

Case No. DSP-13017  
1800 Prosperity Way

Applicant: James F. Schneider

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. 13-128, to approve with conditions a detailed site plan for approval of a contractor's storage yard in the Light Industrial (I-1) Zone, located in the southeast quadrant of the intersection of Prosperity Way and Prosperity Court, within Council District 7, Planning Area 75B, of the Developed Tier, is:

AFFIRMED, subject to the District Council's original jurisdiction pursuant to §27-132(f)(1) of the Zoning Ordinance and its authority to modify the decision of the Planning Board pursuant to 27-290(d) of the Zoning Ordinance.

As the basis for this action, the District Council, pursuant to §27-132(f)(1) and §27-290 of the Zoning Ordinance, adopts and incorporates the findings and conclusions of the Planning Board in its Resolution, PGCPB No. 13-128.

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

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) to:
  - a. Revise the tree canopy coverage schedule to reflect the number and type of proposed trees.
  - b. Change both proposed shrub types to native species as required by the 2010 *Prince George's County Landscape Manual*.
  - c. Clearly show and label the ten-foot-wide public utility easement as reflected on the record plat.

2. Prior to issuance of any grading permits, a methane survey shall be completed and submitted to the Environmental Planning Section and the Prince George's County Health Department. If methane is encountered on-site, a mitigation plan shall be required for the development. All required remediation activities shall be completed to the satisfaction of the Health Department prior to issuance of any grading permit.

Ordered this 13<sup>th</sup> day of May, 2014, 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: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

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