

Case No. SP-03095

Applicant: Jackson-Shaw Company

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. 04-97, to approve a detailed site plan for two office-flex tech space buildings, and to approve a variance for a 10-foot high fence within the building restriction line along MD 450, on property described as 10.92 acres of land in the I-1 Zone, on the south side of MD 450 and the northeast side of Business Parkway, approximately 1,500 feet east of the intersection of MD 450 and Forbes Boulevard, Lanham, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings and conclusions 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 certification, the detailed site plan shall be revised as follows:
 - a. The landscape schedules for Section 4.3 (c), interior planting area, shall be revised to combine the parking compounds into two to three areas.
 - b. The architectural elevations shall be revised to provide a decorative cornice treatment, similar to the Freeman Decorating building, on all elevations of the buildings.
 - c. The applicant shall show on the site plan all stormwater management devices, subject to DER approval.
 - d. The fence along MD 450 shall be extended from the ending point depicted on the site plan to a point approximately halfway down the front of the building. The fence should transition from ten feet high to six feet high along the property frontage in a manner sufficient to screen the loading area.

- e. The landscape schedules shall be further revised to provide trees and shrubbery substantially as are depicted in the landscape-fence combination rendering filed by the applicant on September 3, 2004. The rendering shows the fence, which transitions from ten feet at the property line to six feet at its end, and landscaping intended to screen the parking and loading areas from MD 450.
 - f. All landscape schedule modifications are subject to review and approval by the Urban Design Section, M-NCPPC.
2. The applicant and its successors and assigns shall maintain all required landscaping, to provide continuous screening from MD 450.
 3. Prior to the issuance of permits, a fee-in-lieu for the additional woodland conservation requirement as approved on TCPII/06/03-01 shall be paid to the Department of Environmental Resources.
 4. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., 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.
 5. There shall be no permanent access to or from the subject property and MD 450.
 6. No trucks to or from the subject site shall drive through the Glenwood Park community or any other residential area.

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

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

Opposed: Council Members Bland and Hendershot

Abstained:

Absent:

Vote: 6-2

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