

Case No.: DSP-01045

Applicant: W.F.I. Stadium, Inc.
(FedEx Field)

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the entire record, that the Planning Board's decision in Resolution PGCPB No. 01-255(C), approving with conditions a Detailed Site Plan for property described as approximately 48.7 acres of land in the I-1 Zone, at the southeast corner of Brightseat Road and Redskins Road, Landover, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions.

1. The applicant shall provide staff with evidence from the Department of Environmental Resources that the relocation of the required handicapped spaces to the parking lots immediately adjacent to FedEx Field complies with the Maryland Accessibility Code. If the handicapped-accessible parking spaces are to be located in the subject parking lots, they shall be augmented by an accessible shuttle bus service to assist users in accessing the stadium.

2. Prior to signature approval, the applicant shall make the following modifications to the plans:

(a) The steps between Lot B and Lot E shall be widened to 12 feet, with a center railing, and connected to a sidewalk along the north side of Lot E. This sidewalk shall be extended along the north side of the access roadway to connect to the sidewalk along Redskins Road.

(b) Eight-foot sidewalks shall be provided along the frontage of Brightseat Road.

(c) Eleven additional shade trees shall be provided along the southern side of the driveway adjacent to the south side of parking lot E.

(d) All shade trees within parking lots A, B, C, and E shall be 3-inch to 3-1/2 inch caliper.

3. Prior to the issuance of any grading permit affecting wetlands or wetland buffers, the applicant shall submit to the Environmental Planning Section a revised copy of the approved U.S. Army Corps of Engineers 404 Permit and Maryland Department of Environment Water Quality Certification.

4. Prior to the issuance of any grading or building permit, the off-site woodland conservation area shall be documented by the recordation of an easement in the Land Records, or by a revision to the approved TCPII of the receiving property, or by other appropriate documentation approved by the Planning Board or its designee.

5. All lighting for the proposed parking lot shall be shielded and directed straight down on or away from the apartment complex east of and adjacent to the subject property (currently known as the Lansdowne Village Apartments.)

6. Prior to signature approval, the plan shall be revised to specify the mixture of White Pines (10'-12' installed) and Norway Spruces (8'-10' installed) between the subject property and the Lansdowne Village Apartments to the east. The number and location of these trees (along with the Leyland Cypress trees, 8' installed) shall be as reflected on Applicant's Exhibit "A." A representative of the Lansdowne Village Apartments shall be a participant in the field location of the trees.

7. Access to Sheriff Road west of Brightseat Road shall, during stadium events, be limited to buses and emergency vehicles accessing the stadium, along with local residential traffic not traveling to the stadium. The Applicant shall take all reasonable steps to ensure that general automobile traffic accessing or leaving the stadium does not use Sheriff Road west of Brightseat Road.

Ordered this 11th day of February, 2002, by the following vote:

In Favor: Council Members Shapiro, Bailey, Estepp, Gourdine, Hendershot, Russell, Scott, and Wilson.

Opposed:

Abstained:

Absent: Council Member Dernoga

Vote: 8-0

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: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Acting Clerk of the Council