

Case No.: SDP-9903/02

Applicant: Scannell Properties

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 Planning Board's decision in Resolution PGCPB No. 06-225, approving with conditions a specific design plan for a building addition to an existing warehouse and distribution center, with maintenance garage and parking compound on Lot 6, on property referred to as Ammendale South, described as approximately 19.3 acres, in the E-I-A Zone, located on the west side of Trolley Lane, approximately 800 feet south of its intersection with Ammendale Road, Beltsville, is:

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 certificate approval of this specific design plan, the applicant shall:
 - (a) Provide the height and number of stories for the existing structure and the proposed addition on the site plan.
 - (b) Correct note 6 of parking tabulation to provide accurate number of total parking spaces provided.
 - (c) Provide the landscape plan schedules for the applicable Sections 4.2, 4.3, and 4.7 of the landscape manual, on sheet 5 of the landscape plan.
 - (d) Provide existing and proposed square footages for the parking compound as a note on the plans.

- (e) Provide the number of existing and proposed loading spaces with regard to the building expansion.
- 2. Prior to issuance of any new building permits for Lot 6, the applicant shall provide evidence that the following issue has been resolved:

The existing Maryland Historical Trust Inventory Form, prepared by Historic Preservation Section staff in 1985, shall be upgraded to National Register standard, following the methodology outlined in the National Register Bulletin #30, "Guidelines for Evaluating and Documenting Rural Historical Landscapes." Documentation shall be completed by the applicant for review and acceptance by the Historical Preservation Section prior to the issuance of a building permit for Lot 6. Provide evidence that Lot 7 has been integrated into Lot 6, and that this has been complied with in previous approvals.
- 3. Prior to certification of the SDP, the SDP and the TCP II shall be revised to show how areas of severe erosion along the southern fence line between the ring road and the stormwater management pond, will be captured and treated. Native plants shall be used for all proposed plantings.
- 4. The proposed expansion to the parking lot on the subject property shall require the review and approval of a separate building permit. Prior to building permit issuance for the expansion of the parking lot, the SDP shall be revised by the Planning Director, or her designee, to show the installation of bioretention areas in the expanded and existing parking lot areas to treat run-off. A certification prepared by a qualified professional shall be used to provide verification that the bioretention areas and plantings have been completed prior to release of any bonds for the subject development. Prior to bond release, verification that the bioretention and planting areas have been completed will be sent to the M-NCPPC Planning Department for inclusion in the SDP file. It must include, at a minimum, photos of the bioretention areas, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
- 5. Any additional parking provided shall be constructed using parking pavers or other paving products that are pervious and dust-free. The specific materials and design shall be determined in conjunction with the Environmental Planning Section.

Ordered this 23rd day of July, 2007, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Camille A. Exum, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council