

Case No.: CSP-17005
Park Place

Applicant: Konterra Associates LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that Conceptual Site Plan 17005, for development of 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218 (as envisioned, the proposed development will be an expansion to the existing Park Place industrial development immediately to the east, as approved and constructed in accordance with Detailed Site Plan DSP-87108), located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Van Dusen Road, in Councilmanic District 1, be and the same is hereby conditionally APPROVED.

As the basis for this final decision, the District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in PGCPB No. 19-23.

CSP-17005 and Type 1 Tree Conservation Plan TCP1-010-2018, are approved subject to the following conditions:

1. Prior to certification of the conceptual site plan, the following revisions shall be made to the plan:
 - a. Delineate the boundary and label the bearings and distances on all sheets of the plan.
 - b. Revise General Note 2 to provide the correct tax map and grid numbers.
 - c. The vicinity map should be revised to reflect the boundary of the subject site.
 - d. Remove all site notes relevant to the details of Detailed Site Plan DSP-87108 and Permit 1113-89-CGU.

- e. Remove all site development detail notes.
2. Prior to certification of the conceptual site plan, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:
- a. Revise the amount of total off-site woodlands cleared in the TCP worksheet to include the area of woodlands being cleared inside and outside of the floodplain. Update the plan and worksheet to provide for any additional woodland conservation requirement.
 - b. Revise the vicinity map of the TCP1 to match the area of the application.
 - c. Remove the overall property map from the TCP1.
 - d. Relocate the woodland preservation labels off-site, so they do not obscure underlying site features.
 - e. Revise General Note 10 to indicate that the plan is not grandfathered.
 - f. Have the qualified professional sign and date the TCP worksheet and sign and date the certification block on the plan.
 - g. Update the TCP approval block with the correct TCP case number (TCP1-010-2018).
3. At time of the submission of the preliminary plan of subdivision application, the applicant shall provide alternative layouts demonstrating how proposed Impact B can be reduced or eliminated, including reducing the size of the proposed buildings so as to minimize or avoid proposed Impact B.
4. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide:
- a. A standard sidewalk and a designated bike lane along the subject site's entire frontage of Muirkirk Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.
 - b. Sidewalk connections from the public right-of-way to the entrances of the proposed buildings.
 - c. A sidewalk connection between the two proposed buildings.

5. Prior to approval of the preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's 2005 "Guidelines for Archeological Review," shall be provided to determine if any cultural resources are present. Evidence of the Maryland-National Capital Park and Planning Commission's concurrence with the final Phase I report and recommendations is required prior to signature approval of the PPS.
6. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to Prince George's County Planning Board approval of the final plat, the applicant shall provide a plan for:
 - a. Evaluating the resource at the Phase II level, or
 - b. Avoiding and preserving the resource in place.
7. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or approval of any grading permits.
8. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I and Phase II archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and the implementation of public outreach measures.
9. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts or existing easements that are to remain, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
10. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

11. At the time of detailed site plan, the applicant shall provide landscaping and screening that effectively obscures the portion of the parking lot adjacent to Muirkirk Road.
12. At the time of detailed site plan, the applicant shall demonstrate that the project will conform to or exceed the green building requirements of Section 27-61600 through Section 27-61604 adopted by CB-013-2019.
13. At the time of detailed site plan, the applicant shall demonstrate that it has made all reasonable efforts to minimize impervious surfaces, including the use of permeable pavement where feasible.
14. At the time of detailed site plan, if the applicant is still proposing a wholesale distribution use, the applicant shall calculate the percentage of the net tract area devoted to such use (including the associated parking and loading space) and demonstrate compliance with Section 27-471(g). In addition, if the applicant is still proposing a wholesale distribution use, no additional warehousing, wholesaling or distribution use shall be permitted.
15. At the time of preliminary plan of subdivision, the applicant shall provide a traffic warrant study of the Muirkirk Road/Muirkirk Meadows Road intersection.
16. Any off-site tree mitigation shall be on nongovernmental property, and not on property that is undevelopable due to being in a floodplain, wetland, buffer, subject to any kind of easement or other similar restriction.
17. No loading shall be permitted along the west side of the property.
18. Retail uses shall not be permitted.

Ordered this 14th day of May, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 10-0.

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: _____
Todd M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council