

Case No. DSP-11005 Yale House

Applicant: College Park Investment, 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. 13-91, to approve with conditions a detailed site plan to rezone the subject site from the Multifamily Medium-Density Residential (R-18) Zone to the M-U-I Zone and adding four dwelling units to the existing building without altering the exterior of the building, on a 0.25-acre site located on the western side of Yale Avenue, approximately 200 feet south of the intersection of Yale Avenue and Knox Road within the City of College Park, in Planning Area 66, Council District 1, in the Developed Tier, 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. 13-91, as its findings and conclusions in this case.

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

- A. Recommends APPROVAL of the rezoning request to rezone the subject site from the Multifamily Medium Density Residential (R-18) Zone to the M-U-I Zone.
- B. Recommends APPROVAL of the alternative development district standards for:
 - 1. BUILDING FORM—Character Area 5(a): Walkable Nodes (to allow the application to occupy only 60 percent frontage build-out at the build-to-line, and to have a 34-foot front yard setback, and side yard setbacks up to 14 and 22 feet).
 - 2. BUILDING FORM—Parking (to allow 1.2 parking spaces per unit and a total of 12 parking spaces on the site).

3. **BUILDING FORM—Parking Access** (to allow two existing accesses to the site directly off the primary frontage of the site that fronts on Yale Avenue).
4. **ARCHITECTURAL ELEMENTS—Façade and Shopfronts** (to allow no changes to the exterior elevations and to retain approximately ten percent of the area of the existing building façade to be covered by windows).
5. **STREET AND OPEN SPACE—Streetscape** (to allow a 41-foot-wide space between the curb and the existing building façade including an eight-foot-wide sidewalk adjacent to the curb).
6. **STREET AND OPEN SPACE—Streetscape, Amenities and Adequate Public Facilities** (to allow the applicant to provide no pedestrian and streetscape amenities in the public right-of-way).

C. Recommends APPROVAL of Detailed Site Plan DSP-11005, Yale House, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Provide a list of regulations in the R-18 Zone and demonstrate the site’s conformance to them on the site plan.
 - b. Provide a standard bicycle rack in the front yard of the site.
 - c. Revise the amendment request to the Street and Open-Space Streetscape standards to keep the existing space between the building façade and the curb.
 - d. Revise the plat reference on the drawing from “A-1237” to “A-50.”
 - e. Provide a new Letter of Exemption from the requirements of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO).
 - f. Revise the site plan to use reflective white arrows to clearly mark the on-site vehicular circulation pattern.

- g. Provide evidence that the DSP has satisfied the concerns enumerated herein of the City of College Park regarding floor plans and number and location of beds.
2. Prior to the issuance of use and occupancy permit, in accordance with the applicant’s proffer, the applicant shall:
- a. Improve the sidewalk along the site’s Yale Avenue frontage with the same material and pattern as the sidewalk of the adjacent property to the north.
 - b. Provide documentation indicating that the applicant will make every possible effort to achieve the LEED Silver or the equivalent green building certification.

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