

Case No. SP-05066

Applicant: ZP No. 145, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 06-160, to approve with conditions a detailed site plan for construction of a 96,762 square foot commercial shopping center, for a project referred to as The Shops at District Heights, on property described as approximately 9.2481 acres of land in the C-S-C Zone, in the northwestern quadrant of the intersection of Silver Hill Road and Pennsylvania Avenue, Forestville, is:

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 signature approval of SP-05066 and DDS-562, the applicant shall revise the plans as follows, or submit the required additional documentation:
 - a. The applicant shall show a minimum six-foot-wide sidewalk, separated from the curb by a minimum six-foot-wide planting strip, along the subject site's entire frontage of Silver Hill Road (MD 458), unless modified by the State Highway Administration.
 - b. The applicant shall add a note to the plan stating that off-site information indicated on the detailed site plan is for informational purposes only and not intended to be made part of the subject approval.
 - c. The applicant shall indicate clearly on the plans how it proposes to make a sewer connection to an existing WSSC main in Silver Hill Road.
 - d. Exhibit 20, the Amended Site Plan, shall be revised as follows:

- (1) The applicant shall construct and maintain a white, eight (8) foot-high pressed-concrete wall along the rear of the subject property, and continue it along the rear of the church property.
 - (2) Along Pennsylvania Avenue, connecting with the concrete wall in the rear of the property, the applicant shall construct and maintain a wall and fence, of six (6) foot-high brick piers and three (3) foot-high brick walls, topped with two (2) foot-high wrought iron style fencing. This wall and fence shall continue along Silver Hill Road, terminating at the walkway accessing the pad site, as shown on Exhibit 20.
 - (3) Along the remainder of Silver Hill Road, the applicant shall construct and maintain a wall and fence, of six-foot-high brick piers and five (5) foot-high wrought iron style fencing.
 - (4) The applicant shall provide and maintain landscaping, as shown on Exhibit 20.
2. Prior to the issuance of building permits for the subject project, the applicant shall provide a current letter of exemption from the Environmental Planning Section with respect to the requirements of the Prince George's County Woodland Conservation Ordinance.

Ordered this 24th day of September, 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