

Case No.: DSP-16027
Royal Farms #287
(Forestville Road)

Applicant: Two Farms Inc.
d/b/a Royal Farms

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, and Section 27-290 of the Prince George’s County Code, the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 16027 (“DSP-16027”). As the basis for this final decision, the District Council adopts, unless otherwise stated herein, the findings of facts and conclusions of law set forth by the Planning Board’s Resolution No. 18-02 (“PGCPB No. 18-02”).

PGCPB No. 18-02 recommending approval of DSP-16027, a request for the construction of a food and beverage store in combination with a gas station, to amend the use table in the D-D-O Zone to allow a food and beverage store in combination with a gas station, and to amend Development District Standards 2.1 and 4.1 of the D-D-O Zone to allow a reduction in the required plant material quantity and for not providing the required loading space, for the subject property located in the southeastern quadrant of the intersection of Forestville Road and MD 725 (Marlboro Pike) at 3300 Forestville Road in District Heights, in Councilmanic District 6, is hereby AFFIRMED.

A. A “Food and Beverage Store in Combination with a Gas Station” as an allowed use on the subject property is APPROVED.

B. The alternative development district standards are APPROVED as follows:

2.1 To reduce the provided plant units in the Section 4.2 landscape strip along the project’s Marlboro Pike frontage by three shade trees, reduce the provided plant units in the Section 4.6 landscape strip along the project’s Forestville Road frontage by eight shade trees, and provide alternative plants within the Section 4.3 perimeter landscape strip along the southeastern property line.

4.1 To allow for not providing the required loading space.

C. DSP-16027 is APPROVED, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall submit the following documentation or revise the plans as follows:

a. Add the following site notes to the plans:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

b. Clearly label the right-of-way width and centerline for both Forestville Road and Marlboro Pike on the plans for the project.

c. Details for the two pylon signs to be included in the project shall be revised to include a stone or brick veneer base with a concrete cap.

d. The “decorative arm” shall be specified exclusively in the light detail.

e. Remove references to a departure request in General Note 30, to Note 30 on the Parking and Loading Schedule on Sheet 1 of the DSP, to “Alternative Compliance,” and the entire discussion of Design Guidelines in the Development District Standards chart provided on Sheet 3 of the DSP.

- f. The applicant shall dimension all structures and provide the height in the footprint of the building.
- g. Remove the notes from the DSP regarding the restricted development area.
- h. The landscape plan shall be revised as follows:
 - (1) A note shall be added to the schedules for Sections 4.2-1, 4.3-1 and 4.6, that an amendment to 2.1 of the development district standards is approved.
 - (2) Reference to the development district standards on the Section 4.6-2 Schedule shall be corrected to refer to 2.1 of the development district standards.
 - (3) A detail of the decorative wall to be utilized in the landscape strip along Marlboro Pike shall be provided on the landscape plan, to be approved by the Urban Design Section as designee of the Planning Board.
 - (4) The street name of Marlboro Pike shall be corrected from “Old Marlboro Road” on the planting schedule for Section 4.2-1.
- i. The existing easement providing access from Forestville Road to the adjacent property to the southwest of the subject site shall be correctly shown, with appropriate curb cuts and its Liber and Folio noted on the plan.

ORDERED this 26th day of March, 2018, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Franklin and Lehman.

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: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council