THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 15-51 File No. DSP-14035 & SP-140004

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on May 21, 2015, regarding Detailed Site Plan DSP-14035 and Special Permit SP-140004 for Comcast Building, the Planning Board finds:

1. **Request:** The subject proposal is for a 615-square-foot extension to an existing telecommunications equipment hub within the C-O Zone and the D-D-O Zone of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (Gateway Arts District Sector Plan and SMA).

   The Prince George's County Planning Board reviewed the subject application because the proposed public utility use is a Special Permit Use in the Traditional Residential Neighborhood Character Area in the Sector Plan.

2. **Development Data Summary:**

	EXISTING	**APPROVED**
Zone	C-O/D-D-O	C-O/D-D-O
Use(s)	Public Utility/Office	Public Utility/Office
Acreage	0.67	0.67
Lots	5	5
Total Square Feet (GFA)	3,470	4,085 (615 Proposed)

OTHER DEVELOPMENT DATA

Parking Spaces Required	
Public Utility Use - 0 Employees @1 space/Employee*	0 spaces
Office - 2,250 sq. ft. @ 1 space/250 sq. ft. for first 2,000; +1 space per 400 sq. ft. above 2,000 sq. ft.*	9 spaces
Total	**9 spaces**

Parking Spaces Provided	
Standard Spaces (9.5 feet x 19 feet)	4 spaces
Compact Spaces (7 feet x 19 feet)*	3 spaces

ADA Spaces (12 feet x 19 feet)	1 space
Total*	**8 spaces**
Loading Spaces Required*	**1 space**
Loading Spaces Provided	**0 spaces**

***Note** The applicable D-D-O Zone does not have a standard for required parking for a general office use in this character area, minimum parking space size, or required loading spaces. The DSP proposes 8 parking spaces, instead of the 9 required by Section 27-568(a) the Zoning Ordinance (no parking district has been established); a compact parking space size of 7 feet by 19 feet, instead of the standard 8 feet by 16.5 feet required by the Zoning Ordinance; and no loading spaces, as opposed to the one required by the Zoning Ordinance. The applicant seeks departures from these requirements per Section 27-548.25(e), which does not require separate applications for such departures, and the Planning Board finds that the departures conform to all of the applicable development district standards. The reduction in the number and size of parking spaces and the number of loading spaces does not affect the application's conformance to the applicable D-D-O Zone standards for the expansion of the building. Due to the future office use on the site, the applicant requested departures. These departures do not impair the development district and will contribute to the development district vision of concentrated development that minimizes the total parking in this area.

3. **Location:** The address for the subject site is 4308–4314 Farragut Street in Hyattsville, Maryland. The 0.67-acre property is located on the north side of Farragut Street, approximately 200 feet west of its intersection with Rhode Island Avenue (US 1).

4. **Surrounding Uses:** The subject property is bounded to the north, beyond an alley, by single-family detached dwellings located in the R-55 Zone; to the east is a commercial use in the C-O Zone; to the west is a single-family detached dwelling in the C-O Zone; and to the south, beyond the public right-of-way of Farragut Street, is the Prince George's County Courthouse in the C-O Zone. All surrounding properties are also in the D-D-O Zone.

5. **Previous Approvals:** There are no previous approvals of relevance to the subject review. The subject property, Lots 4 through 7 and part of Lot 8, are the subject of record plat JWB 2-618 in the County Land Records. The various buildings on the site have been added over the years since approximately 1919. A Special Exception, SE-3333, was approved for the site on June 7, 1982 for a 150-foot-high tower antenna, which no longer exists on the subject property.

6. **Design Features:** The subject property is comprised of five narrow, rectangular-shaped lots with frontage on Farragut Street to the south and a rear alley to the north. The property is currently improved with three separate buildings, a 27-foot-high, two-story, 2,250-square-foot vacant office building, a 15-foot-high, 620-square-foot, vacant garage, and a 600-square-foot, equipment hub building, and multiple paved areas. The existing office building, which is finished mainly in gray stone, was the original single-family detached dwelling on the property and is located in the

southeastern corner of the site facing Farragut Street. An existing asphalt driveway is located immediately to the west of this building providing access into the site from Farragut Street. Further to the west is a large area of gravel surrounding the garage building, which is one-story and is finished in gray stone and concrete block. The existing one-story equipment hub building is located in the northeastern corner of the site, behind the office building, and is finished in beige precast panels with no fenestration except an access door along the southern elevation. It is surrounded on the western and southern edges by a six-foot-high wooden, board-on-board fence, which is proposed to be removed. An existing ten-foot-high generator is located immediately to the west of this building, enclosed in the wooden fencing, and is proposed to be relocated with this application. The area to the west of the equipment building and to the north of the garage is paved in asphalt. The western end of the property is empty and consists of only trees and grass. The buildings, gravel and paved areas are completely surrounded by an eight-foot-high, chain-link fence with barbed wire, including a gate across the access driveway.

The submitted DSP indicates that the entrance driveway to the site is a minimum of 9.85 feet wide, instead of the 22 feet required by the Zoning Ordinance for two-way traffic. The applicable D-D-O Zone does not have a standard for minimum drive aisle width. The applicant seeks a departure from this requirement per Section 27-548.25(e), which does not require a separate application for such a departure, and the Planning Board finds that the departure conforms to all of the applicable development district standards. The reduction in drive aisle width conforms to all of the applicable D-D-O Zone standards. Due to the specific use, which is essentially unmanned and not regularly accessed, the requested departure will not impair the development district and will contribute to the development district vision of concentrated, pedestrian-friendly development.

The applicant intends to build a 615-square-foot, 13.25-foot-high, building addition to the west end of the existing equipment hub building to house more technical equipment necessary for equipment upgrades. The expansion, like the existing equipment hub, will require no full-time employees, but will be briefly visited a couple times a week for routine maintenance and equipment servicing. The flat-roofed building expansion will be constructed of concrete masonry unit blocks, painted beige, to match the existing portion of the building. It will have no fenestration or decorations, except one double access door on the western elevation. A 12-foot-high, concrete masonry unit screen wall will extend approximately 27.5 feet west of the northwestern corner of the building expansion to screen the relocated generator and a new generator. Typical yellow bollards, along the western and southern edges will create an enclosure area around the two generators. Other site improvements include minor additions of asphalt paving and striping to create the proposed parking spaces; a replacement of the existing eight-foot-high chain-link fence with barbed wire with an eight-foot-high, black, ornamental metal fence around the property; and proposed shrubs and trees along the northern and southern property frontages. No other changes are proposed to the existing buildings or pavement areas on-site. No site or building signage exists or is proposed on the subject property.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-O Zone and the requirements of the Development District Overlay (D-D-O) Zone of the Zoning Ordinance, as applicable.

a. The development district standards contained in the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* replaces all those contained in the Zoning Ordinance.

b. Section 27-239.02(6)(C)(i)(ii), Special Permits, gives the following required finding for approval of a special permit:

(C) The Planning Board may grant a Special Permit in other zones, as provided in the use tables, if it finds:

(i) The site plan generally conforms with design guidelines in an approved Master Plan or other applicable plan; and

The subject application is subject to the D-D-O standards in the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* discussed in Finding 8 below. Discussion of the application's conformance with the goals of the sector plan is provided in Finding 12(b) below.

(ii) The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design.

The proposed use has existed on-site for approximately 15 years. The use is immediately adjacent to residential uses to the north, east and west, with a governmental use located across the street to the south. Given that the use is largely unmanned and fully located within a small building with no openings and that all mechanical equipment located outside will be well-screened with walls and/or landscaping, and the Planning Board finds that the proposed use expansion will not be incompatible with the adjacent properties.

c. Section 27-548.25, Site Plan Approval, gives the following additional considerations for sites in development districts:

Section 27-548.25(b)

In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.

The site plan does not meet all of the development district standards of the sector plan as discussed in Finding 8 below, however, the Planning Board finds that the alternatives proposed are justified and reasonable.

8. **2004 Approved Sector Plan and Sectional Map Amendment (SMA) for the Prince George's County Gateway Arts District:** The subject property is located in the Town Center (TC) character area within the Gateway Arts District Development District Overlay Zone.

A DSP application is required because the public utility equipment building for telecommunications use is a Special Permit Use in the TC Character Area. This property is subject to the following exemption from development district standards as listed on page 140 of the Sector Plan:

> "3. Legally Existing Development. Until a site plan is submitted, all buildings, structures and uses that were lawful or could be certified as a legal nonconforming use on the date of SMA approval are exempt from the development district standards and from site plan review and are not nonconforming. If expansion of the use on the existing site is proposed, **a site plan would be required and all expansion would need to conform in order to meet the development standards**."

The proposed use upon the subject property involves an expansion of the use and a site plan is required for this purpose. Therefore, only the expansion needs to conform to the design guidelines and development standards within the Gateway Arts District Sector Plan and SMA that are applicable to the subject DSP/SP.

The expansion generally meets the development standards pertinent to achieving the town center character area, except as stated on below. Each relevant design development standard for each indicated subject area, as enumerated in the Gateway Arts District Sector Plan and SMA, is included below in **boldface** type, followed by anaylsis. Those standards which are not met in the subject application are evaluated and should be supported:

SITE DESIGN

Building and Streetscape Siting–Standard 1

1. Along all other streets 15 feet with an allowed variation of plus or minus 5 feet.

The proposed setback of the building expansion is approximately 114 feet from Farragut Street, which does not meet this standard. However, given the building location at the rear of the property, it is not feasible to expand the building within 15 feet of the main street. Therefore, the Planning Board approves the requested deviation from development district standards.

Building and Streetscape Siting–Standard 5

5. All buildings shall be built out to a minimum of 80 percent of the site frontage.

The proposed building expansion is proposed to be setback well behind the site frontage, at the rear of the property. Therefore, the frontage build-out will be substantially less than the 80 percent required. Given the minor nature of the proposed improvements, it is unreasonable to expect fulfillment of this standard at this time. Therefore, the Planning Board approves the requested deviation from development district standards.

10. Building sidewalls should abut the sidewalls of adjacent buildings, if possible.

The proposed building expansion "abuts" the sidewall of the existing equipment hub building in conformance with this standard.

Access and Circulation

1. Access to parking lots and loading facilities on adjacent properties should be shared.

The submitted DSP proposes only minor paving expansions and restriping to the existing parking areas on-site. Therefore, this standard does not apply.

2. Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.

There are no dwellings, recreational facilities, recycling or dumpster areas on this site and all proposed and existing buildings are already connected by paved areas in conformance with this standard.

4. Sidewalk materials and design shall be continuous across driveways and driveway aprons.

The sidewalk along Farragut Street is continuous across the driveway in conformance with this standard.

6. Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide.

The submitted DSP proposes only minor paving expansions and restriping to the existing parking areas on-site. Therefore, this standard does not apply. Additionally, access to this

commercial use is more appropriate from the public Farragut Street to the south, as opposed to the rear alley, which mainly serves the residential uses to the north.

Parking and Loading

4. Parking shall not be located between the sidewalk or street and the building.

No parking is proposed between the primary building (a vacant office building) and Farragut Street.

Fencing, Walls, Screening, and Buffering—Standard 1

1. Opaque walls and fences, with the exception of required screening, shall not exceed four feet in height. Non-opaque fences shall not exceed six feet in height.

The DSP proposes an opaque 12-foot-high screening wall north of the generators and an eight-foot-high, non-opaque ornamental metal fence around the property. The applicant explained that the screening wall is needed to be that high to provide security and sound buffering around the generator and the metal fence around the property at eight feet high is necessary for security for this unmanned site. The Planning Board is in agreement with this statement and supports the requested deviation from development district standards.

2. Barbed wire, vinyl cladding, unclad cinder block, or razor wire shall not be used as walls, fences, or screening. Appropriate materials for fences and walls include masonry, wood, decorative metal, or brick.

The DSP proposes to replace the existing barbed-wire chain-link fence with an ornamental metal fence and the proposed screening wall is to be of masonry construction in conformance with this standard.

Lighting

4. Fixtures should be located and shielded so that light does not spill from a parking lot onto an adjacent one-family residential property or into residential building windows.

The DSP proposes only one new building-mounted light at the entrance to the building expansion. It will be a full cut-off fixture in conformance with this standard.

BUILDING DESIGN

Building Openings,Windows—Standard 2

2. **All façades should have substantial fenestration on all stories, including those facing the rear, alley, driveways, parking lots or other open areas.**

The proposed building expansion proposes essentially no fenestration on any façade. The applicant explains that, due to the use, the building will have no employees, must be kept at a constant temperature and must be kept secure. Windows would compromise these requirements for the use. The Planning Board is in agreement with this statement and supports the requested deviation from development district standards.

Architecture

12. **New buildings should be faced on any facade fronting a public street with quality materials such as brick, stone, wood, masonry, or stucco compatible with the character of the surrounding neighborhoods.**

The proposed building expansion, which will be setback a considerable distance from a public street, will be faced in painted masonry, which is compatible with the adjacent existing equipment building in conformance with this standard.

Public Space & Streetscape

5. **On US 1, Alt US 1 and 38th Street, tree boxes shall be at least 5 feet wide, 10 feet long, and 4 feet deep. On all other streets tree boxes shall be at least 4 feet wide, 8 feet long, and 4 feet deep. All tree boxes shall be spaced 30-40 feet apart.**

The submitted DSP includes additional landscaping on-site. Farragut Street includes a five-foot-wide sidewalk behind the curbline within the right-of-way, but then the property line sits immediately behind the sidewalk edge. The subject property has existing shade trees along the street frontage within a landscape area. However, there is one location, to the west of the existing driveway, where the spacing between trees is much more than 30-40 feet and providing one more shade tree in this area in conformance with this standard. Therefore, a condition has been included in this resolution requiring this tree be added and that additional landscaping be added such that it will be coordinated so the landscaping will not infringe upon the view of a future sculpture proposed on-site.

9. **2010 Prince George's County Landscape Manual:** The site plan is not subject to the *Prince George's County Landscape Manual* (Landscape Manual). The development district standards contained in the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* replace all those contained in the Landscape Manual. However, the landscape plan still includes references to Landscape Manual sections and requirements that should be removed prior to certification. Additional plantings along Farragut is required.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance because the site is less than 40,000 square feet in size and has no previous Tree Conservation Plan approvals. The exemption letter is valid until June 20, 2015. A Natural Resource Inventory (NRI) equivalency letter has been issued based on the standard woodland conservation exemption and because no regulated environmental features are located on-site. The NRI equivalency letter is valid until June 20, 2018.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from the requirements of the Tree Canopy Coverage Ordinance because it proposes less than 5,000 square feet of gross floor area or disturbance.

12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the appropriate agencies and divisions. The Planning Board adopted the following:

    a. **Historic Preservation**—The Planning Board found:

    The subject property comprises 0.67 acres and is located at 4314 Farragut Street in Hyattsville, Maryland. The subject application proposes the expansion of an existing Comcast transmission equipment hub by 615 square feet to install upgraded equipment. New landscaping will be provided around the property that will improve on existing screening conditions. No changes will be made to other structures on the subject property, including a dwelling that was converted into office space, a stone garage and a satellite dish.

    The northeast corner of the subject property is adjacent to the Hyattsville Post Office Historic Site (68-041-40). The subject property is also located in the Hyattsville National Register Historic District. Note 12 on the Detailed Site Plan should be corrected to read: "The Hyattsville Post Office Historic Site (68-041-40) is adjacent to the subject property. The subject property is located in the Hyattsville National Register Historic District."

    The recommended condition has been addressed through revisions to the plan.

    The expanded hub will extend to the west of the current hub, will be constructed of cement and will be approximately 13 feet, three inches in height. The proposed expansion

of the existing equipment hub will not impact the historic site. Proposed landscaping will provide more of a buffer than the existing vegetation.

Phase I archeological survey is not recommended on the above-referenced property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites or resources, documented properties, or any known archeological resources.

b. **Community Planning**—The Planning Board found:

The proposed use is located in the Existing Communities policy area of the Prince George's County Growth Policy Map as identified in the Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035). Comcast Communications has been providing cable service using an unmanned existing transmission equipment hub in Hyattsville for 15 years. The hub delivers cable and internet services to the surrounding communities including Hyattsville and other municipalities. The proposed use supports policies for the Established Communities policy area. The proposed expansion at this site will only help to enhance the county's economic competitiveness in the region and promote economic growth and provide much needed cable telecommunication services and innovation within the area.

Gateway Arts District Sector Plan:
The applicant is proposing to install new landscaping around the property and improve existing on-site landscaping and screening conditions. The existing equipment transmission hub is surrounded by a chain-link fence with barbed wire. Since the existing property has video surveillance and lacks signage on the property, this will help provide additional security measures for the proposed public utility use and negate the need for additional security measures by the applicant, such as barbed wire fencing. Additional landscaping and screening mechanisms proposed by the applicant will support crime prevention through environmental design (CPTED) at this property through access control and private beautification on the site. The applicant is encouraged to promote crime prevention through environmental design through access control and private beautification measures. The proposed application by Comcast will be strengthened by taking these additional modified landscaping measures on this site.

The existing chain-link fence is to be replaced with an eight-foot-high, black, ornamental metal fence all the way around the property as requested. Additional landscaping is also proposed on the property along the northern and southern frontages. The Planning Board also encouraged the applicant to obtain permission from the tenant to provide additional landscaping within the gravel area inside the perimeter site.

c. **Transportation**—The Planning Board found:

The site encompasses several lots of an old underlying plat; therefore, there are no caps on development that would restrict this use. Because the site is currently developed and the building will be expanded by less than 5,000 square feet, there will be no preliminary plan.

The site is not within or adjacent to any master plan roadway facilities. The sidewalk, building, and parking placement appear to either meet the standards of the D-D-O or are not subject to the standards.

The use will be served by an existing driveway from Farragut Street. This is in accordance with the D-D-O standards. It is noted that the communication hub is unmanned and there will be no regular employees at this location. Employees will perform periodic maintenance as needed.

d. **Subdivision**—The Planning Board found:

The subject property is located on Tax Map 50 in Grid C-1, and is known as Lots 4–7 and part of Lot 8, with a gross tract area of 0.675 acres. Lots 4 through 7 and part of Lot 8 are subject of record plat JWB 2-618. The distribution of the estate of William Pinkney Magruden in 1940 divided off the part of Lot 8 included in this application, and is a legal division of land.

Comcast Communication is a public utility, the properties are owned by Jones Communications of MD Inc. which is a subsidiary company of Comcast, and is therefore exempt from preliminary plan of subdivision and final plat.

Section 24-107(c)(4) states the following:

(c) The following shall be exempt from the requirement of filing a preliminary plan and final plat of subdivision, except for any portion of land within the Interim Land Use Control (ILUC) Area subject to Sec. 24-120.03(b) of this Subtitle and consistent with Part 18 of the Zoning Ordinance unless otherwise noted below:

(4) A conveyance to a public utility for transmission line purposes;

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected.

e. **Permits**—The applicant has addressed the Planning Board's comments through revisions to the plans.

f. **Environmental Planning**—The Planning Board concurs with the discussion summary of the application's conformance with the Woodland and Wildlife Habitat Conservation Ordinance (WCO), as discussed in Finding 10 above.

A stormwater management concept approval letter has been issued (19205-2013-00) by the Department of Permitting, Inspections, and Enforcement (DPIE). The concept is valid through July 16, 2016, and states that the project is exempt from stormwater management requirements. Due to the commercial use, traffic generated noise is not regulated in relation to the application, and the site is not located in close proximity to any roadway designated as an arterial or higher. The site does not front on any designated scenic or historic roadway. No other environmental requirements have been identified for this application.

g. **Department of Permitting, Inspections & Enforcement (DPIE)**—The Planning Board did not receive comment from DPIE regarding the subject approval.

The subject application included an approved Stormwater Management Concept Plan, 19205-2013-00, which is valid until July 16, 2016. This approval showed that the subject development is exempt from stormwater requirements. However, since DPIE did not provide comment on the DSP, a condition has been included, prior to certification, documentation be provided from DPIE that the DSP is in conformance with the approved stormwater concept plan or as amended.

h. **Prince George's County Police Department**—In a memorandum dated March 17, 2015, the Police Department indicated that they reviewed the DSP and there are no Crime Prevention Through Environmental Design (CPTED) issues at this time.

i. **Prince George's County Health Department**—In a memorandum dated April 16, 2015, the Prince George's County Health Department provided the following comments on the subject application:

(1) Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. No dust should be allowed to cross over property lines and impact adjacent properties.

This requirement will be enforced at the time of permit; however, a note should be provided on the DSP indicating conformance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control requirements.

(2) Indicate the noise control procedures to be implemented during the construction phase of this project. No construction noise should be allowed to adversely impact activities on the adjacent properties.

This requirement will be enforced at the time of permit; however, a note should be provided on the DSP indicating conformance to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

j. **City of Hyattsville**—In an e-mail dated March 27, 2015, the City of Hyattsville indicated that they have no comment on the subject application.

k. **Other Municipalities**—The following municipalities, as of this writing, have not returned comment on the subject application:

Town of Bladensburg
Town of Brentwood
Town of Colmar Manor
Town of Cottage City
Town of Edmonston
Town of North Brentwood
Town of Riverdale Park
Town of University Park

13. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the Gateway Arts District Sector Plan and SMA. The amendments to the development district standards required for this development would benefit the development and the development district as required by Section 27-548.25(c) of the Zoning Ordinance, and would not substantially impair implementation of the sector plan.

Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a detailed site plan is as follows:

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.

The subject property does not include any regulated environmental features.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Detailed Site Plan

DSP-14035 and Special Permit SP-140004, Comcast Building, subject to the following conditions:

A. Planning Board APPROVES of the alternative development district standards for:

1. **Site Design, Building and Streetscape Siting, Standard 1**—To allow the proposed building expansion to be setback approximately 114 feet from Farragut Street, instead of 20 feet.

2. **Site Design, Building and Streetscape Siting, Standard 5**—To allow for building frontage substantially less than the minimum of 80 percent required.

3. **Site Design, Fencing, Walls, Screening, and Buffering, Standard 1**—To allow for a 12-foot-high opaque screening wall, instead of four-feet-high, and an eight-foot-high non-opaque fence, instead of six feet high.

4. **Building Design, Building Openings, Windows, Standard 2**—To allow for the façades of the proposed building expansion to have no fenestration, except one door, instead of the substantial amount required.

B. Planning Board APPROVES Detailed Site Plan DSP-14035 and Special Permit SP-140004 for Comcast Building, including departures to the number of provided parking spaces, the compact parking space size, the number of provided loading spaces and a reduction in the minimum drive aisle width, subject to the following conditions:

1. The following revisions shall be made to the detailed site plan prior to signature approval:

a. Combine all plans, architectural elevations, and detail sheets into one plan set, including an approval sheet.

b. Provide a plan note that indicates conformance to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

c. Provide a plan note that indicates the applicant's intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

d. Revise the DSP to correctly identify and label all of the approved development district standard amendments and departures in the General Note section of the plan.

e. Provide one new shade tree along the Farragut Street frontage, to the west of the existing driveway, evenly spaced between the existing shade trees and intersperse five ornamental trees to add seasonal interest and streetscape beautification

coordinated in such a way that the view of the proposed sculpture will not be obstructed.

f. Remove all references to Landscape Manual requirements and sections from the landscape plan.

2. Prior to the issuance of building permit, the applicant shall revise the SWM concept plan to reflect the proposed DSP, and the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) will approve the revised SWM concept plan.

3. The applicant shall collaborate and seek direction from the tenant of the office/structure on the Property regarding the potential for providing additional landscaping on the existing gravel area inside the perimeter fence. If the applicant and the tenant have not reached an agreement on this matter by the time of approval of a building permit, the applicant shall not have any obligation to install additional landscaping.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Shoaff and Hewlett voting in favor of the motion at its regular meeting held on Thursday, May 21, 2015, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of June 2015.

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 5/26/15

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

PCB:JJ:SL:ydw