

Case No. DSP 13047 Shady Glen Fire Station

Applicant: Prince George's County

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

ORDER OF APPROVAL

IT IS HEREBY ORDERED, after review of the administrative record, that the application for a 13,888-square-foot fire station and 14,280-square-foot firefighter training facility on 2.46 acres of property in the C-S-C (Commercial Shopping Center) and D-D-O (Development District Overlay) Zones identified as Parcel A, Capitol Heights Shopping Center, and Parcel 194, located in the southeast quadrant of the intersection of Central Avenue (MD 214) and Shady Glen, Planning Area 75A, Council District 6, be and the same is hereby APPROVED in part and DENIED in part, subject to conditions.¹

As the basis for this final decision, we hereby adopt the findings and conclusions articulated within the administrative record for the proposed application, including those specific findings and conclusions set forth in PGCPB No. 14-108.

Approval of DSP-13047 is subject to the following conditions:

A. APPROVAL of the alternative development district standards for:

1. Site Design, Building Siting and Setback, Standard A3: to allow the placement of buildings beyond 10–16 feet of the edge of the curb as follows: the training facility is allowed to be set back approximately 66 feet from Central Avenue (MD 214); and the fire station is allowed to be set back approximately 81 feet from

¹ References to provisions of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code (2011 Ed. & 2014 Supp.), are styled "§ 27- __" herein. References to Prince George's County Planning Board Resolution No. 14-108 are styled "PGCPB No. 14-108" herein.

See § 27-141 ("The final decision in any zoning case shall be based only on the evidence in the record, and shall be supported by specific written findings of basic facts and conclusions. The Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision").

Central Avenue (MD 214), approximately 73 feet from Shady Glen Drive, and approximately 36.5 feet from Walker Mill Drive.

2. Site Design, Building Siting and Setback, Standard D3: to allow less than 50 percent of building façade along the property's street-facing frontage along Central Avenue (MD 214) and Walker Mill Drive, as shown on the site plan.
 3. Site Design, Parking and Loading Area Design, Standards A and B: to allow surface parking between the main building and a street, and parking which occupies more than 30 percent of the lot frontage, as shown on the site plan.
 4. Site Design, Parking and Loading Area Design, Standard L.1: to allow a six-foot-high steel fence in conjunction with significant landscaping in place of a wall along Walker Mill Drive.
 5. Building Design, Height, Scale and Massing, Standard C: to allow buildings with a minimum height of 25 feet.
 6. Building Design, Materials and Architectural Details, Standard D: to allow exterior insulation and finishing system (EIFS) and metal panels to be included as exterior finishing materials as shown on the architectural elevations.
 7. Building Design, Projections and Recesses, Standard A: to allow the proposed fire training facility architecture as shown in the plan, subject to Condition 1.q.
- B. DENIAL of the alternate development district standard for Sidewalks, Crosswalks and Trails, Standard C.
- C. APPROVAL of Detailed Site Plan DSP-13047, Type 2 Tree Conservation Plan TCP2-034-12-01, and a departure from the number of loading spaces for the Shady Glen Fire Station, subject to the following conditions:
1. Prior to certificate of approval, the detailed site plan shall be revised or information shall be provided to show:
 - a. The general notes shall be revised to state that Preliminary Plan of Subdivision 4-06139, Type I Tree Conservation Plan TCPI/26/06, and Detailed Site Plan DSP-06015 were previously approved for Parcel A.
 - b. General notes shall be added indicating compliance with the Prince George's County Health Department requirements relating to dust and noise.
 - c. The following text shall be added to General Note 22:

“The subject property is located within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) impact area. The property

is within Imaginary Surface B, establishing a height limit of 455 feet above the runway surface. This property is outside of the 65 dBA Ldn noise contours, so noise attenuation is not required. The property is not in an Accident Potential Zone, so no controls on use or density are required.”

- d. Provide the square footage for the proposed dedication for Central Avenue (MD 214) and Shady Glen Drive, and adjust the acreage for the site appropriately.
- e. Provide the right-of-way width for Central Avenue (MD 214).
- f. Correctly label Shady Glen Drive and Walker Mill Drive.
- g. Correctly label Parcel 194.
- h. Show the existing bollards in the right-of-way of Walker Mill Drive as “to be removed”.
- i. Clearly show the public utility easement as continuous along all rights-of-way, free and clear of signage and bioretention facilities.
- j. Clearly and accurately label all of the architectural elevation materials and colors. Any modification to the proposed colors shall be approved by the Planning Board or its designee.
- k. Label the dumpster screen wall and entrance sign materials as brick in a color consistent with the proposed building, label the proposed gate at the entrance from the driveway providing access from Walker Mill Drive, and add a detail for the gate. The retaining wall shall have a four-inch cap, be finished in a brick or stone pattern utilizing a thermo form plastic formliner, or materials of equal durability and appearance, and shall be colored to complement the brick and precast stone on the proposed buildings.
- l. Revise the D-D-O Zone compliance sheet to include the requested amendment for projections and recesses.
- m. Revise the D-D-O Zone compliance sheet to show that the number of parking spaces is in compliance with D-D-O Zone Parking Requirements, Standards A and B.
- n. The 2010 *Prince George’s County Landscape Manual* schedules shall be deleted from the landscape plan, as appropriate.

- o. The landscape plan shall include a schedule showing the percentage of required and provided interior planting area in compliance with the Development District Standard Parking and Loading Area Design L3.
 - p. All fencing and wall/fence combinations shall generally have a consistent top elevation. Indicate the height of the steel fence adjacent to the retaining wall along Walker Mill Drive.
 - q. Enhance the Candidate Physical Ability Test (CPAT) building entrance in order to give it a more reasonably objectively appealing appearance, including providing a variety of complementary natural building materials, and other modest decorative enhancements such as an awning or other projection, as appropriate.
 - r. Delete reference to the provision of proposed right-of-way directly adjacent to the shared access driveway and adjust the total square footage of dedication and total site area on the plan.
 - s. The site plan general notes and details shall reflect the use of full cut-off lighting fixtures to minimize light spillover.
2. Prior to certification of the detail site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
- a. Revise the plan case number in the approval block to “TCP2-034-12.”
 - b. Add the symbol and label to the legend for proposed contour, existing contour, bollard, bioretention facility, paved areas, and proposed buildings.
 - c. Revise General Note 7 to read “The property is adjacent to Walker Mill Drive which is designated as a historic roadway.”
 - d. Revise General Note 8 to read “The property is adjacent to Central Avenue (MD 214) which is classified as an arterial roadway, Shady Glen Drive which is classified as a collector roadway, and Walker Mill Drive which is classified as a primary roadway.”
 - e. Add to the general notes the required note about proposed fee-in-lieu.
 - f. Have the revised plan signed and dated by the qualified professional who prepared it.
3. Prior to certification of the detailed site plan, an executed ingress/egress easement (indicating the width approved by the Department of Permitting, Inspections and Enforcement (DPIE)) through Parcel B for access to Walker Mill Drive shall be submitted to staff and the liber/folio shall be reflected on the plan.

Ordered this 26th day of January, 2015, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Patterson.

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: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council