

Case No.: SDP-0313

Applicant: Buchanan Acquisitions, 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 entire record and oral argument from the parties, that the Planning Board's decision in Resolution PGCPB No. 04-74, approving with conditions a specific design plan for construction of office and commercial space, described as 8.15 acres of land in the M-A-C Zone, located 700 feet east of the Northview Drive/Collington Road intersection, on the north side of Collington Road, MD 197, Bowie, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

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

1. Prior to issuance of building permits, Parcel I shall be converted to a record lot through the minor plat process, and the lot lines shall then be adjusted as shown on the specific design plan through the minor plat process of Section 24-108 of the Subdivision Regulations.
2. Prior to certification of the specific design plan, the Type II Tree Conservation Plan, TCPH/56/99-01 shall be revised to eliminate the Leyland Cypress proposed to be planted in the reforestation area and replace it with native evergreen tree species acceptable to the Environmental Planning Section and the Urban Design Section.

After revisions have been made, the qualified professional who revised the plans shall sign and date the plans.

3. Prior to release of the first building permit for the first building on Parcels J and K, the applicant shall make payment of \$110,000 to the Maryland-National Capital Park and Planning Commission in lieu of construction of the two tennis courts. The payment shall be placed in Community Account #840900, and will be utilized for Maryland-National Capital Park and Planning Commission's Capital Improvement Program (CIP) ID No. EC041108 – Green Branch Community Park.
4. The pad sites for Buildings 2 and 3 shall obtain approval of a limited specific design plan by the Prince George's County Planning Board or its designee for signage, landscaping, lighting and building architecture, prior to approval of a building permit for those buildings.
5. In order to alleviate the negative impact on fire and rescue services due to inadequate service, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

Ordered this 26th day of July, 2004, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Exum

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