

Case No. SP-07049

Applicant: IPDS, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 09-106, to approve with conditions a detailed site plan for three commercial office buildings of approximately 72,400 square feet, on property described as 6.99 acres of land in the C-O Zone, for a project referred to as Grace's Office Park, on the south side of Lanham Severn Road (MD 564), approximately 4,000 feet southwest of its intersection with Greenbelt Road (MD 193), 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.

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

1. Prior to certification of the plans for the project, the following revisions shall be made or additional information submitted:
  - a. Provide the correct linear frontage information in the Section 4.2 landscape schedule.
  - b. Provide the percentage information for the interior planting area in the Section 4.3 (c) landscape schedule.
  - c. Provide TCP II revisions as follows:

- (1) Revise the note below the specimen tree table to indicate that the specimen trees have been located according to a survey.
  - (2) Provide details on the plan for canopy pruning and root fertilization in accordance with the note below the specimen tree table.
  - (3) Show the type and location of tree protection devices on the plan (fence and signs).
  - (4) Provide details for all tree protection devices shown on the plan.
  - (5) Revise the TCP II notes on Sheet 1 to include standard Note 5 and remove the TCP II notes located on Sheet 4.
  - (6) After all these revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions.
- d. Provide sidewalk improvements as follows:
- (1) A standard sidewalk along the subject site's entire road frontage of MD 564, unless modified by SHA.
  - (2) A sidewalk connection from MD 564 to Building 2 along the west side of the entrance road on Sheet 4.
  - (3) A sidewalk connection from MD 564 to Building 1 along the east side of the entrance road and along the parking lot on Sheet 3.
  - (4) Marked crosswalks at both of the ingress/egress points from MD 564 into the subject site, unless modified by SHA.
- e. Provide elevations of all buildings to reflect the design treatments and finishing materials as shown in the perspectives to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
- f. Provide brick finish on the other side elevations of Buildings 2 and 3.
- g. Provide brick-tone Hardie Plank sidings on the rear elevations of the buildings that is consistent with the bricks used on the front and side elevations of the buildings.
- h. Provide details of the noise attenuation walls, on-site lighting fixtures, and dumpsters on the site plan to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

2. Subject to SHA approval, the applicant shall provide a standard sidewalk on the north side of MD 564, opposite the entire length of the subject property's frontage. The new sidewalk, joining deteriorated or unconnected sidewalk sections, shall be built as close as possible to the existing curb line, to reduce required grading, make use of the existing stream crossing, and minimize further stream bridging or disturbance.
3. Unless otherwise directed by SHA, the applicant shall provide marked crosswalks, accessible to persons with disabilities, at the intersections where Greenhaven Road and Woodstream Drive meet MD 564.
4. Unless not approved by appropriate authorities, the applicant shall build at least four standard bus shelters at existing bus stops along the subject property's frontage, on the north and south sides of MD 564. The applicant may not obtain any building permits until it gives the Urban Design Section evidence that it has requested permission to build bus shelters at the four existing stops.
5. In an amended landscape plan, the applicant shall show additional native shade trees and shrubs within the MD 564 right-of-way. At the same time, the application shall submit evidence to the Urban Design Section that it has asked for SHA's permission to revise the plans, to show shade tree and shrub plantings along the subject property's entire frontage within the ultimate right-of-way for MD 564.
6. The applicant shall add a note to the plan that parking spaces within two hundred feet of the stormwater management ponds will have pervious pavers. The applicant shall work with DPW&T to design the stormwater management ponds so that infiltration and groundwater recharge are maximized, as site conditions permit.
7. In the far northeast parking lot, ten parking spaces shall be eliminated.

Ordered this 8th day of March, 2010, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Exum and Harrison.

Vote: 7-0

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