

Case No.: CSP-16004 The Ascent

Applicant: Davey Street LLC

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

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the application to approve conceptual site plan application CSP-16004, proposing to rezone approximately 5.05 acres of land in the C-S-C (Commercial Shopping Center) and R-T (Residential – Townhouse) Zones to the M-X-T (Mixed Use – Transportation Oriented) Zone, and proposal for mixed-use development on the subject property, including approximately 10,762 square feet of commercial space, and a maximum of 370 multifamily or single-family attached residential dwelling units, as well as the included Type 1 Tree Conservation Plan application TCP1-008-2016, for property located in the southwest quadrant of the intersection of Southern Avenue and Davey Street in Planning Area 75B, within Council District 7, be and the same are hereby APPROVED, subject to conditions.

As the basis for this final decision, and as expressly authorized by the Regional District Act, namely Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, as well as 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, and specifically those findings and conclusions set forth within PGCPB No. 17-04, as the District Council's findings of fact and conclusions of law in this case.

Approval of CSP-16004 is subject to the following conditions:

1. Total development within the subject property shall be limited to uses

which generate no more than 216 AM peak hour trips and 285 PM peak hour trips. Any development generating an impact greater than that identified herein-above shall require a new determination of the adequacy of transportation facilities.

2. Prior to certificate approval, the following information and revisions shall be provided:
  - a. Revise the coversheet and the existing conditions plan to be consistent in the reflection of the acreage of the subject property as shown on the record plat.
  - b. The Type 1 tree conservation plan shall be revised as follows:
    - (1) Add "TCP1-008-2016" to the title and to the approval block.
    - (2) Show the 0.27 acre of "woodland retained but not credited" as removed.
    - (3) Revise TCP Note 7 to remove "developed tier" and replace with "Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan.*"
    - (4) Have the revised plan signed and dated by the qualified professional preparing the plan.
3. Prior to approval of the preliminary plan of subdivision, a Subtitle 25 variance application shall be submitted for the removal of the 15 specimen trees. The application shall include a condition analysis of each tree to be removed and a statement of justification to address the required findings of Section 25-119(d).

Ordered this 11<sup>th</sup> day of April, 2017, by the following vote:

In Favor:

Opposed:

Abstained:

Absent:

Vote:

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