

July 19, 2016

**MEMORANDUM**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Jimi Jones, Zoning Supervisor, Zoning Section, Development Review Division

FROM: Ivy Thompson, Senior Planner, Zoning Section, Development Review Division

SUBJECT: Special Exception Application No. SE-4756  
Departure from Parking and Loading Standards Application No. DPLS-426  
Alternative Compliance Application No. AC-16001

This memorandum is in regard to Planning Board hearing Items #5 and #6 scheduled for July 21, 2016. After further review of the technical staff report, the zoning staff and the applicant are requesting revisions to the proposed Conditions 1(g), 2(e) and 6 as follows; (underlining indicates new language and ~~strike through~~ indicates deleted language):

**Proposed Conditions, page 17**

- 1. Prior to certification of the special exception and departure from parking and loading standards, the following corrections shall be required to the site plan:**
  - ~~g. Label the height of the existing building to demonstrate compliance with the setback requirements provided in Section 27-462(b) of the Prince George's County Zoning Ordinance.~~**

**Comment:** Delete Condition 1(g) because it is duplicative of proposed Condition 1(c).
- 2. Prior to certification of the special exception (SE) and departure from parking and loading standards (DPLS), revise the landscape plan for the project, as follows:**
  - e. Replace the proposed vinyl fence detail with an earth-tone colored, six-foot-up to eight feet high, board-on-board composite fence.**
- 6. Prior to the issuance of permits, the applicant shall install a "~~Do Not Enter~~" "No Exit" sign at the western entrance.**