

Case No. SP-02046

Applicant: Sheldon Singer

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. 03-164, to approve a detailed site plan for a consolidated storage facility, an ancillary resident manager's dwelling unit, and an office on property described as approximately 5.429 acres of land in the C-M Zone, known as Donnell House, located on the northeast corner of Donnell Drive and Donnell Place, approximately 800 feet south of Pennsylvania Avenue, Forestville, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings of fact and conclusions of law are hereby adopted as the findings and conclusions of the District Council.

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

1. Prior to certification of the detailed site plan:
 - a. The Type II Tree Conservation Plan shall be revised as follows:
 1. Clearly show woodland preservation areas with their respective acreages.
 2. Clearly identify and label each area not counted toward woodland requirements.
 3. Correct the worksheet to reflect changes to the plan.
 4. Have the revised plan signed and dated by the qualified professional preparing the plan.
 - b. The applicant shall submit an acceptable narrative regarding the architecture for the project.

- c. Stormwater Concept Plan #878002170 shall be revised and approved by the Department of Environmental Resources, to reflect the modified site plan.
- 2. Prior to approval of any building and grading permits which impact wetlands, wetland buffers, streams, or waters of the U.S., copies of all Federal and State wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to and approved by the Environmental Planning Section of the Countywide Planning Division.
- 3. All architectural and decorative features, building materials and colors shall be consistent with the colored architectural elevations identified as P-1, P-1A, and P-3.
- 4. No lighting shall glare or reflect off the site.
- 5. The freestanding sign shall be designed as a ground-mounted, landscaped feature, and it shall meet the following criteria:
 - a. It may be softly and internally lighted, and it should be turned off not later than 10:00 p.m.
 - b. It shall be compatible in design, color, and material with the overall character of the development of the site.
 - c. The proposed sign shall not be higher than 8.0 feet or greater than 100 feet in area.
 - d. The specifics of the sign design shall be approved by the Permit Review Section staff as the Planning Board's designee, prior to the issuance of permits, and shall be incorporated as part of the detailed site plan. The sign's setback shall be shown on the site plan.
- 6. The applicant shall demonstrate and provide evidence at the Planning Board hearing that the entrances to the 32 externally accessed storage units will not be visible from the streets or the adjoining properties. The colored architectural elevations shall be revised accordingly and reviewed by the Urban Design Section staff, as the Planning Board's designee, prior to the issuance of permits. The revised elevations shall be incorporated as part of the detailed site plan.
- 7. In locations where chain-link fence is shown on the site plan, it shall be replaced with vinyl, sight-tight fence.

Ordered this 8th day of March, 2004, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Hendershot

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: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd, Clerk