

Case No. DSP-12051  
Andrews Ridge Apartments

Applicant: AG/TDG Pinewood, 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 recommendation of the Planning Board in PGCPB No. 13-60, to approve with conditions a detailed site plan for a one-story, 2,503-square-foot community building/leasing office for an existing multifamily residential development located on the southern side of Suitland Road (MD 218), between its intersections with Regency Parkway to the west and Walls Lane to the east, within Planning Area 75A, Council District 7, in the Developed Tier, is:

AFFIRMED, pursuant to §§ 27-132(f)(1) and 27-290 of the Zoning Ordinance.

As the basis for this decision, the District Council adopts and incorporates by reference, as if fully stated herein, the findings and conclusions of the Planning Board in PGCPB No. 13-60.

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

1. Prior to certificate of approval of the detailed site plan (DSP), the applicant shall:

a. Include in the general notes on the plan:

(1) The following statements:

(a) "The subject property is in the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. Further, the property is within Imaginary Surface E, establishing a height Limit of 393.15 feet above the runway surface. This property is outside of the 65 dBA noise contours, noise attenuation is not required. The property is not in an Accident

Potential Zone, so no controls on use or density are required. These categories do not prevent any of the proposed development, but have been included in the general notes for informational purposes.”

(b) “During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. The applicant intends to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

(c) “During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. The applicant intends to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”

(2) Zoning notes pertaining to the nonconforming use approval 9-75-U as stated in Permit #40990-2007-U, approved November 14, 2007.

(3) A note stating that the existing 1,267-square-foot bath house shall remain to be utilized as storage and office for the maintenance operations on the property.

- b. Correct the plat reference in Note 2 to read “WWW57, page 20” instead of “WWW 37, page 20.”
- c. Provide building dimensions either on the detailed site plan or on a footprint of the building included on the template sheet.
- d. Indicate the height of the community building on the detailed site plan.
- e. Label the existing bath house “to remain” and the use.
- f. Replace the chain-link fence with a six-foot-high fence constructed of a non-white, non-wood, low-sheen, durable product.
- g. Provide barrier-free access to the building in accordance with the requirements of the Americans with Disabilities Act (ADA).
- h. Revise the architecture of the proposed building to be reviewed and approved by the Planning Board or its designee as follows:

- (1) The stone watertable provided on the front façade of the building shall be carried around to the sides and rear of the building.
  - (2) The sidelights shall be extended from the midpoint down to the floor level on either side of the entrance door.
  - (3) A roofed element or portico shall be provided over the stoop at the front entranceway, to offer further architectural definition and afford protection from the elements.
  - (4) The rear façade design shall be improved to include shutters for all windows, sidelights extended on either side of the double doors in the back, and a lighting fixture placed on either side of the double doors.
  - (5) The left side elevation shall be improved by the addition of a single shuttered window to the left of the entrance door and a second set of shuttered windows on the main house block, to the left of the subsidiary roofed element that provides entrance on this façade.
  - (6) The right side elevation shall be improved by the addition of shutters to the two windows provided and additional windows and/or other architectural features.
- i. Include on the plans all existing rights-of-way and easements including easements for the Washington Suburban Sanitary Commission (WSSC) along the project's Suitland Road frontage.

In order to protect adjacent and surrounding properties, and to enhance the coordinated, harmonious, and systematic development of the neighborhood, the District Council shall impose the following additional condition:

- j. Install and maintain security cameras at the front, rear, and side yards of the community building that will be monitored from inside the building. The applicant shall install security cameras that will capture and monitor activities in the parking lot and common areas of the property.

Ordered this 4<sup>th</sup> day of November, 2013, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Olson

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