

Case No. SP-05044/01

Applicant: Atapco Ritchie Interchange, Inc.
Atapco Ritchie Interchange, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH ADDITIONAL CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, and after hearing oral argument from the applicant, that the decision of the Planning Board in PGCPB No. 06-275, to approve with conditions a detailed site plan, SP-05044/01, showing two conventional (sit-down) restaurants, three fast-food restaurants, one gas station, two banks, and one multi-tenant building, on property referred to as Steeplechase 95 Business Park, described as approximately 12.85 acres of land in the I-1 Zone, located at the intersection of I-495 and Ritchie-Marlboro Road, Upper Marlboro, is:

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, except as noted herein.

A. On page 5 of PGCPB No. 06-275, Finding 7.a shall be revised as follows:

The subject application is in conformance with the requirements of Section 27-473, which governs permitted uses in industrial zones. Specifically, Council Bill 97-2004 limits the site to no more than two freestanding fast-food restaurants.

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

1. Prior to signature approval of the detailed site plan, the applicant shall provide a standard sidewalk along the subject site's entire frontage of Walker Mill Road extended and Ritchie Marlboro Road, unless modified by DPW&T.

2. The applicant shall revise the detailed site plan to remove the proposed landscaping shown within the right-of-way for the existing 54" water main.
3. Lettering for building-mounted signage for individual tenants within the "Multi-Tenant Retail Building," situated on Parcels 16 and 17, shall have red, white, or green channel letters. Color, font, and illumination shall remain consistent with that implemented with the first building-mounted signage. Tenants may use signs that are nationally trademarked and registered.

Ordered this 23rd day of July, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Dernoga, Harrington, Knotts, Olson and Turner

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: _____
Camille A. Exum, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council