

Case No. DSP 14002 Annapolis Road
Self Storage Zone

Applicant: Annapolis Road Self Storage, LLC

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

ORDER OF APPROVAL

IT IS HEREBY ORDERED, after review of the administrative record, that the application to approve with conditions a 112,900-square-foot consolidated storage use, with accessory office and apartment uses, in seven separate buildings with a total of 1,054 storage units within the Light Industrial (I-1) Zone, known as Lot 6, Block C, within Section Two of Washington Business Park, located in the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450), in Planning Area 70, Council District 5, be and the same is hereby APPROVED, subject to conditions.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, we hereby adopt the findings and conclusions within the administrative record regarding the proposed application, and specifically the findings and conclusions set forth within PGCPB No. 14-100.

Approval of DSP-14002 and AC 14016 is subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made to the detailed site plan (DSP) or the following information shall be provided:
 - a. Provide a standard sidewalk along the subject site's entire frontage of Annapolis Road (MD 450), unless modified by the Maryland State Highway Administration (SHA).

- b. Provide a standard sidewalk along the subject site's entire frontage of Forbes Boulevard, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
- c. Extend the internal sidewalk to the proposed sidewalk along Forbes Boulevard as indicated on the subject plan, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
- d. Convert approximately one-third of the proposed evergreen trees along the northern and western property boundaries to an equivalent plant unit number of shade trees. Revise the landscape schedules as necessary.
- e. Correct the bufferyard numbers in the Section 4.7 schedules.
- f. Revise the plan to provide a schedule for Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip Requirements, showing the requirements being met as necessary.
- g. Revise the landscape plan to provide 3-5 evergreen trees at the northwest corner of Building A. The applicant shall work with the Urban Design Section, as designee of the Planning Board, to determine the appropriate species.
- h. Further enhance the screening of the loading area by increasing the size of 50% of the evergreen plant material along the south side of the property directly fronting the loading area with an increased stock size from 6-8 ft. to 8- 10 ft.

Ordered this 23rd day of February, 2015, by the following vote:

In Favor: Council Members Davis, Harrison, Lehman, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin, Glaros and Patterson.

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: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council