

Case No. SP-09011

Applicant: Greater Metropolitan Orthopedic

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. 10-108, to approve with conditions a detailed site plan showing a 60,000-square-foot medical practitioner's office building with an associated 250-space parking lot at Stephen's Crossing, Lot 22, property described as 9.62 acres of land in the I-1 Zone, located in the northwest corner of the intersection of Brandywine Road (MD 381) and Mattawoman Drive, Brandywine, 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 issuance of a building permit, the applicant shall obtain the appropriate plan approvals for the development of the off-site stormwater and sewer outfall pipes and associated improvements.
2. Prior to certification of the detailed site plan, the applicant shall:
 - a. Revise the DSP to provide details and specifications for a comprehensive treatment of the entrance or gateway, to include fencing with piers or walls, entrance signage, accent lighting, and additional accent plantings, within the landscape strip along the Brandywine Road frontage from the intersection of Mattawoman Drive west to the proposed right-in/right-out entrance, and along the western frontage of Mattawoman Drive with the landscape strip from the intersection of Brandywine Road north to the entrance to Lot 22.
 - b. Revise the DSP to label Brandywine Road (MD 381) as "C-613 future 80-foot right-of-way."

- c. Revise the landscape plan to show the required number of shade trees and shrubs within the landscape strip in accordance with Section 4.3.a.
- d. Revise the DSP to list the conditions of the zoning map approval and how the proposed development complies with them.
- e. Add a note to the DSP that the improvements shown within the Mattawoman Drive right-of-way require separate review and approval by DPW&T.
- f. Add a note to the DSP that the outfall pipes and associated improvements as shown within the adjacent M-X-T zoned parcels will be subject to separate plan approvals for those parcels and/or lots in accordance with the Zoning Ordinance.
- g. The expanded buffer delineated on all affected plans shall be relabeled “Primary Management Area” or “PMA”.
- h. The Type 2 Tree Conservation Plan shall be revised as follows:
 - (1) Add a legend for all graphic symbols on each plan sheet.
 - (2) Add the TCP 2 number to the block on all plan sheets.
 - (3) Include all applicable standards TCP 2 notes provided in the Environmental Technical Manual.
 - (4) Add a note stating whether the woodlands within the rights-of-way that are to be cleared are shown to be cleared on the plan (and adjust the plan and worksheet accordingly) or state that the woodlands within the rights-of-way will be cleared in conformance with a Roadside Tree Permit to be obtained from the Maryland Department of Natural Resources.
 - (5) Have the plans signed and dated by the qualified professional who prepared them.
 - (6) A Tree Canopy Coverage Schedule shall be added to the TCP 2 plan which demonstrates that the TCC requirement has been fulfilled.
- i. Provide a paved shoulder or wide outside curb lane with appropriate American Association of State Highway (AASHTO) bicycle pavement markings along the subject site’s frontage of Brandywine Road (MD 381), unless modified by State Highway Administration (SHA).
- j. Provide a marked crosswalk or designated walkway (with pavement markings or other suitable treatment) from the handicap parking spaces to the entrance of the main lobby.

- k. Provide a sidewalk (with crosswalk and American with Disabilities Act (ADA) ramps and curb cuts) from the sidewalk along MD 381 to the proposed sidewalk along the front of the proposed building.
 - l. Provide a sidewalk (with crosswalk and ADA ramps and curb cuts) from the sidewalk along Mattawoman Drive to the proposed sidewalk along the front of the proposed building.
 - m. Provide a marked crosswalk across the site's ingress/egress point along Mattawoman Drive, unless modified by Department of Public Works and Transportation (DPW&T).
 - n. Submit a copy of the signed technical stormwater management plan.
 - o. Provide signage and/or striping details to ensure the loading space is marked for drop-off and pick-up only with no parking.
 - p. Revise General Note No. 5 to reflect the correct provided green area of 2.86 acres or 43 percent of the net lot area.
 - q. Revise the DSP to be in conformance with the 2010 Prince George's County Landscape Manual. As the Manual provides, the Planning Director is authorized to approve Alternative Compliance for the project, if necessary and appropriate.
3. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit to the Maryland-National Capital Park and Planning Commission (M-NCPPC) Prince George's County Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
 4. The September 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends that Brandywine Road (MD 381) be designated as a Class III bikeway with appropriate signage. The applicant and the applicant's heirs, successors, and/or assignees shall provide the installation of one "Share the Road with a Bike" sign in accordance with State requirements because Brandywine Road is a State right-of-way. A note shall be placed on the DSP, that installation of this proposed sign, in a location found acceptable by SHA, will take place prior to issuance of the first building permit.

Ordered this 13th day of June, 2011, by the following vote:

In Favor: Council Members Campos, Franklin, Harrison, Johnson, Lehman, Olson, Patterson, Toles, 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: _____
Ingrid M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council