

Case No. SP-02068

Applicant: Washington Business Park

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, that the Planning Board's decision in Resolution PGCPB No. 03-108, to approve a Detailed Site Plan on property described as 26.1091 acres of land in the I-1 Zone, located on Annapolis Road, 1,000 feet east of its intersection with Forbes Boulevard, Lanham, Maryland, is hereby:

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

To protect adjacent properties and the neighborhood, the site plan is approved, subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, TCPII/6/03 shall be revised to show the location of the off-site mitigation.
2. Prior to the issuance of any permits that impact wetlands, wetland buffers, streams, or waters of the United States, the applicant shall provide the Environmental Planning Section with copies of all federal and State wetland permits, evidence that approval conditions have been complied with, and any associated mitigation plans.
3. Prior to certification of the Detailed Site Plan, the following modifications shall be provided:
 - a. All chain-link fences shall be coated with black vinyl.
 - b. The board-on-board fence along MD 450 shall be revised to provide split-faced block columns, naturalistic in color

or a color to match the building, 30 feet on center, and the fence shall be stained a color that is naturalistic and blends with the surroundings.

- c. The color of the vertical reveals on the side and rear elevations of the building shall be revised to be a color that is naturalistic and compatible with the building and surroundings.
- d. The architectural elevations shall be revised to provide the decorative cornice treatment to the rear elevation of the building, matching the front elevation.
- e. The landscape strip along MD 450 shall be increased in width from 20 feet to 30 feet.

Ordered this 20th day of October, 2003, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Exum

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: _____
Peter A. Shapiro, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council