



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
301-952-3600

September 26, 2022

**RE: DSP-21031 Bell Station Center, Parcel B  
Broglan, LLC, Applicant**

## ***NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL***

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on September 19, 2022.

## ***CERTIFICATE OF SERVICE***

This is to certify that on September 26, 2022, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script, reading "Donna J. Brown".

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Donna J. Brown  
Clerk of the Council

Case No.: DSP-21031  
TCP2-094-97-05  
Bell Station Center, Parcel B

Applicant: Broglen, LLC

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

The matter is subject to mandatory review by the District Council pursuant to conditions imposed on the property at the time of rezoning in Zoning Map Amendment Application No. A-9995-C.

On September 12, 2022, the District Council, using oral argument procedures, considered Planning Board's approval of Detailed Site Plan (DSP)-21031 and Type 2 Tree Conservation Plan (TCP2-094-97-05), as set forth in Planning Board Resolution No. 2022-62 ("PGCPB No. 2022-62"). At the hearing, the applicant stated that the attorney for a potential residential developer of a multifamily project proposing approximately 300 units in three buildings in the CGO Zone had not filed any Preliminary Plan of Subdivision, Detailed Site Plan or Departure from Parking and Loading Standards applications for such a project and had only requested a Pre-application Conference and conducted a Neighborhood Meeting. Applicant also indicated said attorney had stated the originally proposed residential project will not go forward as had been planned and that interested residents have been advised of that fact.

Upon careful consideration of the record, the respective positions of all parties and PGCPB No. 2022-62, recommending approval of DSP-21031 and TCP2-094-97-05, for the development of a 68,475 square-foot commercial shopping center, on the subject site located in the southeast quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Bell Station Road, Planning Area 70 and Council District 4, zoned Commercial, General Office (CGO) and previously zoned

Commercial Shopping Center (C-S-C), the District Council approves DSP-21031 and TCP2-094-97-05, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
  - a. Revise the DSP to clearly show all the property line bearings and distances, including those for internal parcel lines.
  - b. Revise the DSP to show the 10-foot-wide public utility easement along the northwest property line, at the intersection of Bell Station Road and MD 193 (Glenn Dale Boulevard), in conformance with the approved Preliminary Plan of Subdivision 4-13019.
  - c. Revise the parking schedule and site plan to demonstrate the total number, location, and dimensions of all proposed compact spaces. The total number of compact spaces cannot be more than one-third of the total required number of parking spaces per Section 27-559(a) of the prior Prince George's County Zoning Ordinance.
  - d. Clearly show the dimensions for all parking and loading spaces.
  - e. Provide the setback dimension for the pylon signs on the DSP.
  - f. Modify the site access connections along Bell Station Road to remove the easternmost proposed driveway access onto Bell Station Road (directly across from Judicial Drive) and provide a single driveway access to Bell Station Road at the westernmost driveway. The modification of the single driveway access shall include an operational analysis for an unsignalized intersection, per the Transportation Review Guidelines and any other analysis for access management determined by the Transportation Planning Section. The design modification and supplemental analysis shall be accepted by the Transportation Planning Section. If the single access driveway configuration is not feasible, then the current access driveway configuration shall remain. The site driveway access connection(s) on Bell Station Road shall be constructed in accordance with the certified DSP, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement or Department of Public Works and Transportation with written correspondence.
  - g. Deliveries to Building D by trucks with a classification greater than SU30 shall be restricted to the period from 9:00 p.m. to 9:00 a.m.
  - h. Provide a minimum 6-foot-high fence or masonry wall to screen the loading space adjacent to Building A from MD 193 (Glenn Dale Boulevard).

- i. Submit the conceptual erosion and sediment control plan and demonstrate that the limits of disturbance is consistent with the DSP and Type 2 tree conservation plan.
  - j. Red brick shall be used exclusively on all building surfaces where brick is proposed.
  - k. The architecture for Building A shall be revised to provide brick on the rear elevation and to provide a pitched roof on the rear of the elevation, as shown on the Applicant's Revised Building A elevation.
  - l. Lighting on-site shall be provided by pole-mounted throughout the parking lot and, with building-mounted lights. All lighting shall have full cut-off fixtures to have minimal spillover onto adjacent neighboring properties.
  - m. The landscaping shall include, where possible, reasonable additional planting around the edges of the property to buffer the development and internal landscaping of the parking lots, with special emphasis on that part of the property frontage on MD 193 (Glenn Dale Boulevard) in the view corridor of the historic Marietta Mansion Historic site.
  - n. As part of its access permit for the right in/right out access point from the property to MD 193 to be filed with SHA, the applicant shall include a request to install a concrete median divider separating the through lanes from the left turn lane along MD 193 in order to physically prevent vehicles exiting the Bell Station site from weaving across MD 193 to turn left at Bell Station Road. Construction of the concrete median divider shall be expressly subject to the approval of SHA as part of the right in/right out access point from the property to MD 193.
2. Prior to certification of DSP-21031, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Remove the TCP2 worksheet from Sheet 1.
  - b. Remove the worksheet notes from Sheet 1.
  - c. Add a footnote to the TCP2 worksheet on Sheet 2 indicating how the remainder of the off-site requirement has been met.
  - d. Update the TCP2 approval block on each sheet of the TCP2 using the current standard TCP2 approval block.
  - e. Remove all landscape schedules and details from the TCP2.
  - f. Remove the root pruning and tree pruning details from the plan.

- g. Add, complete, and sign the Property Owners Awareness Certificate to the plan.
- h. Update General Note 6 with all zoning categories as reflected in the TCP2 worksheet.
- i. Update General Note 11 to state “prior to certification of the DSP and TCP2” and remove “Prior to the issuance of the first permit for the development shown on this TCP2.”
- j. Remove General Note 13.

ORDERED this 19<sup>th</sup> day of September, 2022, by the following vote:

In Favor: Council Members Dernoga, Franklin, Harrison, Hawkins, Ivey, Medlock, Streeter and Turner.


Opposed:

Abstained:


Absent: Council Members Burroughs, Glaros and Taveras.

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:   
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Calvin S. Hawkins, II, Chair

ATTEST:

  
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Donna J. Brown  
Clerk of the Council