

Case No.: DSP-17024  
Academy Bus

Applicant: Franmar Properties of MD, 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 and Section 27-290 of the Prince George's County Code, the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 17024 ("DSP-17024"). As the basis for this final decision, the District Council adopts the findings of facts and conclusions of law set forth by the Planning Board's Resolution No. 17-148 ("PGCPB No. 17-148").

PGCPB No. 17-148 recommending approval of DSP-17024, a request to raze a portion (9,496 square feet) of the 16,656-square-foot existing vehicle repair and service station and build an 11,245-square-foot building addition, resulting in a new gross floor area (GFA) of 18,405 square feet, in Councilmanic District 7, is hereby AFFIRMED.

DSP-17024 is APPROVED, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan, the applicant shall submit the following documentation, or revise the plans to:
  - a. Provide the dimensions of the drive aisle and parking spaces on the site and landscape plans, in addition to directional arrows illustrating the traffic pattern on-site.
  - b. Show the height, dimensions, and setbacks of the proposed building and signage on the architectural elevations.
  - c. Add the following site plan notes:

“During the demolition and 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.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

- d. Revise the landscape plan to dimension the location of the Section 4.2 buffers on the plan.
- e. Revise the landscape schedules for Section 4.2 to show the linear feet of street frontage prior to certification.
- f. Revise the site and landscape plans to clearly label all bearings and distances.
- g. Revise the site plan to show a designated loading area with the appropriate landscape screening, as required by the Zoning Ordinance.
- h. Revise the landscape plan to show the location of the green area outside the area proposed for the Section 4.2 landscape strip, in accordance with Section 27-469 of the Zoning Ordinance.
- i. Show the proposed height of the proposed and existing buildings on the site and landscape plans.
- j. Revise General Note 4 to correct the proposed use as reflected in the Zoning Ordinance.
- k. Add square footage to the inset on Sheet 4 of 6.
- l. Reduce the height of the existing fence to six feet and note that the barbed wire is to be removed. The color of the fence shall be black.
- m. Add a note that lighting is to be full optic cut-off, to avoid spill-over lighting.
- n. Dimension the vehicular access gate to a minimum of 22 feet wide for ingress and egress.

ORDERED this 12<sup>th</sup> day of March, 2018, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Franklin and Harrison.

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: \_\_\_\_\_  
Dannielle M. Glaros, Chair

ATTEST:

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