

Case No. SP 04080/01

Applicant: Ritchie Hill, LLC
(Ritchie Station Market Place)

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. 06-76, to approve with conditions a detailed site plan, SP 04080/01, for construction of a Sam's Club, attendant parking, a retaining wall, fence, and a welcome center as part of an integrated shopping center, on approximately 101.83 acres of land in the I-3 and R-R zones, on the south side of Ritchie Marlboro Road, immediately west of the Capital Beltway, Upper Marlboro, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

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

1. Prior to certification of the subject detailed site plan the plans shall be revised or additional materials submitted as follows:
 - a. Standard sidewalk shall be shown along both sides of Ritchie Station Court subject to the approval of the Department of Public Works and Transportation.
 - b. Standard sidewalk shall be shown along both sides of the private roads leading from Ritchie Station Court to the Sam's Club.
 - c. At least one internal sidewalk or designated walkway within the parking lot shall be marked and labeled on the approved detailed site plan in order to provide safe separate pedestrian circulation from the parking lot to the store entrance.
 - d. A note shall be added to the plans that the "coming soon" banner shall be removed by the time a certificate of use and occupancy is granted to the proposed project.
 - e. All required information and stormwater management facilities shall be shown on the detailed site plan.

- f. Demonstration of final Interstate Access Point Approval by the Federal Highway Administration shall be provided.
- g. All signs and walls shall be moved from the area labeled "Future Master Planned Road Easement," and a note shall be added to the plan that the Future Master Planned Road Easement may only be utilized for parking and circulation functions.
- h. A note shall be added to the plans stating that pursuant to CB-65-2003 at least one other store in the subject integrated shopping center shall measure a minimum of 100,000 square feet.
- i. Applicant shall provide one legible overall site plan for the entire land area included in the application at a 1:100 scale showing zoning and demarcation between I-3 and R-R zoning, adjacent streets, bearings and distances that conforms to 4-04184. Scale may be reduced slightly only as necessary to include the plan on a single sheet.
- j. The following items shall be clearly indicated on the 1:50 scale landscape and detailed site plan:
 - (1) Zoning of I-3 and R-R and demarcation between the two shall be clearly indicated.
 - (2) Zoning and use of all adjacent parcels and lots.
 - (3) Structures and which ones will be razed.
 - (4) Dimensions from building to all property lines.
 - (5) Dumpster and screening.
 - (6) Height, top, bottom and overall for each retaining wall.
 - (7) Ultimate right-of-way information.
 - (8) Height of building.
 - (9) Demonstration of conformance with setback requirements.
 - (10) Dimension of regular, compact, accessible and van accessible parking spaces.
 - (11) Dimension and label the loading spaces.
 - (12) Dimension the width of all perimeter-landscaped areas.

2. Prior to certification of the subject Type II tree conservation plan, applicant shall revise the plans or submit additional documentation as follows:
 - a. Address all comments on the TCP I on the TCP II.
 - b. Add standard TCP II notes.
 - c. Add a note to the plans regarding what areas are subject to a Forest Conservation Plan reviewed by the Department of Natural Resources.
 - d. Revise the TCP to include the different zones and correct the worksheet accordingly.
 - e. When all the revisions have been completed, have the plan reviewed, sealed, signed and dated by the qualified professional who prepared the plan.
 - f. All required information and stormwater management facilities shall be shown on the TCP II.
 - g. The TCP II shall be revised to reflect the correct PMA delineation as shown on the TCP I. The note shall be revised to eliminate the words "jurisdictional determination" and replace them with "wetlands delineation."
3. Prior to the issuance of permits for any residential-type uses within the 65 dBA Ldn noise contour shown on the plans, noise impacts will be evaluated and addressed. Outdoor activity areas will be mitigated to 65 dBA Ldn or less and interior areas shall be mitigated to 45 dBA Ldn or less.
4. Prior to the granting of the initial use permit under this detailed site plan, all improvements as generally detailed in conditions 1 and 2 of Planning Board Resolution PGCCPB No. 05-115 shall be complete and open to traffic.
5. Signage for the subject project shall be limited to signage approved herewith, as potentially modified by Departure from Design Standards, DSDS-634.

Ordered this 30th, day of October, 2006, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Exum, Harrington and Hendershot

Vote: 6-0

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council