

Case No. SP-06006

Applicant: ZH Investments, 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 Planning Board's decision in PGCPB No. 07-24, to modify conditions attached to the C-O zoning of the subject property in Application No. A-9889-C, as reflected in Zoning Ordinance No. 3-1994, property described as approximately 1.19 acres of land on the east side of US Route 1, south of the Capital Beltway (I-495), and north of Edgewood Road, in College Park, 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, and modification of the conditions approved in A-9889-C, are subject to the following revised conditions:

1. Total GFA constructed on the site shall not exceed 22,000 square feet, gross floor area.
2. The office building shall be set back at least 70 feet from 47th Place. Siting the proposed building in relation to Edgewood Road and to on-site landscaping and buffering shall be determined at the time of detailed site plan approval, in accordance with applicable DDOZ standards.
3. There shall be no stormwater management ponds located in landscaped buffers or landscaped yards on the site.
4. New building construction shall be located to border US Route 1 and the Beltway ramp at the northwest corner of the property.
5. Upon reconstruction, on-site parking shall be located between new buildings on the site and the landscaped yards along Edgewood Road and 47th Place.

6. Building design, scale, and orientation shall be compatible with single-family residential development. They shall be reviewed with the detailed site plan application for conformance with DDOZ building design standards.
7. Prior to the issuance of building permits, the following rights-of-way shall be dedicated:
  - a. 20 feet of right-of-way on the north side of Edgewood Road between Baltimore Avenue and 47th Place to provide a total right-of-way of 40 feet from center line;
  - b. 20 feet of right-of-way on the west side of 47th Place between Edgewood Road and Nantucket Road to provide a 50-foot right-of-way for 47th Place.
8. Access to the site from Edgewood Road shall be a minimum of 100 feet east of the street line for Baltimore Avenue.
9. The applicant shall address all stormwater management regulations and not be permitted to use a fee payment in lieu of compliance.
10. In the detailed site plan application, the applicant shall:
  - a. Provide architecture that reflects the usage of red brick, a cornice treatment, lintels above the windows using a soldier course of bricks, and separation of the bands of windows.
  - b. Provide a landscape plan that reflects separation between the curbs and sidewalks.
  - c. Provide a 22-foot wide access drive on Edgewood Road that is located 108 feet from the intersection of US Route 1.
  - d. Provide curb and sidewalk along the US Route 1 and 47th Place frontage.

Ordered this 11th day of September, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Dernoga, Harrington, Knotts, Olson 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: \_\_\_\_\_  
Camille A. Exum, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council