

Case No. SP-06055

Applicant: ZH Investments, 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. 07-73, to approve with conditions a detailed site plan for an office building of GFA 21,999 square feet, with associated site improvements, for a project referred to as Hollywood Station, on property described as approximately 1.19 acres of land in the C-O/DDO zones, in the southeastern quadrant of the intersection of the Capital Beltway (I-495) and Baltimore Avenue (US 1), College Park, 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 of this detailed site plan, the applicant shall provide evidence that the District Council has approved the modification of the zoning conditions as requested in Conceptual Site Plan CSP-06006. Any additional revisions that will affect this site shall be reflected on the subject detailed site plan.
2. Prior to certificate approval of the detailed site plan, the plans shall be revised as follows:
 - a. All signage shall be closed face, channel letters, in a uniform color. The maximum size of the channel letters shall be limited to 153 square feet as shown on the architectural elevations, and total sign area shall be limited to 275 square feet. All signage facing Edgewood Road shall not be lit from 9:00 p.m. to 7:00 a.m. All signage facing 47th Place shall not be lit.

- b. To screen the loading space, provide a combination of arborvitae evergreen, and construct a masonry wall that is at least six-feet high and consistent in materials and color with the building façade. A detail for the masonry wall shall be provided for review and approval by the Urban Design Section.
 - c. Provide an identical masonry screen for the proposed dumpster, as required in Condition b above, pursuant to the Landscape Manual and DDOZ Standard B6 F.
 - d. Provide two Paulsen light fixtures as specified by the City of College Park, to be positioned at a 50-foot interval from center to center, along the Baltimore Avenue (US 1) sidewalk, in accordance with SHA's approval, or along the on-site sidewalk from the building's entrance fronting US 1 to Edgewood Road.
 - e. Provide a sidewalk extension starting from Edgewood Road, along the site's frontage of Baltimore Avenue, and ending at the crosswalk over the ramp to the Capital Beltway (I-95) to the north of the site, unless modified by the State Highway Administration.
 - f. At all driveway entrances, provide ramps that comply with ADA requirements.
 - g. Provide a painted pedestrian crossing at the intersection of Baltimore Avenue and Edgewood Road, the intersection of Edgewood and 47th Place leading to the site, and the entrance driveways to the site from Edgewood Road and 47th Place.
 - h. Provide a landscape strip containing a low masonry wall, in accordance with DDOZ Standard Site Design S2; parking areas to screen the surface parking located between the proposed building and Edgewood Road from public views of both Baltimore Avenue and Edgewood Road; and a detail for the masonry wall shall be provided for review and approval by the Urban Design Section as designee of the Planning Board.
3. The applicant shall place utility lines (electric, telephone, and others) underground, and not on utility poles. If that is not feasible or practical, then the applicant shall bond the utility placement work for a ten-year period or shall pay to Prince George's County the sum of \$5,000.00, as contribution to a fund for future underground placement of utility lines along US 1.
 4. The applicant shall submit an analysis prepared by a LEED accredited professional demonstrating that the proposed development is designed to satisfy at least the LEED Certified Standard. If the applicant determines that it is unable

to design the project to satisfy the LEED Certified Standard, it may apply to the District Council for a waiver, and pay a fee-in-lieu for each point that it is deficient. The amount and use of the specific environmental use of the fee-in-lieu shall be determined at the time any waiver is granted.

Ordered this 11th 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