Case No.: DSP-14040
Holladay Company's
Addition to Brentwood
Lots 8-15

Applicant: Aslan, LLC

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 ("LU"), Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George's County Code (2011 Ed. & Supp. 2014, or as amended) ("PGCC"), we have jurisdiction to issue the final decision in this Detailed Site Plan Application Number 14040, ("DSP-14040").[1] Planning Board's Resolution No. 15-112 ("PGCPB No. 15-112"), approving Applicant's request to construct a three-story mixed-used building, which includes 19,067 square feet of fabrication/retail/office and residential development, is hereby AFFIRMED.l

As the basis for this final decision, and as expressly authorized by Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland and Subtitle 27 of the Prince George's County Code, except as otherwise stated herein, we hereby adopt the findings and conclusions set forth within PGCPB No. 15-112, and APPROVE DSP-14040, subject to the following conditions:

A. APPROVAL to allow General Office as a use not requiring a special permit.

B. APPROVAL of the following development design standards:

1. Site Design, Access and Circulation, Standard 5—To allow

[1] *See also Cnty. Council of Prince George's Cnty. v. Zimmer Dev. Co.*, 444 Md. 490; 120 A.3d 677; (2015) (The District Council is expressly authorized to review a final decision of the county planning board to approve or disapprove a detailed site plan and the District Council's review results in a final decision).

three access driveways from a public street to parking.

2. Site Design, Access and Circulation, Standard 7—To allow access to parking and the rear of the lot or parcel located on a side street or alley to be a maximum of 27 feet wide, subject to Condition 1k.

3. Site Design, Parking and Loading, Standard 7—To allow the reduction of the parking required on-site by Section 27-568(a) of the Prince George's County Zoning Ordinance so that only 50 percent of the required 35 parking spaces are provided on-site, for a total of 18 on-site parking spaces.

4. Site Design, Dumpsters, Services, Utilities, Outdoor Storage, and Stormwater Management, Standard 2—To allow the western side of the transformer to remain visible from the public realm to provide access to Potomac Electric Power Company (PEPCO).

5. Building Design, Building Height, Standard 1—To allow a maximum building height of approximately 52 feet at the Webster Street end of the building.

6. Building Design, Signage, Standard 9—To approve the building-mounted sign location as proposed and two rows of letters a total of 42 inches in height.

C. APPROVAL of Detailed Site Plan DSP-14040 Holladay Company's Addition to Brentwood, Lots 8–15, Block 13, subject to the following conditions:

1. Prior to certification of the DSP, the following revisions shall be made or information shall be provided:

a. The following revisions shall be made to the general notes:

(1) General Note 8 shall specify that 6,929 square feet of the proposed gross floor area is for six multifamily dwelling units.

(2) General Note 15 shall state that the variation from Section 24-122(a) of the Subdivision Regulations was

approved.

(3) Provide the preliminary plan of subdivision number and the Prince George's County Planning Board resolution number.

(4) Add a general note that all window and door signage will be in compliance with the 25 percent area restriction.

(5) Add a general note indicating the development standard amendments approved.

(6) Add notes indicting conformance to the construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code and to the construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

(7) Add a note indicating that any underground storage tanks encountered during the site development phase of the proposed project must be properly removed.

b. Revise the labels for Rhode Island Avenue to state "US 1" instead of "RTE. 1."

c. Add retaining wall spot elevation figures (TW/BW).

d. The correct floor heights shall be shown on the site plan and elevations.

e. The height of the truck loading doors within the screened walled area shall be provided on the elevations.

f. The colors of the proposed building materials shall approximate those shown on the illustrative elevations.

g. Provide a detail of the loading area security gates.

h. Revise the Tree Canopy Coverage schedule to indicate that the subject property is in the U-L-I Zone.

i. The applicant shall provide documentation of concurrence to the alternative public utility easement from Verizon and Washington Gas/Potomac Electric Power Company (PEPCO).

j. Lighting and landscaping shall be located so as not to interfere with one another.

k. Show the width of the proposed commercial driveway on Rhode Island Avenue within a range of 27 to 34 feet and provide six on-street parking spaces along Rhode Island Avenue, subject to Maryland State Highway Administration (SHA) approval.

ORDERED this 14th day of March, 2016, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, Toles 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: _____
Derrick Leon Davis, Chairman

ATTEST:

_____
Redis C. Floyd
Clerk of the Council