

Case No. SP-05107

Applicant: Royal Martial Arts

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. 08-46, to approve with conditions a detailed site plan for a martial arts studio building, for a project referred to as Cedar Pointe, Parcels 2 and 3, on property described as approximately 6.70 acres of land in the C-S-C Zone, on the northeast corner of Serenade Lane, at the intersection of Branch Avenue (MD 5) and Surratts Road, Clinton, 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 certificate approval, the following modifications or revisions shall be made to the detailed site plan, or the following information shall be provided:
  - a. The minimum required building setbacks of the C-S-C Zone, as well as the proposed building setbacks, shall be provided in the General Notes on the site plan.
  - b. Provide the surface type for the parking lot on the site plan.
  - c. Provide a lighting plan for the parking on site.
  - d. Label the centerline and ultimate right-of-way of Branch Avenue on the site plan.
  - e. Provide a ramp or depressed curb for accessible parking spaces.
  - f. Revise the General Notes to show 68 parking spaces provided.
  - g. Revise the landscape schedule for Section 4.3c to provide nine shade trees.

- h. Revise the landscape schedule for Section 4.2, Option 3, to show the limits of existing woodlands adjacent to Serenade Lane.
  - i. Relocate the dumpster to the rear of the site next to the loading space.
  - j. Provide a detail sheet and specifications for a durable and attractive sight-tight non-wood fence to screen the dumpster.
  - k. Provide a total of ten shade and ornamental trees along the outer southeast corner of the parking lot.
  - l. Add “No direct access along the site’s frontage on MD 5” to the General Notes.
  - m. Add a note to the site plan that “An automatic fire suppression system shall be provided as required by the Fire Department.”
  - n. Provide a detailed building footprint on the site plan that accurately reflects the proposed architectural elevations.
2. Prior to certification of the detailed site plan, the following revisions shall be made to architectural design No. 6:
- a. Lower the height of the brick base to the bottom level of the two small windows on the front façade and carry the brick around the entire building at the level;
  - b. Provide brick or stone coursing all around the building along the top of the brick base.
  - c. Remove the decorative arched portion of the windows.
  - d. Replace the short two-pane windows with taller windows with mullions, brick or stone lintels and window bases.
  - e. Remove the two white narrow columns on the front façade.
3. Prior to certification of the Detailed Site Plan, the TCP II shall be revised to type in the name of the previous reviewer who signed the original approval and the date signed. The TCP shall also be signed and dated by the qualified professional who prepared the revised plan.

Ordered this 17th day of November, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrison, 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: \_\_\_\_\_  
Samuel H. Dean, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council