

Case No.: DSP-18018
Skyview Condominiums

Applicant: Mohammed A. Shirazi

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 the Subtitle 27 of the Prince George's County Code, the District Council issues the final decision in Detailed Site Plan Application Number 18018 ("DSP-18018"). The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 19-79 ("PGCPB No. 19-79").

PGCPB No. 19-79, recommending approval of Type 2 Tree Conservation Plan TCP2-010-2019 and DSP-18018, which proposes a Detailed Site Plan for the construction of two multifamily residential buildings for a total of approximately 149,004 square feet, including 95 dwelling units and structured parking, which covers land within Parcel 132, Parcel 72, and Parcel 127, which is located at 3300 Brinkley Road, Temple Hills, 1,500 feet east of the intersection of Brinkley Road and Fisher Road, in Planning Area 76B and Councilmanic District 8, is hereby AFFIRMED.

Approval of DSP-18018 and Type 2 Tree Conservation Plan, TCP2-010-2019, are subject to the following conditions:

1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall submit additional documentation and revise the plans, as follows:
 - a. Provide a list of recreational facilities with a cost analysis to demonstrate conformance to the recreational facilities requirement. Additional facilities may be required if the value has not been met.

- b. Delineate the bearings and distances for the southern boundary of the site.
 - c. Revise General Note 22 to reflect the correct rear yard requirement of 30 feet.
 - d. Revise General Notes to include green area requirement and existing and proposed gross floor area.
 - e. Remove Schedule 4.3-1 from the landscape plan, as it is not required pursuant to the 2010 *Prince George's County Landscape Manual*, Section 4.3 Parking Lot Requirements (c)(1)(b).
 - f. Revise the lighting plan to match the DSP, include building-mounted lighting, provide an average minimum of 1.0 footcandles for all on-site drive aisles, sidewalks, and outdoor recreational areas, and a maximum of 0.1 footcandles along adjacent residential property lines.
 - g. Remove the exterior trash area detail from the plans.
 - h. Provide the safety zones around all play equipment.
 - i. The type 2 tree conservation plan shall be revised, as follows:
 - (1) Add the assigned TCP2-010-2019 number to the approval block.
 - (2) Revise the woodland conservation worksheet with the current required worksheet.
 - (3) Add a planting schedule to the plan showing the reforestation planting species and numbers.
 - (4) Add a planting detail for the size of the reforestation plantings proposed.
 - (5) Have the revised plan signed and dated by the qualified professional who prepared it.
 - j. Revise the freestanding sign materials and colors to be complementary to the building, including replacing the wooden posts with a stone veneer base.
2. Prior to the approval of each multifamily residential building permit, a condominium plat shall be recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.

3. Prior to issuance of the final certificate of occupancy for Building 1, all on-site recreational facilities associated with Building 1 shall be completed and verified by the Maryland-National Capital Park and Planning Commission.
4. Prior to issuance of the final certificate of occupancy for Building 2, all on-site recreational facilities associated with Building 2 shall be completed and verified by the Maryland-National Capital Park and Planning Commission.
5. Prior to issuance of the final certificate of occupancy for Building 2, the sidewalk along the site's frontage of Brinkley Road within the right-of-way, or an alternative on-site location, shall be constructed and open to pedestrian traffic, to provide adequate access to the recreational facilities serving both buildings.
6. Prior to issuance of any building permit for Building 1 or Building 2, Stormwater Management Concept Approval Case No. 27522-2016-00, which expired on October 5, 2019, shall be re-issued by the Department of Permitting, Inspections and Enforcement. Any re-issuance of a Stormwater Management Concept Approval for the development project shall satisfy the following conditions:
 - a. If the residential project is proposing a below ground basement, at the time of building permit review, provide technical reviewer with a geotechnical report to determine underground water table pursuant to CB-94-2004.
 - b. Provide landscape plans to technical reviewer.
 - c. Provide a floodplain study for areas with greater than 50 acres of drainage.
 - d. Proposed culvert to be designed to convey the 100-year storm event.
 - e. Provide site development permit including ultimate r/w frontage improvements, including storm drainage, street trees and street lighting (and on-site grading).
 - f. Provide proof of ultimate rights-of-way conveyance 50 feet from the ultimate centerline of Brinkley Road.
 - g. Provide proof of a site development fine grading permit.
 - h. Upgrade existing culvert to pass 100-year frequency storm runoff.
 - i. Improve Brinkley Road along the frontage of the property in accordance with the County Standards and Specifications.
 - j. Comply with all requirements during technical review, including but not limited to Stormwater Management fee payments or fee-in-lieu of on-site attenuation/quality control measures.

ORDERED this 5th day of November, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent:

Vote: 11-0.

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: _____
Todd M. Turner, Chair

ATTEST:

Donna J. Brown
Acting Clerk of the Council