

Case No. DDS 638  
Allentown Andrews Gateway

Applicant: Camp Springs Allentown, 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 Application No. 638, to approve three departures from design standards (DDS-638) from Section 27-579(b) of the Prince George's County Zoning Ordinance, which prohibits loading spaces and access to a loading space to be located less than 50 feet from property proposed to be used for residential purposes, be and the same is hereby conditionally APPROVED.

As the basis for this final decision, the District Council hereby adopt the findings of fact and conclusions of law set forth by the Planning Board in Prince George's County Planning Board Resolution No. 17-13.

Final Approval of DDS-638 is subject to the following conditions:

1. Prior to certification of DDS-638, the following revisions shall be made or information provided:
  - a. Provide a detail of the proposed sight-tight fencing between the eastern boundary and Perrie Lane and between the commercial and the proposed residential development to the north.
  - b. Revise the landscape plan to include planting materials equivalent to a Type 'A' bufferyard as described in the 2010 *Prince George's County Landscape Manual* on either or both of the commercial and residential properties along the northern property lines.
  - c. Townhouse endwalls adjacent to the commercial development shall include three-story masonry endwalls, with no more than two window openings, as proposed on the plans. All other endwalls in the community shall provide a

minimum of two standard windows on the right side elevation and all standard and optional windows on the left elevation.

- d. Provide an eight-foot-tall wall along the north side of the loading area associated with the LIDL grocery store which ties into the six-foot-tall trash dumpster enclosure, similar in material to the main structure.

Ordered this 25<sup>th</sup> day of April, 2017, 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