Case No.   DDS-562

Applicant: ZP No. 145, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH A CONDITION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of

the Planning Board in PGCPB No. 06-161, to approve with a condition a departure from design

standards for an eight-foot security wall within the required building setback, to allow loading

operations within 50 feet of residentially zoned land, and to authorize deviations from the

requirements of the Landscape Manual, for a project referred to as The Shops at District Heights, on

property described as approximately 9.2481 acres of land in the C-S-C Zone, in the northwestern

quadrant of the intersection of Silver Hill Road and Pennsylvania Avenue, Forestville, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted

as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following condition:

> The applicant shall provide a total of 160 plant units, including existing trees to
> be saved along the common property line with the adjacent church, within the
> 401-foot bufferyard at the northern portion of the western boundary of the
> site. The applicant shall use primarily shade trees that can be limbed up, to
> minimize the possibility of providing cover for criminal activity. Exact
> plantings shall be agreed on between the applicant and the Urban Design
> Review Section.

Ordered this 10th day of April, 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