

Case No. DSP-01030-02

Applicant: Prince George's County  
Office of Central Services  
(Police Station, District VII)

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

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 12-17, to approve with conditions a detailed site plan to add an 18,908-square-foot police station for District VII on a 14.85-acre site in the Planned Industrial/Employment Park (I-3) Zone 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 conditions:

1. Prior to signature approval of the plans, the applicant shall revise the plans for the project as follows:
  - a. The applicant shall clarify the acreage of the parcel as 14.85 or 13.32 acres and shall consistently refer to the correct acreage throughout the set of plans.
  - b. A note shall be added to the plans as follows:

“As recommended in the Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, Livingston Road shall be designated as a Class III bikeway with appropriate signage. As Livingston Road is a county right-of-way, the applicant and the applicant's heirs, successors, and/or assignees shall, prior to the first building permit, install one ‘share the road with a bike’ sign along the subject site's Livingston Road frontage unless this requirement is modified by the Department of Public Works and Transportation (DPW&T).”

- c. An additional four feet of dedication (44 feet from centerline) shall be provided along the subject site's frontage of Fort Washington Road, if determined to be necessary by the Department of Public Works and Transportation (DPW&T). This will accommodate the 16-foot-wide curb lane necessary to accommodate the designated bike lane, per the American Association of State Highway Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities.
- d. Provide a standard sidewalk along the subject site's entire frontage of Fort Washington Road, unless modified by DPW&T.
- e. Provide standard sidewalks along the access road from Fort Washington Road to the proposed parking lot/building entrance that connects to a sidewalk required by DPW&T in accordance with Condition 1(d).
- f. The plans for the project shall be revised to show the ultimate right-of-way as a dashed line at 40 feet (or 44 feet, if required by DPW&T) from centerline along Livingston Road.
- g. The coversheet and all site and landscape plans shall consistently reflect and label a 330-foot-high tower within a 100-foot-square compound enclosed by an 8-foot-tall chain-link fence, and accessed by a gravel road, as per the 2007 permit for same.
- h. All landscape schedules shall describe the subject property as proposed to be used for a public office building (police station) and a telecommunications tower, and the buffering shall be adjusted if necessary as per the requirements of Section 4.7 of the 2010 *Prince George's County Landscape Manual*.
- i. A Tree Canopy Coverage table shall be added to the landscape plan for the project demonstrating conformance with the requirements of the Tree Canopy Coverage Ordinance.
- j. All mention of proposed freestanding signage shall be removed from the submitted application materials, including the plan set.
- k. The landscape plan shall be revised in accordance with the requirements of Section 4.6(c)(2) of the 2010 *Prince George's County Landscape Manual* to demonstrate how the required buffering of the development from a special roadway is being met. The required accompanying schedule shall be included on the landscape plan demonstrating conformance.

1. General Note 38 shall be corrected to read: “This detailed site plan proposes 37 percent of the parking in the yard to which the building’s main entrance is oriented.”
2. Prior to certification of the detailed site plan, the Type II tree conservation plan (TCPII) shall be revised as follows:
  - a. Add a note to the cover sheet which indicates that Livingston Road is an historic road.
  - b. On all sheets of the TCPII, show the correct number and all previous approvals in the approval block.
  - c. Show the graphic for the expanded stream buffer in the legend.
  - d. Remove green ash from the planting schedule and the afforestation detail.
  - e. Provide a detail for the afforestation fencing, which should be a split rail fence or equivalent.
  - f. Label the detail for woodland conservation fencing to match the legend.
3. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

Ordered this 21<sup>st</sup> day of May, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles 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: \_\_\_\_\_  
Andrea C. Harrison, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council