

Case No.: DSP-16020
Allentown Andrews Gateway

Applicant: Camp Springs Allentown, LLC

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George's County Code (2015 Ed., as amended), the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 16020 (DSP-16020).¹

Planning Board's Resolution No. 17-12 (PGCPB No. 17-12) approving DSP-16020, for a mixed-use project consisting of 55,600 square-foot commercial development including one 36,000-square-foot grocery store (LIDL), one 5,600 square-foot gas station with food and beverage store (WAWA), one 14,000 square-foot in-line commercial building, of which 500 square feet is to be used for community meeting space, and 59 townhouse units located in the northeast quadrant of the intersection of Branch Avenue (MD 5) and Allentown Road (MD 337), in Planning Area 76B, Council District 8, is hereby AFFIRMED.¹

As the basis for this final decision, the District Council hereby adopt the findings of fact and conclusions of law set forth by the Planning Board in PGCPB No. 17-12. The District Council approves the Applicant's Type 2 Tree Conservation Plan (TCP2-034-2016), Alternative Compliance No. 16015 (AC-16015), and DSP-16020, subject to the following conditions:

¹ See also *Cnty. Council of Prince George's Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 569, 120 A.3d 677, 725 (2015) (The District Council is expressly authorized to review a final decision of the county planning board to approve or disapprove a detailed site plan and the District Council's review results in a final decision).

1. Prior to certification of DSP-16020, the following revisions shall be made or information provided:
 - a. The applicant shall obtain signature approval of Preliminary Plan of Subdivision 4-15022 and revise the subject DSP accordingly.
 - b. All commercial light fixtures shall be full cut-off optics.
 - c. A copy of the technical stormwater management plan shall be submitted. The plan shall address how stormwater entering the site from the adjacent Branch Avenue (MD 5) stormwater outfall structures will be controlled.
 - d. The following note shall be placed on the TCP2 which reflects this approval, directly under the woodland conservation worksheet:

“NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of two specimen trees (Section 25-122(b)(1)(G), ST-7, a 36-inch dbh Southern Red Oak and ST-8, a 39-inch dbh Willow Oak.
 - e. The details and specification for signage for the following shall be provided:
 - (1) Building mounted signage for the WAWA gas station.
 - (2) Freestanding signage for the residential community, to be placed at both ends of the development along the public roadway.
 - f. The applicant shall submit a revised zoning sketch map showing the updated Mixed Use–Transportation Oriented/Military Installation Overlay (M-X-T/M-I-O) zoning of the subject property.
 - g. Provide a detail of the proposed sight-tight fencing between the eastern boundary and Perrie Lane, and between the commercial and the proposed residential development to the north.
 - h. Provide dimensions of all bufferyards and landscape strips demonstrating conformance with the 2010 *Prince George’s County Landscape Manual* requirements.
 - i. Revise all proposed shade trees within parking lot interior planting areas on Parcels 1 and 2 to be planted at 3 to 3.5 caliper size.

- j. Remove one parking space and add one more landscape island planted with a shade tree along the eastern edge of the parking lot on Parcel 1.
- k. Provide one more shade tree planted within the parking lot interior planting area on Parcel 2.
- l. Show the bicycle rack for the proposed in-line retail building south of Lots 47 and 48, and north of the proposed gas station.
- m. Show the sidepath along the frontage of the subject site and Allentown Road (MD 337) to be eight feet in width, subject to Maryland State Highway Administration approval.
- n. Provide details and specifications of all trash enclosures for each building with masonry materials complimentary to the proposed exterior finish of the associated building.
- o. Provide all dimensions and identify the building materials for the LIDL grocery store and add two brick panels to the eastern façade to be centrally located.
- p. Provide appropriate commercial lighting fixtures for Parcels 3 and 4, similar in design to the light fixtures proposed for either Parcel 1 or Parcel 2. Transition in the height of pole may be necessary adjacent to the proposed residential development to the north.
- q. Provide additional lighting in the residential development to provide a minimum of 0.10 foot candle along all walkways.
- r. Revise the landscape plan to include planting materials equivalent to a Type 'A' bufferyard as described in the 2010 *Prince George's County Landscape Manual* on either or both of the commercial and residential properties along the northern property lines.
- s. Revise and enlarge the play area to either a pre-teen-lot or a combination of a tot and pre-teen-lot, and fence the entirety of the playground, with appropriate gate locations.

- t. The plans shall be revised to demonstrate conformance with the *Park and Recreation Facilities Guidelines* and the Public Handbook for Public Playground Safety.
- u. Provide architectural screening of roof-top HVAC units from the view of Branch Avenue (MD 5) and the existing ramp.
- v. Provide a hard surface patio or sidewalk along the frontage of the building adjacent to the in-line retail building between it and the public right-of-way for future outdoor seating.
- w. Provide evidence from the Maryland State Highway Administration (SHA) if the proposed additional right-of-way dedication is appropriate, and if it will be accepted by SHA.
- x. The Camden II unit shall be revised to provide a standard deck on the rear of the unit. The details and specifications of the deck(s) proposed shall be approved by the Planning Board or its designee.
- y. Provide a chart on the plan indicating that at least 60 percent of the units will be constructed with full front façades of brick or stone.
- z. Townhouse endwalls adjacent to the commercial development shall include three-story masonry endwalls, with no more than two window openings, as proposed on the plans. All other endwalls in the community shall provide a minimum of two standard windows on the right side elevation and all standard and optional windows on the left elevation.
- aa. Provide site plan notes as follows:
 - (1) The dwelling units in this community are located adjacent to Branch Avenue and may be exposed to traffic-related ground noise levels of 65 dBA Ldn or higher.
 - (2) During the demolition and/or construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and noise control requirements as specified in the Code of Maryland Regulations (COMAR).

- bb. Provide an eight-foot-tall wall along the north side of the loading area associated with the LIDL grocery store which ties into the six-foot-tall trash dumpster enclosure, similar in material to the main structure.
- 2. Prior to issuance of the last building permit for the townhouse development, the applicant shall complete the construction of the outdoor play area.
- 3. Prior to issuance of a fine grading permit, the liber and folio of the recorded Woodland and Wildlife Habitat Conservation Easement shall be added to the standard Type 2 tree conservation plan notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber _____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”
- 4. The Applicant or heirs shall regulate the orderly use of and access to the Community Room. Access to the Community Room shall include, but not limited to community civic associations, homeowners associations, and non-profit organizations.

ORDERED this 25th day of April, 2017, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, 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: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council