

Case No. SP-86003/01

Applicant: Lon Overton

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 10-43, to approve with conditions a detailed site plan to remove Conditions 1 and 2, to allow Zoning Ordinance Parking Requirements to apply at one space per 150 square feet of gross floor area, and to allow stores greater than 2,000 square feet to be included in the shopping center, for a project referred to as Laurel Center One Shopping Center, located in the northeastern quadrant of the intersection of Baltimore Avenue (US 1) and Cypress Street, Laurel, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certificate approval, the following revisions shall be made or additional information submitted:
 - a. Conditions 1 and 2 of Detailed Site Plan DSP-86003 as expressed in PGCPB No. 06-68 are hereby eliminated.
 - b. Prior to certificate approval of this detailed site plan, the applicant shall revise the parking schedule calculating the parking requirement for each existing tenant, utilizing the required parking ratios stipulated in Section 27-568, "Schedule (Number) of Spaces Required, Generally" of the Zoning Ordinance, and including the number of regular, compact, and required handicapped spaces. Calculations shall be performed rounding up for each unit when arriving at a non-whole number requirement, calculating the 20 percent reduction for shared parking, pursuant to Section 27-572 of the Zoning Ordinance, then rounding up for the center as a whole if the sum for all units is a non-whole number.

- c. The applicant shall provide a loading schedule for the detailed site plan calculating the loading requirements for each tenant utilizing the required loading ratios stipulated in Section 27-582, "Schedule (Number) of Spaces Required, Generally" of the Zoning Ordinance.
- d. Prior to the issuance of each new use and occupancy certificate for the center, the parking and loading schedules shall be updated and the applicant shall demonstrate compliance with the requirements of Part 11.
- e. Should the applicant seek approval for uses in the future with a greater parking demand, and shared parking is to be provided with the related property to the south, the applicant shall be responsible for providing connecting sidewalks, crosswalks, signage and other similar pedestrian friendly features to connect the parking areas safely together.

Ordered this 18th day of October, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrison, Olson and Turner

Opposed:

Abstained:

Absent: Council Member Knotts

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council