

Case No. SP-05084

Applicant: University Town Center

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. 06-95, to approve with conditions a detailed site plan, SP-05084, for construction of a mixed-use development consisting of a food or beverage store, other retail, a 660-space parking garage, and 176 multifamily units, on approximately 3.1 acres of land in the M-X-T/TDO Zone, in the northeast quadrant of Belcrest Road and East-West Highway, Hyattsville, 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 following revisions or information shall be supplied:
 - a. The applicant shall submit an irrigation plan that includes the streetscape along East-West Highway and the corner at the intersection of America Boulevard and East-West Highway.
 - b. The green space provided on the roof top of the garage shall be revised to include integral planters with a minimum 500 cubic feet of soil with an irrigation system. The applicant will provide details regarding the planting areas/planters and the type of plant materials that will constitute the 5% green space to be located on the top of the garage.
 - c. Building dimensions, including height, shall be provided on the site plan.
 - d. The gross floor area of the proposed buildings shall be provided on the site plan.
 - e. The plans shall be revised along the eastern edge of the property adjacent to the church and across from the parking garage, in order to incorporate tree walls around the east side of each of the eight shade trees to flatten the planting area for the shade trees, where the existing terrain is steeper

than 4:1. Each such tree shall be placed on the retained soil behind a low, generally semi-circular wall created by a retaining system of Keystone type wall units. A level planting surface shall be provided for each tree of no less than six feet in radius. The applicant shall provide good top soil behind the retaining walls and mulch to retain moisture, stake trees, and shall inspect regularly to ensure establishment of the tree for at least two years from date of issuance of the building permit.

- f. The plans shall be revised to provide bicycle rack(s) accommodating a minimum of 20 bicycles within the parking garage for the commercial component, and 10 bicycle lockers for the residential component. It is recognized that a bike rack use and need evaluation may be submitted in the future in order to relocate some racks from Garages A and B to this location, to better serve the needs of the development.
 - g. The plans shall be revised to demonstrate conformance to Section 4.7 of the Landscape Manual between the parking garage and the church by adding a schedule.
2. Prior to installation of public art to be located at the intersection of East-West Highway and America Boulevard, the art work shall be reviewed by the Planning Board or its designee.
 3. Prior to the issuance of any building permit, the applicant shall obtain approval and agree to construct per SHA standards, the proposed geometric improvements associated with the two proposed access points (America Boulevard and Democracy Avenue) along East-West Highway (MD 410).
 4. The developer will install three metal panels, each to be approximately ten feet wide by twelve feet high, located in every other opening into the new garage along East-West Highway. The panels shall be stenciled with an enamel paint or similar type product. Images to be used shall be of an historic or an American nature. Support structures shall be located on the garage side of the panels.
 5. The metal grill work on the east elevation of the garage shall match, with regard to materials, size and design, the metal grill work on the south elevation of the garage.

Ordered this 19th, day of June, 2006, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Bland, Exum and Knotts

Vote: 6-0

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council