

Case No. SP-08072/VD-08072

Applicant: Eastern Avenue Development
Group, 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. 10-14, to approve with conditions a detailed site plan for a three-story, 103,176 square-foot consolidated storage facility, with a variance for the 25-foot setback requirement, for a project referred to as Eastern Avenue Extra Space, on property described as approximately 2.60 acres of land in the I-1 Zone, in the triangle of land formed by the intersections of Addison Road, Eastern Avenue, and Antelope Lane, Fairmount Heights, 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 with the following additions:

A. The District Council concurs with the Planning Board's findings and conditions of approval, but the Council does not agree with the proposed number and types of signs. The site plan shows two freestanding pole signs, 25 feet in height. One is located at the intersection of Antelope Lane and Addison Road; one is located at the entrance on Addison Road closest to Eastern Avenue. While the District Council agrees that freestanding signs are appropriate in these locations, they should be monument signs, not pole signs, and their height should be reduced. The revised site plan should also show adjustments to perimeter landscaping and fencing, to accommodate the modified signs.

B. Two building-mounted signs are also proposed, one on the western façade facing Eastern Avenue, and the other on the eastern façade facing Addison Road. Since no freestanding signs are proposed on Eastern Avenue, the building sign on the western façade appears necessary. But the building sign on the eastern façade, facing Addison Road, is not necessary, because the site will have a freestanding sign at the intersection of Antelope Lane and Addison Road. A condition is included below, to require deletion of the eastern façade sign from the revised plan, prior to signature approval.

C. The record is not clear about the applicant's plans for future maintenance of landscaping. The Planning Director has approved alternate compliance, as to the bufferyard for residential properties abutting the subject property, and maintenance of landscaping is essential, while these properties are used residentially.

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

1. Prior to signature approval, the applicant shall revise the plans as follows:
 - (a) The applicant shall provide decorative fencing at the perimeter of the subject property. Final design of the fence shall be approved by the Urban Design Section as designee of the Planning Board.
 - (b) The applicant shall show the underlying WSSC easements and shall label the WSSC easement width with Liber and Folio along the western property line.
 - (c) The applicant shall provide a five-foot-wide sidewalk along the internal drive that leads from Addison Road to the main building.
 - (d) The applicant shall provide a five-foot-wide sidewalk along the internal drive aisle that leads from Eastern Avenue to the office portion of the building located near Eastern Avenue.
 - (e) The applicant shall provide continuous four-foot-wide sidewalks along the entire property frontage of Addison Road, Eastern Avenue, and Antelope Lane, unless modified by DPW&T.

- (f) The height of the proposed building shall be added to the site plan, demonstrating setbacks increased one-third of a foot for every one-foot of building height above 30 feet.
 - (g) A ten-foot public utility easement (PUE) shall be indicated along the length of the project's Eastern Avenue Road frontage.
 - (h) The storm drain manhole shall be removed from the public utility easement (PUE) on Addison Road.
 - (i) The applicant shall remove the 25-foot tall freestanding pole signs depicted on the plan. The freestanding pole sign at the intersection of Antelope Lane and Addison Road shall be replaced with a monument sign not exceeding 8 feet in height. The freestanding pole sign at the entrance on Addison Road closest to Eastern Avenue shall be replaced with a monument sign not exceeding 10 feet in height. The landscaping plan or perimeter fencing shall be adjusted as necessary, to accommodate the change to signage type. The base of the monument signs shall be constructed with materials to match the exterior materials used on the building. The monument signs shall be internally lit.
 - (j) The applicant shall remove the proposed building sign shown on the eastern façade of the building facing Addison Road.
2. Prior to the issuance of any building permit for the subject property:
- (a) The applicant shall provide a deed evidencing conveyance to DPW&T of the additional right-of-way required for Addison Road.
 - (b) The applicant and the applicant's heirs, successors, and/or assigns shall provide a financial contribution of \$210.00 to DPW&T for the placement of "Share the Road with a Bike" signage and provide proof thereof to staff.
3. While the present detailed site plan or any later amendment is effective, or as long as the subject property is used for consolidated storage, whichever date is later, the applicant and its successors (or assignees) shall fully maintain all landscaping shown on this approved site plan, as amended from time to time. The applicant and successors, through the resident manager or otherwise, shall file an annual report with the Urban Design Section, with copy to DER (Property Standards), by December 1, 2010, and every year thereafter, stating whether and how on-site landscaping has been maintained, for the prior 12-month period. Any failure by the applicant or successors to maintain the landscaping as shown on the approved site plan shall constitute a zoning violation enforceable by appropriate (DER (Property Standards or otherwise)) County officials.

Ordered this 27th day of June, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrison, Olson, Knotts
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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council