

Case No. DSP 14005
Walker Mill Business Park, Lot 9

Applicant: Wasim Butt

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

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the application to approve with conditions a detailed site plan to construct a vehicle towing company and automobile storage yard on a currently vacant, graded industrial property described as 0.72 acre of land in the I-1 (Light Industrial) Zone, for a project referred to as Walker Mill Business Park Lot 9, located on the north side of Prosperity Court, approximately 150 feet east of its intersection with Prosperity Way, within Planning Area 75B, Council District 7, be and the same is hereby APPROVED, subject to conditions.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, we hereby adopt the findings and conclusions within PGCPB No. 14-141 in the administrative record, as the findings of fact and conclusions of law of the District Council in this case.

Approval of DSP-14005 is subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) to:
 - a. Provide a note stating the existing and proposed gross floor area and the proposed use.
 - b. Change the required parking to one space per 250 square feet of gross floor area.

- c. Show connections from the proposed trailer to the existing sewer and water lines within the public right-of-way.
 - d. Provide a plan note that indicates conformance to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - e. Obtain approval of a new Woodland and Wildlife Habitat Conservation Ordinance standard exemption letter.
2. Prior to issuance of any grading permits, a detailed methane survey shall be completed and submitted to the Environmental Planning Section and the Prince George's County Health Department. This survey shall include sample locations (at least eight) along the property boundaries, including the eastern boundary adjacent to Lot 8. 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.
 3. There shall be no dismantling of vehicles on the premises, nor may any vehicle be stored for more than ninety (90) days.
 4. The premise shall not be used as a Vehicle Repair and Service Station, Vehicle Sales Lot or Vehicle Salvage Yard.
 5. The proposed 14-foot-high rectangular trailer shall be fabricated of a high quality metal and shall have composite wood steps and a composite wood ramp providing access to the entrance door. The entire front of the trailer shall include a high quality commercial canopy, which complements the high quality metal selected for the trailer.

Ordered this 4th day of May, 2015, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Patterson and Taveras

Vote: 7-0

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