

Case No.: DSP-03089-01
Hanson Palmer Industrial Park, Parcel C

Applicant: FCW Justice, Inc.

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to the Court of Special Appeals decision in *County Council of Prince George’s County, Md., Sitting as the District Council v. FCW Justice, Inc.*, 238 Md. App. 641 (2018), the District Council issues the final decision in Detailed Site Plan Application Number 03089-01 (“DSP-03089-01”). The District Council finds that the Planning Board’s approval of DSP-03089-01 was not arbitrary, capricious, or otherwise illegal. The District Council adopts the Planning Board’s Resolution No. 13-67 (“PGCPB No. 13-67”), as the final decision of approval.

PGCPB No. 13-67, recommending approval of DSP-03089-01, a request for approval of a combined 12,754.63-square-foot restaurant, car wash and full-service laundromat building within an I-1-zoned property, known as Parcel C, located on the west side of Lottsford Vista Road, approximately 1,125 feet south of its intersection with Martin Luther King Highway (MD 704), in Planning Area 70, in Councilmanic 5, is hereby AFFIRMED.

DSP-03089-01 is subject to the following conditions:

Prior to certification, the applicant shall revise the plans as follows or provide the specified documentation:

- a. Revise the detailed site plan (DSP) as follows:
 - (1) Revise the parking schedule to correctly reflect the required number of parking spaces per use, the type of parking spaces provided, and add one parking space to show the requirement being met.
 - (2) Consistently label the building height on all plan sheets.
 - (3) Label the location of the detail shop within the car wash portion of the building.

- (4) Provide ramps or depressed curbs for access to the Americans with Disabilities Act (ADA) parking spaces.
- (5) Clarify the extent of all proposed walls or fences and provide details for each type.
- (6) Specify the method for marking the parking spaces and the parking lot surface material.
- (7) Revise the Tree Canopy Coverage schedule to correctly reflect the ten percent requirement.
- (8) 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.
- (9) 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.
- (10) Revise the loading schedule to demonstrate the total proposed gross floor area (GFA) of each use.
- (11) Remove the designation of "Employee Reserved Parking Spaces" from the plan and parking schedule.
- (12) Provide a detail for the proposed canopy.
- (13) Submit documentation from DPW&T that the DSP is in conformance with the approved Stormwater Management Concept Plan and letter.
- (14) Remove the Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip Requirements schedule from the plan.
- (15) Label exterior building dimensions on the site plan.
- (16) Provide dimension labels for all proposed building-mounted signage.
- (17) Provide a chart for the freestanding and building-mounted signage showing the regulations in Sections 27-613 and 27-614 of the Zoning Ordinance being met.
- (18) Change the Section 4.2 landscape strip, and all associated schedules and labels, to a Section 4.6 buffer. If the requirements of Section 4.6 cannot be fully met, apply for and gain approval of an Alternative Compliance application.

- (19) Specify the paving or ground surface within the courtyard area.
 - (20) Provide evidence of permission to construct the proposed improvements within the WSSC easement and right-of-way.
 - (21) Incorporate any revisions to the driveway connections to Lottsford Vista Road, provided the northern access roadway is limited to inbound movement only and the southern access driveway is limited to outbound movement only, unless otherwise required by DPW&T.
- b. Revise the architecture as follows:
- (1) Enhance the water table, the area below the lower gray brick band, on all façades of the building, by facing it in a different, complementary masonry material and which may extend out slightly beyond the plane of the building façade.
 - (2) Enhance the design of the raised roof area of the building on the eastern elevation through the use of a different, complementary masonry material, and/or the addition of design features, such as windows or enhanced trim pieces.
 - (3) Revise the nine-foot-high frontage screen wall detail to include pilasters, spaced evenly, approximately 20 feet apart, on the outer side of the wall facing Lottsford Vista Road and the southern property line. Reduce the height of the wall to a maximum height of six feet within 25 feet of the Lottsford Vista Road right of way.
 - (4) Specify a brown shade of brick in lieu of red brick to complement the brown brick used in the adjacent office building.
- c. Revise the Type II Tree Conservation Plan TCPII-30-04-01 as follows:
- (1) Remove the acreage of previously dedicated land from the worksheet.
 - (2) Remove the proposed afforestation planting labeled as “Afforestation 1” from the plan and worksheet.
 - (3) Show all woodland within existing and proposed easements as cleared.
 - (4) Revise the plan and worksheet to show the “NON-FCA 2” area as woodland preservation. Show the remaining requirement to be met with off-site woodland conservation.
 - (5) Revise the worksheet to provide accurate calculations and to address all changes made to the plan.
 - (6) Have the revised plan signed and dated by the qualified professional who prepared the plan.

2. The hours of operation for the proposed uses shall be limited as follows:
 - a. Car wash: 8 A.M. to 6 P.M.
 - b. Laundromat: 8 A.M. to 9 P.M.
 - c. Restaurant: 10 A.M. to 9 P.M.
3. No signage shall be displayed in the windows of the building.
4. No barriers, such as bulletproof glass, shall be placed between customers and staff within the interior of the building.
5. No metal pull-down doors for security shall be visible on the exterior of the building.
6. The site will be properly cleaned of trash and debris daily.
7. The site will be well-lit from dusk until dawn.
8. 24-hour security, via perimeter cameras, will be provided on-site.
9. Construction on-site will be limited to the hours of 7 A.M. until 4 P.M. Monday through Friday, with no construction activity on the weekend.
10. Construction dump trucks shall not be allowed to exit the site southbound on Lottsford Vista Road.
11. No coin-operated machines shall be allowed within the laundromat use.

ORDERED this 15th day of January, 2019, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 11-0.

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