

Case No. SP-04054

Applicant: Landmark Communities

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 administrative record, that the decision of the Planning Board in PGCPB No. 04-262, to approve with conditions a detailed site plan, SP-04054, for a business park including warehouse and consolidated storage facilities and offices on property described as approximately 29.31 acres of land in the I-4 Zone, on the north side of Woodyard Road, approximately 500 feet east of its intersection with Alexandria Ferry Road, Clinton, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

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

1. Prior to certification of the detailed site plan, the applicant shall:
 - a. Revise the subject detailed site plan to be consistent with the approved conceptual site plan, CSP-04001.
 - b. Add the following notes on the detailed site plan:

“Parcel B is to be conveyed to DPW&T upon demand for the construction of I-502, a dedicated public right-of-way, and private access to Bellefonte Lane is not permitted pursuant to condition 4 of Zoning Ordinance No. 5-1991, File A-9758-C.”

“The uses and intensity of the development shall limit employee density to no more than 16 employees per acre.”
 - c. Revise the landscape plan to differentiate the Section 4.2 landscape strip from the Section 4.3 (a) landscape strip by providing separate landscape schedules for the site's frontage along Woodyard Road.

- d. Add a Section 4.7-landscape schedule for the northern boundary bufferyard.
 - e. Revise the Strip B schedule along Road A for the consolidated storage site to the Section 4.2 schedule.
 - f. Either revise the detailed site plan to be consistent with the approved stormwater management plan or revise the stormwater management concept plan to be consistent with the layout of the detailed site plan.
 - g. Provide the color details for entrances to individual storage units which shall be the same scheme as the proposed building for review and approval by the Urban Design Section as the designee of the Planning Board.
 - h. Label the location and the gross floor area of the dwelling unit for the resident manager on the site plan.
2. Prior to the issuance of the building permit for the office building and the on-site residence for the facility manager, the architectural plans of the above buildings shall be certified by an engineer competent in acoustical analysis indicating that acoustical construction techniques have been employed to reduce interior noise level to less than 45 dBA (Ldn).
 3. No more than one year after the date of approval of this Order, the applicant, his successors or assignees ("applicant"), shall submit to the Department of Environmental Resources (DER) photographs (and other evidence if appropriate) to demonstrate that all conditions above have been fulfilled and that all structures and landscaping are being maintained in presentable condition and good working order. Every two years after that on the anniversary of the approval of this Order, the applicant shall submit current photographs and evidence to DER to demonstrate full compliance again in the same way.
 4. Failure to submit the required evidence in a timely way shall be grounds for revocation of the Use and Occupancy permit by DER. Failure to demonstrate by means of the photographs and evidence submitted full compliance with the intent of these conditions shall be grounds for revocation of the Use and Occupancy permit by DER.

Ordered this 28th day of March, 2005, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrington, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council