handicap ramps on the plan and label.
 - b. Remove bollards that obstruct a handicap ramp.
 - c. On the site plans, distinguish circular planting count labels from circular parking count labels by providing a different shape around planting numbers.
 - d. Provide a photometric plan of the entire site.

- e. Provide bike racks within 25 feet of the principal building.
- f. Relocate the “Do Not Enter Sign” from the east side of the building to the west side of the building.
- g. Drive aisle widths of all entrances and exits shall be demonstrated on the site plan.
- h. The bearings and distances of the new property boundary along University Boulevard shall be shown on the site plan.
- i. Revise the parking schedule to label medical office square footage as gross leasable area.

Ordered this 4th day of June 2024, by the following vote:

In Favor: Council Members Blegay, Burroughs, Dernoga, Fisher, Franklin, Harrison, Hawkins, Ivey, Olson, Oriadha, and Watson.

Opposed:

Abstained:

Absent:

Vote: 11-0.

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: Jolene Ivey
Jolene Ivey, Chair

ATTEST:

Donna J. Brown
Donna J. Brown
Clerk of the Council