

Case No. SP-06008

Applicant: We Care Adult Services, Inc.

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. 06-258, to approve with conditions a detailed site plan for an assisted living facility, in association with an approved adult day care facility, for a total of 120 persons, on property described as approximately 3.86 acres of land in the R-R Zone, on the west side of Largo Road, approximately 60 feet south of Water Fowl Way, known as 1717 Largo Road, 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. The site plan shall be revised, to show a brick enclosure for the dumpster.
2. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Increase the foot-candle reading for the outdoor parking lots to a minimum of 1.25.
 - b. Revise the dimensions of the entrance sign to be consistent with Section 27-624 (a) regarding maximum lettering area and height.
 - c. Provide radius dimensions for all internal drives and parking lots on the site plan.
 - d. Revise the detailed site plan to show the same limits of disturbance as the TCP II.
 - e. Revise TCP II as follows:

- i. Revise the LOD to reflect the proposed trail within the woodland preservation area. If the total of the remaining requirement is above one acre, the requirement shall be met by using credits for off-site mitigation on another property.
- ii. Remove the detail signs for the wetland protection area and reforestation project.
- iii. Revise the worksheet as necessary.
- iv. Have the qualified professional who prepared the plan sign and date it.

Ordered this 12th day of March, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Harrington, Olson and Turner

Opposed:

Abstained:

Absent: Council Members Dernoga and Knotts

Vote: 7-0

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