

Case No.: DSP-17035  
Phil Matt Shopping Center

Applicant: PCE, LLC

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to the Land Use Article the Prince George’s County Code, the District Council issues the final decision in Detailed Site Plan Application Number 17035 (“DSP-17035”). The District Council finds that Planning Board’s approval of DSP-17035 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, unless otherwise stated herein, the findings and conclusions set forth by Planning Board in Resolution No. 19-122 (“PGCPB No. 19-122”).

PGCPB No. 19-122, recommending approval of the alternative transit district standards for Annapolis Road Neighborhood and DSP-17035 for Phil Matt Shopping Center, Expedited Transit-Oriented Development, a request for a 3,953-square-foot commercial retail building, on property located on Tax Map 051, Grid F1, and known as Lots 4 and 5, Block B, of West Lanham, recorded in Plat Book BB 6-27, in the southwest quadrant of the intersection of MD 450 (Annapolis Road) and West Lanham Drive, in Planning Area 69, Council District 3, within the Annapolis Road Neighborhood of the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment*, is hereby AFFIRMED.

The alternative transit district standards for Annapolis Road Neighborhood are approved to allow the build-to line to be up to a maximum of 33.5 feet along MD 450 (Annapolis Road).

DSP-17035, for Phil Matt Shopping Center, Expedited Transit-Oriented Development is approved, subject to the following conditions:

1. Prior to certification of this detailed site plan, the applicant shall:
  - a. Revise the site plan to show and label the modified build-to line, with dimensions and the specific deviation from the required standards.
  - b. Show that the area proposed for right-of-way dedication is included within the subject property's boundaries.
  - c. Show all bearings and distances for the existing and proposed lot lines.
  - d. Label the 12-foot-wide area which is to be dedicated to public use.
  - e. Provide signage details in conformance with the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment* standards.
  - f. Provide a Tree Canopy Coverage schedule demonstrating conformance to the requirements.
  - g. Provide parking ratios and a reference to the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment* standard in the parking tabulation on Sheet 6.
  - h. Provide details and photometrics for all building-mounted lights showing sufficient lighting of all walkways on-site.
  - i. Remove one parking space and revise the parking tabulation to conform to the maximum parking standard.

ORDERED this 14<sup>th</sup> day of January, 2020, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent:

Vote: 11-0.

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: \_\_\_\_\_  
Todd M. Turner, Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council