

Case No. SP-08023

Applicant: Federal Capitol J. Partners

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. 08-155, to approve with conditions a detailed site plan for revitalization to add 22 dwelling units and fitness center/community rooms to the unused portions of three existing buildings, and a 621-square-foot police substation in Building 5802, for a project referred to as Park Place Towers (The Phoenix), on property described as approximately 9.32 acres of land in the R-10 Zone, on the northeast quadrant of Baltimore Washington Parkway and Annapolis Road, Bladensburg, 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. Add a site plan note indicating that the previously approved special exceptions on this site are no longer in operation.
 - b. Revise the parking calculation table to provide the information of the van-accessible parking spaces for the physically handicapped.
 - c. Address the inconsistency in the number of dwelling units.

2. All new dwelling units shall be fully equipped with a fire suppression system built in accordance with applicable standards of the National Fire Protection Association (NFPA), and all applicable County laws and regulations.

Ordered this 23rd day of March, 2009, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Exum.

Vote: 8-0

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: _____
Marilynn M. Bland, Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council