

Case No. DSP 81052-02
Inglewood Business Park, Lot 6

Applicant: 3510 Inglewood, LLC

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

ORDER OF APPROVAL

IT IS HEREBY ORDERED, after review of the administrative record, that the application to approve certain additional uses not otherwise permitted on the subject property, and to alter the zoning regulations for use in evaluating future modifications of the subject property deemed exempt from the Development District Standards set forth on pages 113-14 of the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*, for 4.34 acres of property in the C-O (Commercial Office) and D-D-O (Development District Overlay) Zones within Inglewood Business Park, located in the southeastern quadrant of the intersection of McCormick Drive and Peppercorn Place, Planning Area 73, Council District 6, be and the same is hereby APPROVED, subject to conditions.^{1,2}

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,

¹ References to provisions of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code (2011 Ed. & 2014 Supp.), are styled "§ 27- __" herein. References to pertinent portions of Prince George's County Planning Board Resolution No. 14-86 are styled "PGCPB No. 14-86" herein.

See § 27-141 ("The final decision in any zoning case shall be based only on the evidence in the record, and shall be supported by specific written findings of basic facts and conclusions. The Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision").

² The administrative record compiled for the subject application combines three additional detailed site plan applications, filed and accepted jointly with DSP-81052-02 for concurrent consideration, as follows: DSP-85014-02; DSP-85098-03; and DSP-85099-02. The four applications request, pursuant to §27-548.26, approval for additional uses property in the C-O / D-D-O Zone, for similarly situated property with a common title owner in the Inglewood Business Park. Approval of DSP-81052-02 is subject to our respective decisions in DSP-85014-02; DSP-85098-03; and DSP-85099-02.

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 the administrative record regarding the proposed application, and specifically the findings and conclusions set forth within PGCPB No. 14-86.

Approval of DSP-81052-02 is subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the plans shall be revised to include the following notes:
 - a. The following uses are permitted (**P**), permitted as an accessory use (**PA**), or permitted as a secondary use (**PB**) as indicated on the subject property:

(1) Commercial:

(D) Services:

Blueprinting, photostating, or other photocopying establishment **P**

Electrical or electronic equipment, radio or television, or computer repair shops **P**

Laboratory:

- (i) Accessory to allowed use **P**
- (ii) Medical or dental **P**
- (iii) Research, development, or testing **P**
- (iv) All others **P**

Photographic processing plant **P**

Printing shop **P**

(2) Industrial:

(A) Chemical and Allied Manufacturing:

Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication **P**

Drugs, compounding **P**

(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:

Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) **P**

Containers:

(i) Paper or plastic **P**

Electrical lighting fixtures **P**

Furniture, cabinets, fixtures, or interior decorating components **P**

Office supplies and equipment **P**

(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:

Engineering, computer, drafting, laboratory, office, research, or scientific instruments, devices, equipment or supplies **P**

Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies **P**

Photographic equipment and supplies **P**

Timing, light, mixing, safety, temperature, or weight control devices **P**

Watches, clocks, measuring, or time-keeping devices **P**

(F) Miscellaneous Industrial, Manufacturing, and Related Uses:

Contractor's office (general) as a permanent use, including the businesses of plumbing, air conditioning, heating, and electrical work, with buildings and uses accessory to the business (as well as the office) use:

(i) With storage of materials or equipment:

(aa) Indoors **P**

- (ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, and heating parts for installation off-site **PB**
- (iii) Including the retail sale of parts and supplies as an accessory use **PB**

Jewelry manufacturing **P**

Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing **P**

Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing **P**

Plastic products manufacturing, except as otherwise specified **P**

Warehousing:

- (i) Subject to Section 27-471(g) **P**

(H) Printing, Publishing, Paper, and Related Industries:

Bookbinder manufacturing **P**

Bookbinding **P**

Printing and engraving (which may include all processes) **P**

Publishing **P**

(L) Textile Products:

Fabrication of finished goods **P**

(M) Wholesale Trade:

Bakery products, wholesale **P**

Electronic, glass, metal, paper, rubber, or wood products **P**

Ornamental products made of china, clay, concrete, glass, or stone
P

Structural products made of clay, concrete, or stone, with:

(i) Indoor storage, only **P**

Textile products **P**

Wholesaling or distribution of materials (products) not used or produced on the premises **P**

Wholesaling or distributing of materials (products) used and produced on the premises, subject to Section 27-471(g) **P**

(3) Institutional/Educational:

Adult day care center **P**

(6) Recreational/Entertainment/Social/Cultural:

Reducing/exercise salon or health club **P**

(7) Residential/Lodging:

Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least six feet high) in an industrial park having a gross tract area of at least 25 acres or “hotel or motel, general,” subject to Footnote 22 of the commercial use table. **P**

b. The following restrictions shall apply to the permitted uses listed above:

- (1) No use will be made of the site or any portion thereof or any building or structure thereon at any time, nor shall any materials or products be manufactured, processed or stored thereon or therein, which shall cause an undue fire or health hazard to adjoining properties, or which shall constitute a nuisance or cause the emission of noxious odors or gases or smoke.
- (2) No operation or uses shall be permitted or maintained which causes or produces any of the following effects discernible outside the improvements or affecting any adjacent property:
 - (a) Noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency, or shrillness;
 - (b) Smoke;
 - (c) Noxious, toxic, or corrosive fumes or gases;
 - (d) Obnoxious odors;

- (e) Dust, dirt, or fly ash;
 - (f) Unusual fire or explosive hazards; and
 - (g) Excavation: only excavation made in connection with construction of an improvement shall be made, and then only when proper protection is afforded adjacent property; and upon completion thereof exposed openings shall be backfilled and disturbed grounds shall be graded, stabilized, and restored as close to its original condition as practicable.
2. Loading areas located in side yards shall be set back and screened to minimize the effects from the street and neighboring properties. Loading doors and docks shall not be closer than one hundred (100) feet to the street property line. No loading areas shall be permitted on the front of any building.
 3. No materials, supplies, or equipment (including company-owned or operated vehicles) including, but not limited to, trash and garbage receptacles shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas from the view of adjoining properties and public streets.
 4. All uses on the subject property that were not existing legal uses as of the date of the 2013 Largo Town Center Sector Plan and Sectional Map Amendment approval shall be subject to the requirements of the C-O Zone, as modified by the Largo Town Center D-D-O Zone development standards and the resolution(s) of detailed site plan approval for Inglewood Business Park, Lot 6.

Ordered this 26th day of January, 2015, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Patterson.

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: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council