

Case No. SP-87050/09

Applicant: MGP Real Estate, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 04-72, to approve a detailed site plan for the addition of an office building of 49,327 square feet to the existing mixed-use center, on property described as approximately 25 acres of land in the C-S-C Zone, located west of the intersection of Oxon Hill Road and the Capital Beltway, Oxon Hill, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council. The Council will also add a condition which is supported by the record.

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

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Delineate the ultimate right-of-way of Oxon Hill Road with center line on the site plan.
 - b. Label graphically the setbacks from both the adjacent Bank parcel and the right-of-way of Oxon Hill Road.
 - c. Provide the required number of shade trees in Parking Area "B."
 - d. Revise the parking tabulation table on the detailed site plan to provide total gross floor area for each phase of the Center.
 - e. Work with the Urban Design Section to select an exterior color that is harmonious with the existing office building.

2. The applicant shall contribute \$30,000 to a public school(s) or recognized non-profit organization(s) for the purpose of providing educational supplies, assistance and/or tutoring to children in the Prince George's County School System in the vicinity of the subject property. A minimum of \$15,000 of the contribution shall be made prior to January 1, 2005. The remainder of the contribution shall be made prior to the issuance of any building permit. Such contribution shall be evidenced by a receipt, which may be in the form of a letter, from the school(s) or organization(s) which received the contribution.

Ordered this 27th day of September, 2004, by the following vote:

In Favor: Council Members Knotts, Bland, Dean, Dernoga, Exum, Hendershot and Peters

Opposed:

Abstained:

Absent: Council Member Harrington

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: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council