

Case No. DSP-07011/04
Woodmore Towne Centre, Outlot B

Applicant: Woodmore Towne Centre, LLC

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. 13-123, to approve with conditions a detailed site plan for 49,768 square feet of commercial space, including a health club, a fast-food restaurant, and general retail within the M-X-T-zoned, Outlot B property of Woodmore Towne Centre at Glenarden, located on the north side of Landover Road (MD 202), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of the Capital Beltway (I-95/495), in Planning Area 73, Council District 5, is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-123, as its findings and conclusions in this case.

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

1. Prior to signature approval of this detailed site plan (DSP), the following revisions shall be made:
 - a. Show the correct bearings and distances on the property, and label the existing right-of-way for ingress/egress recorded in Liber 528 Folio 462 at the southern property line as reflected on the plat.
 - b. Label the property with the appropriate proposed parcel designation as will be determined at the time of final plat.

- c. Clearly label the limits of the platted conservation limit as shown on the final plat.
- d. Provide sidewalks, handicap ramps, and crosswalks from the sidewalk within the right-of-way, along the internal access drive, to the health club and fast-food restaurant, and adjust stormdrain inlets, parking lot islands, and landscaping accordingly.
- e. Provide a sidewalk, handicap ramps, and crosswalks as necessary to connect from the existing sidewalk along Ruby Lockhart Boulevard to the west side of the proposed one-story retail (Verizon) building.
- f. Provide a minimum of 15 bicycle parking spaces distributed in locations convenient to each building entrance, with consideration of lighting and visibility for safety.
- g. Provide lights on the western and northern sides of the proposed one-story retail (Verizon) building.
- h. Provide details for all proposed site lighting indicating they will be full cut-off light fixtures to minimize light pollution and spill onto the property to the northeast of the site.
- i. Note the proposed floor area ratio (FAR) on the plan and provide accurate calculations in accordance with Finding 1.
- j. Revise Conceptual Site Plan CSP-03006-01 to indicate the location of displaced office space and obtain certificate approval of the CSP.
- k. Dimension all driveways to ensure required widths are provided.
- l. Designate the native plants in the planting schedule and revise the Section 4.9 schedule accordingly.
- m. In Parking Compound A (the parking lot associated with McDonald's and Verizon), remove the shrubs proposed in interior planting areas surrounding shade trees in order to promote shade tree growth, and adjust the plant schedule accordingly.

- n. Revise the Section 4.3 schedules appropriately to indicate the number of shade trees required based upon the interior landscaped area provided.
 - o. Add a note indicating standard sidewalks will be provided by the owners of the property along the site's entire frontage on St. Joseph's Drive, unless modified by the Department of Public Works and Transportation (DPW&T).
 - p. Revise the health club architectural elevations, along the entire south and west elevations, to extend the stone veneer to the base of the first floor windows.
 - q. Show an exterior screened trash area for each building, or indicate and show on the site, landscape, and architecture plans that the trash facilities will be located on the interior of the building.
 - r. Provide special paving materials at the main entrance to each building and at all crosswalks on-site, as well as, in the right-of-way at the entrance to the site, unless modified by DPW&T.
2. Prior to issuance of any building permits, a new final plat shall be recorded to remove the outlot designation from the subject property.
 3. Prior to issuance of any building permits for the retail building or fast-food restaurant, a revision to the detailed site plan shall be approved by the Planning Board, or by the Planning Director as designee of the Planning Board, for those buildings.
 4. Prior to issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
 5. 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.

Ordered this 18th day of November, 2013, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson
and Toles.

Opposed:

Abstained:

Absent: Council Member Turner.

Vote: 8-0

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