

ADOPTED BASIC PLAN

(1958 COUNCIL RESOLUTION 102, ADOPTED NOVEMBER 19, 1977)



LEGEND

-  EMPLOYMENT USES
-  OPEN SPACE
-  ACCESS
-  AUTO CIRCULATION
-  SPECIAL LANDSCAPE TREATMENT

AREA 68: ACCESS

LAND USE ZONING REGULATIONS AND RESTRICTIONS

PERMITTED USES:
 All uses of appropriate character and scale to be consistent with the intent of the zoning ordinance. In addition, a 20-foot wide, 2-foot high concrete curb shall be provided, with a 2-foot wide, 2-foot high concrete curb on the broader portion of each side to be provided, to provide for the protection of the curb and the safety of the user.

PROHIBITED USES:
 All commercial uses not specifically mentioned in this ordinance are prohibited. The following uses are specifically prohibited:
 - The parking of trucks or trailers for commercial purposes.
 - Storage and distribution.
 - Storage of materials, motor freight stations and other uses which are prohibited by the zoning ordinance.
 - The use of any building, structure, or other structure for the purpose of the storage of materials, motor freight stations and other uses which are prohibited by the zoning ordinance.
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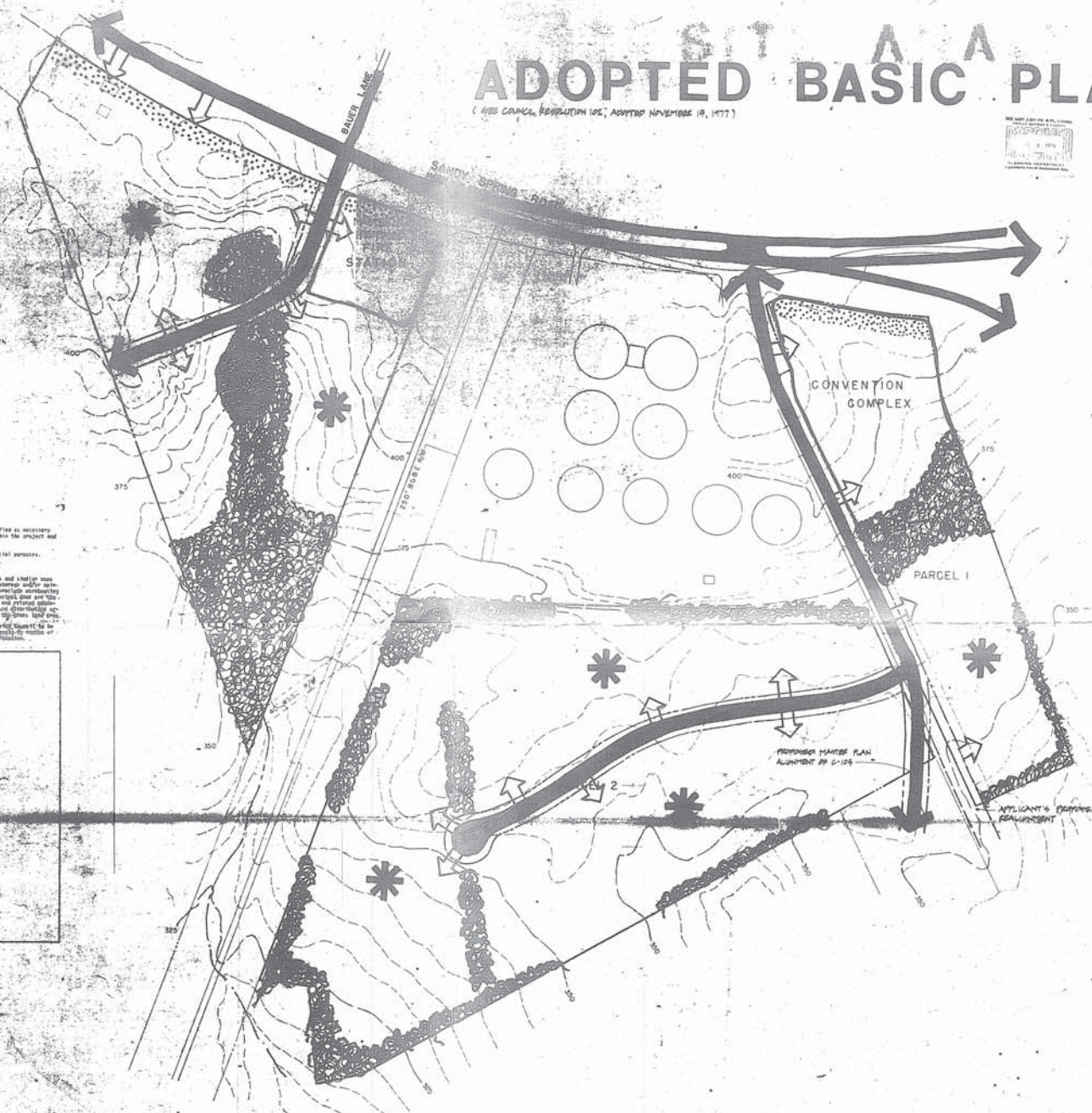
APPLICANTS

PARCEL 1 — FELIX M. IRWIN, JR.
 ZMA A-8048 & A-8049

PARCEL 2 — VEDA & MARTHA MAY DONAK
 ZMA A-8633, A-8634, & A-8635

PARCEL 3 — BARTON JOINT VENTURE
 ZMA A-7523 & A-7648

CONSULTANT:
 THE PARMUONA PRODUCTIONS
 488A I. POLANIN, AIA, AIP URBAN PLANNING

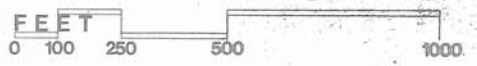


Permitted Intensive Use:
 Intensive uses such as those indicated on the Proposed Basic Plan shall be permitted, if such uses, when they are combined with other uses, are consistent with the intent of the zoning ordinance. The following uses are permitted, when such uses are combined with other uses, are consistent with the intent of the zoning ordinance: (1) the use of any building, structure, or other structure for the purpose of the storage of materials, motor freight stations and other uses which are prohibited by the zoning ordinance; (2) the use of any building, structure, or other structure for the purpose of the storage of materials, motor freight stations and other uses which are prohibited by the zoning ordinance; (3) the use of any building, structure, or other structure for the purpose of the storage of materials, motor freight stations and other uses which are prohibited by the zoning ordinance.

Open Space:
 A minimum of 10% of the net development area shall be devoted to open space. The open space shall be provided in the form of a park, playground, or other recreational area. The open space shall be provided in the form of a park, playground, or other recreational area. The open space shall be provided in the form of a park, playground, or other recreational area.

Special Landscape Treatment:
 The use of any building, structure, or other structure for the purpose of the storage of materials, motor freight stations and other uses which are prohibited by the zoning ordinance shall be provided in the form of a park, playground, or other recreational area. The use of any building, structure, or other structure for the purpose of the storage of materials, motor freight stations and other uses which are prohibited by the zoning ordinance shall be provided in the form of a park, playground, or other recreational area.

Basic Plan Modification:
 The Commission shall have the authority to modify the Basic Plan in order to meet the needs of the community. The Commission shall have the authority to modify the Basic Plan in order to meet the needs of the community. The Commission shall have the authority to modify the Basic Plan in order to meet the needs of the community.



LAUREL EMPLOYMENT AREA



AFFIDAVIT FOR FORMAL ACCEPTANCE

The purpose of this affidavit is to certify that pursuant to The Process Guidelines for Development Review Applications, Formal Acceptance letters regarding the application for CDP-8304-02, 15151 Sweitzer Lane, were mailed to all adjoining property owners, registered associations, and municipalities within a mile, on 05/25/2021.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Sincerely,

A handwritten signature in blue ink, consisting of a circular loop followed by several diagonal strokes.

Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review Planning Director Review
 Acceptance Date: _____ 70-day limit: _____ Limit waived–New limit: _____
 Posting Waived Posting Date: _____ No. of Signs Posted: _____ Agenda Date: _____
 Application Fee: _____ Posting Fee: _____ Case Reviewer: _____
 Subdivision Development Review Committee Date: _____
 Referral Mail-Out Date: _____ Referral Due Date: _____
 Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: **CDP**- Revision of Case # **CDP-8304-01** Companion Cases: **SDP-8303-04**

Payment option: Check (payable to M-NCPPC) Credit Card General Plan Growth Policy:

PROJECT NAME: 15151 SWEITZER LN

Complete address (if applicable) 15151 SWEITZER LN, LAUREL, MD 20707 Tax Account #: 1125459
 Geographic Location (distance related to or near major intersection) Police District #:

THIS PROPERTY IS LOCATED AT THE INTERSECTION OF SWEITZER LN AND SANDY SPRING RD.

Total Acreage: 0.96	Aviation Policy Area:	Election District: 10
Tax Map/Grid: 0005/00C2	Current Zone(s): E-I-A	Council District: 1
WSSC Grid: 219NE06	Existing Lots/Blocks/Parcels:	Dev. Review District: LAUREL EMPLOYMENT PARK
Planning Area:	In Municipal Boundary:	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N

(2002) General Plan Tier: Developed Developing Rural Area of proposed LOD:

Proposed Use of Property and Request of Proposal:
 NO CHANGE TO THE EXISTING USE OF THE PROPERTY.
 THIS APPLICATION IS FOR REPLACING THE EXISTING
 FREESTANDING SIGN WITH A NEW ONE.

Please list and provide copies of resolutions of previously approved applications affecting the subject property:
CDP-8304
CDP-8304-01

Applicant Name, Address & Phone:

ALLIANCE ENERGY LLC,
PO BOX 9161
WALTHAM MA 02454

Owner Name, Address & Phone:

(if same as applicant indicate same/corporation see Disclosure)
GTY MD LEASING INC
TWO JERICHO PLAZA, SUITE 110
JERICHO, NY 11753

Consultant Name, Address & Phone:

THE PLAN SOURCE INC
9506B LEE HWY, FAIRFAX, VA 22031
571-249-3448, 571-748-5417

Contact Name, Phone & E-mail:

YAGYA OLI
571-748-5417
TPS@PLAN-SOURCE.COM

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner’s signatures)

 Owner’s Signature typed & signed Date

Yagya Oli 
 Applicant’s Signature typed & signed 04/28/2021
 Date

 Contract Purchaser’s Signature typed & signed Date

 Applicant’s Signature typed & signed Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application (Check all that apply) <u>N/A</u>			
Conventional <input type="checkbox"/>	Comprehensive Design <input type="checkbox"/>	Conservation Sketch Plan <input type="checkbox"/>	Pre-Preliminary Plan <input type="checkbox"/>
Variation, Variance or Alternative Compliance Request(s) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Applicable Zoning/Subdivision Regulation Section(s):	
Total Number of Proposed: Lots <u>N/A</u> Outlots <u>N/A</u> Parcels <u>N/A</u> Outparcels _____			
Number of Dwelling Units: Attached <u>N/A</u> Detached <u>N/A</u> Multifamily <u>N/A</u>		Gross Floor Area (Nonresidential portion only): N/A	

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER <input type="checkbox"/> Health Dept. <input type="checkbox"/>	Number of Plats:
CSP/DSP/SDP No.:	WSSC Authorization No.:
Preliminary Plan No.:	
Approval Date of Preliminary Plan:	

URBAN DESIGN AND ZONING CASES:

Details of Request: THIS APPLICATION REQUESTS AN AMENDMENT TO THE EXISTING COMPREHENSIVE DESIGN PLAN (CDP 8304-01) FOR REPLACING THE EXISTING PRICE ID SIGN WITH THE NEW ONE AT THE EXISTING EXXON GAS STATION.	Zoning Ordinance Section(s):
Total Number of Proposed: Lots <u>N/A</u> Outlots <u>N/A</u> Parcels <u>N/A</u> Outparcels <u>N/A</u>	
Number of Dwelling Units: Attached <u>N/A</u> Detached <u>N/A</u> Multifamily <u>N/A</u>	Gross Floor Area (Nonresidential portion only): N/A, NO ADDITIONAL FLOOR AREA
Variance Request Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Applicable Zoning/Subdivision Regulation Section(s):
Departure Request Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Application Filed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Alternative Compliance Request Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Application Filed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property **ONLY required for Special Exception and Zoning Map Amendment Applications.**

Owner(s) Name - printed	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

Comprehensive Design Plan Submittal Checklist

Submittal Date: _____

Project Name and Number: _____

Reviewer: _____

Technician/ Review Date: _____ Date to Supervisor: _____

Date to Reviewer: _____ Date Returned to Technician for Coordinator Assignment: _____

Date to Coordinator: _____ Date to Technician: _____

Date to Environmental Planning: _____ Date Returned to Technician: _____

Date Comments Transmitted to Applicant: _____

Revised Plans/Documents Received: _____

A. DOCUMENTS REQUIRED:

- signed application forms
- A comprehensive design plan and texts
- A staging plan
- A circulation plan
- An existing conditions and environmental plan
- An illustrative plan
- A conceptual signage plans
- Copy of approved basic plan, certified by ZHE
- Copy of TCP 1 or Standard Letter of Exemption
- Approved Natural Resource Inventory (NRI)
- Zoning sketch map (no older than 6 months)
- Traffic Study or letter of exemptions from M-NCPPC
Transportation Planning Study on disk/and one print copy
- Typed and signed statement of justification
addressing all specific and general requirements
- Copies of all previous approval(s); Resolutions, District
Council Decisions
- Letter of justification re: existing/proposed impacts to
environmental regulated features
- Informational mailing letter, affidavit, receipt and list of
addressees
- E-copy of mail list: Municipalities and Associations
- Signed State Ethics Commission Affidavit(s)
- Application fee made payable to M-NCPPC:

(Do not submit the fee until it is requested)

- Point-by-point response addressing comments on applicant
deficiencies (**due after initial review comments have been
provided**)

B. PROPERTY SURVEY REQUIREMENTS:

- Professional signed and sealed by engineer/land surveyor
- Boundaries of property in bearings and distances
- Zoning of subject property
- Adjoining property - zoning, owner's names and/or lot and
block
- Abutting streets - name, location, center line and right- of-
way width
- Distance to nearest intersecting street
- North arrow and scale
- Total area calculation in square feet or acres
- Existing buildings - location, area, dimensions and
height
- Entire property outlined in **red** on one sheet

C. DRAWING REQUIREMENTS:

General Notes:

- Subdivision name
- Total acreage (**broken down by all zones**)
- Existing zoning
- Proposed use of property
- Number of lots, parcels, outlots and outparcels
- Breakdown of proposed dwelling units by type
- Gross floor area (commercial/industrial only)
- 200 foot map reference (Washington Suburban Sanitary
Commission)
- Tax map number and grid
- Aviation policy area (airport name and APA number)
- Water/sewer designation (existing)

- Water/sewer designation (proposed)
- Stormwater management concept plan number
- 10-foot public utility easement along all rights-of-way
- Mandatory park dedication (if applicable, how to be provided)
- Cemeteries on or contiguous to the property (indicate yes or no)
- Historic sites on or in the vicinity of the property (indicate yes or no)
- Wetlands (indicate yes or no)
- 100-year floodplain (indicate yes or no)
- Within Chesapeake Bay Critical Area (indicate yes or no)
- Source of topography
- Applicant (indicate either owner or contract purchaser)

Technical data for all plans:

- Table of required site data
- North arrow
- Title block
- Revision box
- Approvals block
- Approval sheet for Certificate of approval
- Cover sheet, if 3 or more sheets total
- Seal or signature of land surveyor or engineer and property line surveyor (as applicable)
- Location/vicinity map
- Scale (1"=100')
- Graphic scale
- Composite plan for entire site, if 3 or more sheets
- Key plan on each sheet, if 3 or more sheets
- Match lines for each sheet
- Boundaries of property with bearings and distances
- Description of land uses on adjacent properties
- Names of owners of record of adjacent properties
- Subdivision, lot and block of adjacent properties
- Zoning categories of adjacent properties
- Existing uses of adjacent properties
- Proposed use(s) of property
- Parcel, lot, outlot, or outparcel designation
- Area of each lot, parcel, outlot or outparcel
- Aviation Policy Area
- Location and type of major improvements within 50 feet of the property line

D. TEXT REQUIREMENTS:

- Signature of the Urban Planner (AICP), Architect (AIA), Landscape Architect (RLA), Professional Engineer (PE with specialty in civil engineering), and Traffic Engineer (PE with specialty in traffic impact statements)
- Site analysis
- Design principles
- Public benefit features
- Staging
- Recreational facilities
- Transportation study (separate document)

Comprehensive Design Plan:

- Land uses/development pods
- Open space/ recreation areas and facilities
- Proposed vehicular access points and circulation patterns
- Conceptual building and parking envelopes
- Development data
- Density, intensity, floor area ratio of development
- Conceptual landscape elements

Staging Plan:

- Number and type of dwelling units in each phase
- Commercial/ industrial square footage for each phase
- Recreational facilities for each phase (residential only)

Circulation Plan:

- Interchanges within and adjacent to the site
- Right-of-way and pavement widths of existing streets
- Existing and proposed utility rights-of-way and easements
- Proposed system of internal streets and right-of-way widths

Existing Conditions & Environmental Plan:

- Existing vegetation or tree cover
- Tidal and nontidal wetlands
- Location of proposed stormwater management facilities
- Steep slopes (greater or equal to 15% and less than 25%)
- Limits of existing 100-year floodplain
- Limits of proposed 100-year floodplain
- Perennial streams
- Existing topography (5 feet or less)
- Proposed topography (5 feet or less)
- Historic sites or cemeteries

Illustrative Plan:

- General location and configuration of proposed buildings
- General location and configuration of parking facilities
- Recreational facilities and pedestrian systems
- Proposed lot lines and lot numbers

- Economic study (separate document) (for commercial development only)
- Compliance with the Master Plan
- Compliance with the Basic Plan
- Compliance with standards for public facilities
- Adaptive use of an Historic Site

APPLICATION DEFICIENCIES:

Technician Comments:

Supervisor Comments:

SCHEDULE FOR SDRC

Reviewer Comments:

Coordinator Comments:

Environmental Planning Supervisor Comments:



May 26, 2021

Craig A. Moe
Mayor
Laurel Municipal Center
8103 Sandy Spring Road
Laurel, MD 20707

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

This letter is to inform you that The Maryland-National Capital Park and Planning Commission, M-NCPPC is ready to accept the subject application. The address of the subject property is 15151 Sweitzer Ln, Laurel, MD 20707, which is located at the intersection of Sweitzer Lane and Sandy Spring Rd. The nature of the proposed request is the replacement of the existing Freestanding Price ID sign of Exxon gas station with new price ID sign. No change to the existing use of the property is proposed.

Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a person of record, you will receive a notice of the Planning Board hearing date and a copy of the Planning Board resolution. You may register online at <http://www.pgplanning.org/1586/Become-a-Person-of-Record> or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning
Commission Development Review Division
14741 Governor Oden Bowie Drive
County Administration Building, 4th Floor
Upper Marlboro, MD 20772

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If you have any questions about this application, you may contact Yagya Oli, 571-748-5417 or the M-NCPPC case reviewer, Jill Kosack at 301-952-3530.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Yagya Oli', is written over a set of horizontal lines.

Yagya Oli, | **The Plan Source, Inc.**
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Washington Sub Sanitary Comm
180 Washington Valley Road
Bedminster, NJ 07921

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571-748-5417 | tps@plan-source.com
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May 26, 2021

Washington Sub Sanitary Comm
754 Peachtree St NE, FLR 16
Atlanta, GA 30308

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Re: CDP-8304-02, 15151 Sweitzer Lane

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
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May 26, 2021

Washington Sub Sanitary Comm
14501 Sweitzer Lane
Laurel, MD 20707

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Sincerely,

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Foundation Khadimou Roussal
8673 Greenbelt Road
Greenbelt, MD 20770

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Laurel Hotel Associates LLC
410 W Francis St
Williamsburg, VA 23185

Dear Sir,

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
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May 26, 2021

Prince Georges County
9400 Peppercorn Pl, Suite 300
Upper Marlboro, MD 20774

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

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Upper Marlboro, MD 20772

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Yagya Oli', is written over a set of horizontal lines.

Yagya Oli, | **The Plan Source, Inc.**
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Villages at Wellington Community Association, Inc
14435 Cherry Lane Ct
Laurel, MD 20707

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

This letter is to inform you that The Maryland-National Capital Park and Planning Commission, M-NCPPC is ready to accept the subject application. The address of the subject property is 15151 Sweitzer Ln, Laurel, MD 20707, which is located at the intersection of Sweitzer Lane and Sandy Spring Rd. The nature of the proposed request is the replacement of the existing Freestanding Price ID sign of Exxon gas station with new price ID sign. No change to the existing use of the property is proposed.

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Cross Creek Homeowners Association
P.O. BOX 3252
Oakton, VA, 22124

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
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May 26, 2021

Montpelier Woods HOA
10204 Snowden Road
Laurel, MD 20708

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

South Laurel Recreation Council, Inc
8710 Granite Lane
Laurel, MD 20708

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

West Laurel Civic Association
15811 Straughn Drive
Laurel, MD 20707

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
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May 26, 2021

North Lake Homeowners Association, Inc
14664 Cambridge Circle
Laurel, MD 20707

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
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May 26, 2021

Cromwell Station Condominium Association, Inc.
15714 Millbrook Lane
Laurel, MD 20707

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
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May 26, 2021

Hillandale Gardens / Knollwood Citizens Association
10506 Truxton Road
Hyattsville, MD 20783

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Re: CDP-8304-02, 15151 Sweitzer Lane

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Sincerely,

Yagya Oli, | **The Plan Source, Inc.**
571-748-5417 | tps@plan-source.com
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May 26, 2021

Arbory Condominiums
7644 Arbory Court
Laurel, MD 20707

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
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May 26, 2021

Montpelier Hills Homeowners Associations, Inc.
12307 Sea Pearl Court
Laurel, MD 20708

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571-748-5417 | tps@plan-source.com
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May 26, 2021

Vansville Heights Citizens Association
11506 Cordwall Drive
Beltsville, MD 20705

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Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
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May 26, 2021

Wilshire Homeowners Association
118 Autumn End Place
Laurel, MD 20724

Dear Sir,

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571-748-5417 | tps@plan-source.com
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May 26, 2021

Mayfair Homes Association, Inc.
14300 Bonnett Lane
Laurel, MD 20707

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571-748-5417 | tps@plan-source.com
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May 26, 2021

Montpelier Community Association
P.O. BOX 2503
Laurel, MD 20709

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571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Indian Creek Association, Inc. At North Creek
11422 Running Bear Court, Suite 10
Beltsville, MD 20705

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Re: CDP-8304-02, 15151 Sweitzer Lane

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Upper Marlboro, MD 20772

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If you have any questions about this application, you may contact Yagya Oli, 571-748-5417 or the M-NCPPC case reviewer, Jill Kosack at 301-952-3530.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Yagya Oli', with several horizontal lines drawn through it.

Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Residents for a Better Beltsville
11412 Queen Anne Avenue
Beltsville, MD 20705

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

This letter is to inform you that The Maryland-National Capital Park and Planning Commission, M-NCPPC is ready to accept the subject application. The address of the subject property is 15151 Sweitzer Ln, Laurel, MD 20707, which is located at the intersection of Sweitzer Lane and Sandy Spring Rd. The nature of the proposed request is the replacement of the existing Freestanding Price ID sign of Exxon gas station with new price ID sign. No change to the existing use of the property is proposed.

Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a person of record, you will receive a notice of the Planning Board hearing date and a copy of the Planning Board resolution. You may register online at <http://www.pgplanning.org/1586//Become-a-Person-of-Record> or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning
Commission Development Review Division
14741 Governor Oden Bowie Drive
County Administration Building, 4th Floor
Upper Marlboro, MD 20772

If you have already registered to become a person of record from an earlier mailing for this application CDP-8304-02, 15151 Sweitzer Lane, you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject application. You must request to become a person of record for each separate application.

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Sincerely,

A handwritten signature in blue ink, appearing to be 'Yagya Oli', written over a circular stamp or seal.

Yagya Oli, | **The Plan Source, Inc.**
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Prince George's Chamber of Commerce
David Harrington, President and CEO
4640 Forbes Boulevard, Suite 130
Lanham, Maryland 20706

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

This letter is to inform you that The Maryland-National Capital Park and Planning Commission, M-NCPPC is ready to accept the subject application. The address of the subject property is 15151 Sweitzer Ln, Laurel, MD 20707, which is located at the intersection of Sweitzer Lane and Sandy Spring Rd. The nature of the proposed request is the replacement of the existing Freestanding Price ID sign of Exxon gas station with new price ID sign. No change to the existing use of the property is proposed.

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Yagya Oli', is written over a set of three horizontal lines.

Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



May 26, 2021

Greater Prince George's Business Roundtable
M.H. Jim Estep, President and CEO
10201 Martin Luther King, Jr. Highway, Suite 220
Bowie, MD 20720

Dear Sir,

Re: CDP-8304-02, 15151 Sweitzer Lane

This letter is to inform you that The Maryland-National Capital Park and Planning Commission, M-NCPPC is ready to accept the subject application. The address of the subject property is 15151 Sweitzer Ln, Laurel, MD 20707, which is located at the intersection of Sweitzer Lane and Sandy Spring Rd. The nature of the proposed request is the replacement of the existing Freestanding Price ID sign of Exxon gas station with new price ID sign. No change to the existing use of the property is proposed.

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The Maryland-National Capital Park and Planning
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Upper Marlboro, MD 20772

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If you have any questions about this application, you may contact Yagya Oli, 571-748-5417 or the M-NCPPC case reviewer, Jill Kosack at 301-952-3530.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Y Oli', with a large, stylized initial 'Y' and 'O'.

Yagya Oli, | **The Plan Source, Inc.**
571-748-5417 | tps@plan-source.com
www.plan-source.com



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 Prince George's County Planning Department (301) 952-3530
 Development Review Division
 14741 Governor Oden Bowie Drive www.mncppc.org
 Upper Marlboro, MD 20772

Date: 4/8/21

MAILING LIST - RECEIPT

- DRD application CDP-8304-02
- County application

This receipt is to acknowledge that YAGYA OLI of (name of company, if applicable) The Plan Source, Inc. received the following lists as described by the categories below:

- | | | |
|-------------------------------------------------------------------------------------------------------------|------------------|-----------|
| <input checked="" type="checkbox"/> Registered community organization list | Total Record(s): | <u>16</u> |
| <input checked="" type="checkbox"/> Adjoining property owners list | Total Record(s): | <u>6</u> |
| <input checked="" type="checkbox"/> Municipalities within one mile list | Total Record(s): | <u>1</u> |
| <input checked="" type="checkbox"/> Chamber of Commerce and the Greater Prince George's Business Roundtable | Total Record(s): | <u>2</u> |

This list is valid for 180 days from the date referenced above. Applicants shall obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 219NE06

Amber Krivitsky



Development Review Division Staff

NOTE: Copy of this form must be included with Application submittal package.



Following is the list of names and addresses of the registered associations for the **CDP-8304-02, 15151 SWEITZER LANE**

S.N	Premises Address	Associations Name
1.	14435 Cherry Lane Ct, Laurel, MD 20707	Villages at Wellington Community Association, Inc
2.	P.O. BOX 3252, Oakton, VA 22124	Cross Creek Homeowners Association
3.	10204 Snowden Road, Laurel, MD 20708	Montpelier Woods HOA
4.	8710 Granite Lane, Laurel, MD 20708	South Laurel Recreation Council, Inc
5.	15811 Straughn Drive, Laurel, MD 20707	West Laurel Civic Association
6.	14664 Cambridge Circle, Laurel, MD 20707	North lake Homeowners Association, Inc
7.	15704 Millbrook Lane, Laurel, MD 20707	Cromwell Station Condominium Association, Inc.
8.	10506 Truxton Road, Hyattsville, MD 20783	Hillandale Gardens / Knollwood Citizens Association
9.	7644 Arbory Court, Laurel, MD 20707	Arbory Condominiums
10.	12307 Sea Pearl Court, Laurel, MD 20708	Montpelier Hills Homeowners Association, Inc.
11.	11506 Cordwall Drive, Beltsville, MD 20705	Vansville Heights Citizens Association
12.	118 Autumn End Place, Laurel, MD 20724	Wilshire Homeowners Association
13.	14300 Bonnett Lane, Laurel, MD 20707	Mayfair Homes Association, Inc.
14.	P.O. Box 2503, Laurel, MD 20709	Montpelier Community Association
15.	11422 Running Bear Court, Suite 10, Beltsville, MD 20705	Indian Creek Association, Inc. At North Creek
16.	11412 Queen Anne Avenue, Beltsville, MD 20705	Residents for a Better Beltsville

Yagya Oli, | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com

Following is the list of names and addresses of the adjacent owners for the **CDP-8304-02, 15151 SWEITZER LANE**

S.N	Mailing Address	Owner Name
1.	180 Washington Valley Road, Bedminster, NJ 07921	Washington Sub Sanitary Comm
2.	754 Peachtree St NE, FLR 16, Atlanta, GA 30308	Washington Sub Sanitary Comm
3.	14501 Sweitzer Lane, Laurel, MD 20707	Washington Sub Sanitary Comm
4.	8673 Greenbelt Road, Greenbelt, MD 20770	Foundation Khadimou Roussal
5.	410 W Francis St, Williamsburg, VA 23185	Laurel Hotel Associates LLC
6.	9400 Peppercorn Pl, Suite 300, Upper Marlboro, MD 20774	Prince Georges County

Following is the list of names and addresses of the nearby Municipality for the **CDP-8304-02, 15151 SWEITZER LANE**

S.N	Premises Address	Municipality Name
1.	8103 Sandy Spring Road, Laurel, MD 20707	Laurel Municipal Center

Following is the list of names and addresses of the Prince George’s Chamber of Commerce and Greater Prince George’s Business Roundtable for the **CDP-8304-02, 15151 SWEITZER LANE**

S.N	Premises Address	Municipality Name
1.	4640 Forbes Boulevard, suite 130, Lanham, Maryland 20706	Prince George’s Chamber of Commerce Attn: David Harrington, President and CEO
2.	10201 Martin Luther King, Jr. Highway, Suite 220, Bowie, MD 20720	Greater Prince George’s Business Roundtable Attn: M.H. Jim Estepp, President and CEO



Yagya Oli, | The Plan Source, Inc.
 571-748-5417 | tps@plan-source.com
www.plan-source.com

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity¹ Affidavit
(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant ALLIANC EENERGY LLC Case No. (where applicable) CDP-

Address of Applicant 800 SOUTH ST, (SUITE#500), WALTHAM, MA 02454

Identity of the Property/ 15151 SWEITZER LN, LAUREL, MD 20707

Subject of Application _____ Type of Application DESIGN PLAN
(see § 5-833(d))

COMPREHENSIVE

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? Yes No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk)

Edward J. Edwards
Printed Name of Signer

Executive Vice President
Title of Signer (Authorized to sign for the business entity)

4/19/2021
Date



April 28, 2021

MNCPPC-Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Subject: Statement of Justification
15151 Sweitzer Lane, Laurel, MD 20707
CDP-8304-02

With reference to the above subject project, we are requesting a review of the proposed modification to the existing Freestanding sign. We are applying for Comprehensive Design Plan to replace the existing freestanding sign with a new one. The existing freestanding sign located at the intersection of Sandy Spring Road(198) and Sweitzer Lane has extremely limited visibility due to the small size and height of the sign, existing right-of-way berm grading, and extensive landscaping around the existing sign. Due to the sign being so low, there is not adequate visibility to alert the customers to make the appropriate turning movement. As a result customers do not have adequate time to merge into the turning lane due lack of visibility. We believe that the proposed sign will solve the problem and guide customers safely into the existing fuel station. Please refer to attachment #1 & #2 for the existing and proposed renderings.

We seek your approval based on the following outlined conditions:

- a. *The proposed replacement of the Free Standing Price ID Sign with the new one with improved visibility to the costumers will serve and improve the safety and economy of the Laurel Employment Park area.*
- b. *The proposed plan is in conformance with the approved Basic Plan #CR-102-1977.*
- c. *The existing Building/Canopy/Sign Setbacks from streets and abutting land use shall remain. No changes proposed to these elements.*
- d. *The proposed scope is in compliance with the previous approved CDP-8304 & CDP-8304/01. No signage advertising the sandwich shop along the Sandy Spring Road proposed. No changes to the landscape buffer along MD 198 has been proposed.*
- e. *No increase in the gross floor area.*
- f. *No changes to the open space area proposed.*
- g. *No redesign of parking or loading areas proposed.*
- h. *No redesign of the Landscape plan proposed.*
- i. *No redesign of drainage and grading.*
- j. *No changes to the existing use of the property proposed.*

Further, there will be no functional impact on the adjacent properties or the existing site. Hence, we hereby request the Planning Board to review and approve the proposed scope as the change is limited in scope.

Regards,



Yagya Oli | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



Existing image along Sandy Spring Road (West- East view)



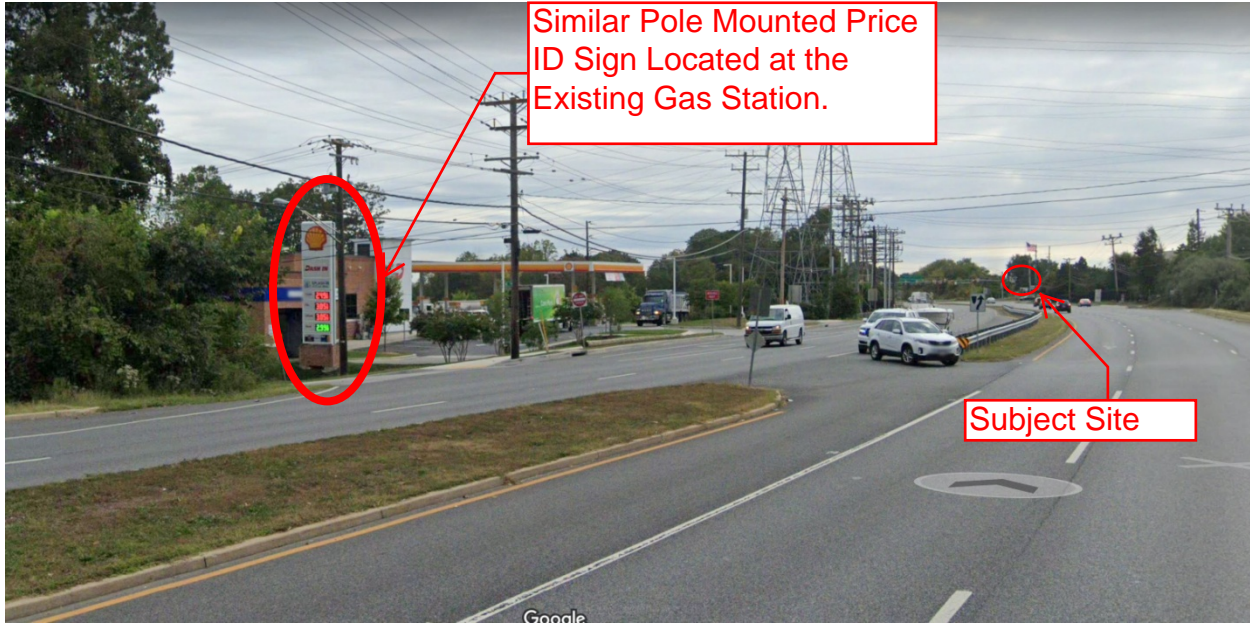
Proposed image along Sandy Spring Road (West-East view)



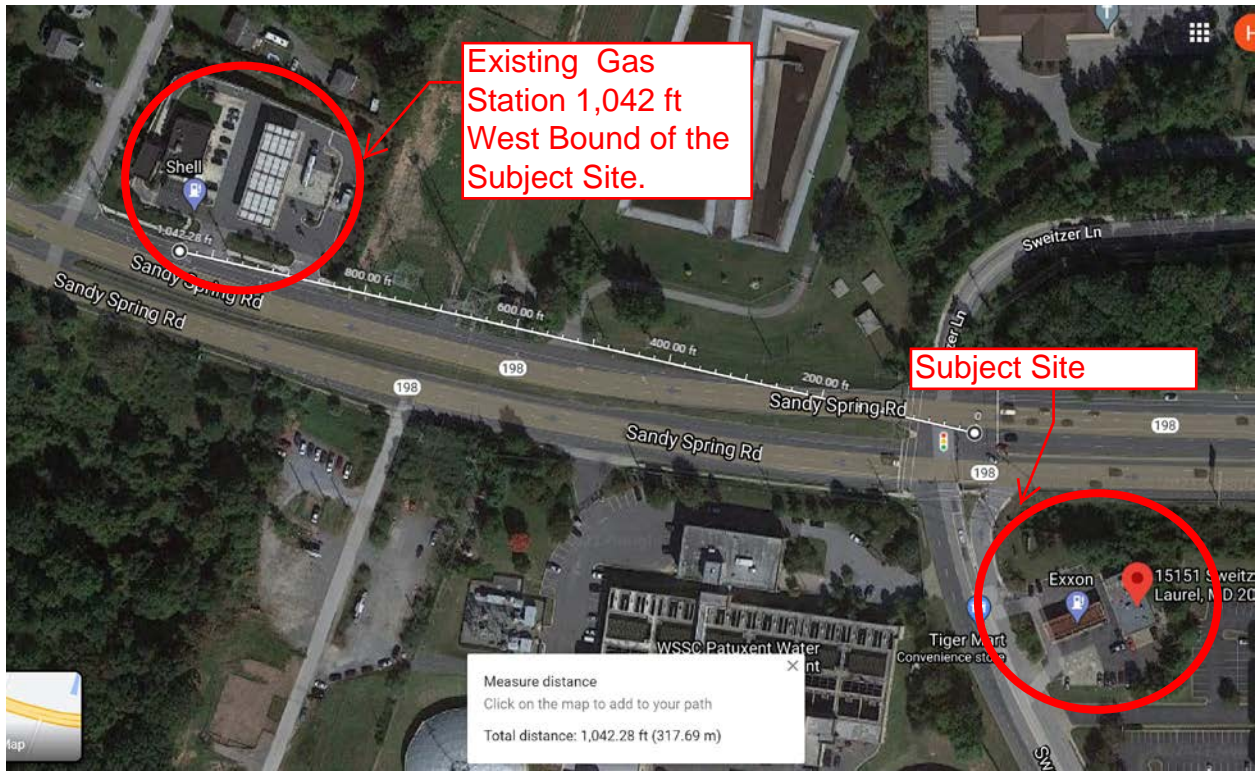
Existing image along Sandy Spring Road (East-West view)



Proposed image along Sandy Spring Road (East-West view)



Gas Station Approx. 1,042 Ft Down the West bound on Sandy Spring Road having Similar Pole Mounted Price Identification Sign



This exhibit is intended to justify that the similar height of the Price ID signs is existing within a mile along Sandy Spring Rd. The requested modification on the subject project Price Identification Sign does not violate the signage character of the existing roadway as there is precedence for this requested approval.

ZONING SKETCH MAP

APP NO: CDP-8304-02

EXISTING ZONE: _____

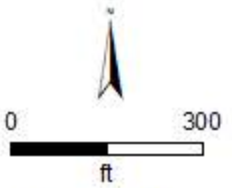
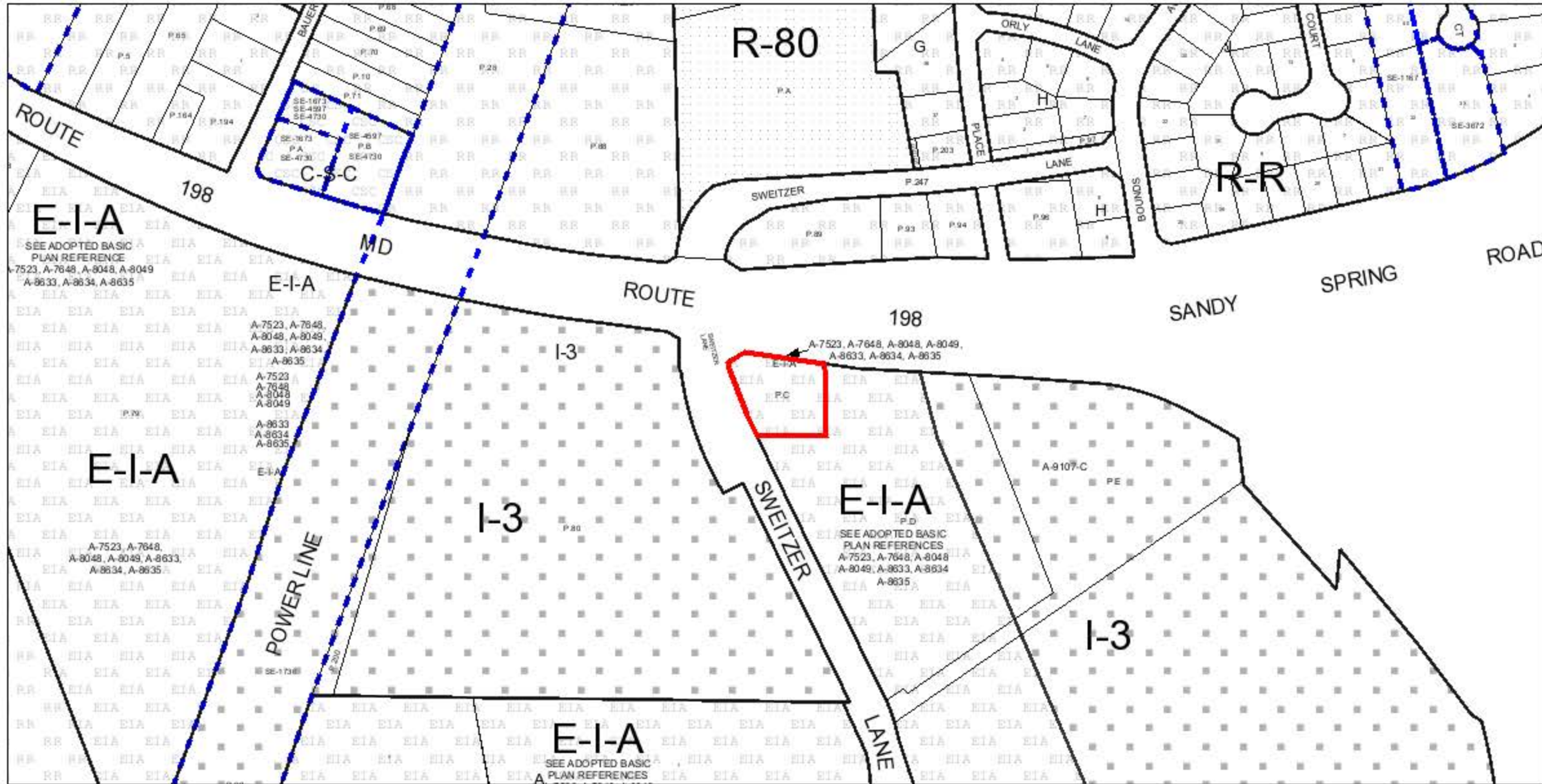
PLANNING AREA: 60

WSSC GRID: 219NE06

TAX MAP: 5

TAX GRID: C2

COUNCIL DISTRICT: 1



1 inch = 300 feet



The Maryland-National Capital Park and Planning Commission
Prince Georges County Planning Department
Geographic Information System

Created: 4/8/2021

January 9, 1984

5

ITEM FOR DISCUSSION

APPEAL OF PLANNING BOARD'S DECISION

Comprehensive Design Plan No. 8304 (Phase II of DCZ)
Laurel Employment Park - Parcel 1

K & W Realty, Inc., Owner
(Paul B. Rodbell, Attorney)

Location: Southwest quadrant of the interchange between Interstate 95 and Maryland Route 198 (47.6 acres; E-1-A & I-3 zones)

Background:

The subject property was zoned E-1-A and I-3 through a Sectional Map Amendment (CR-102-1977).

A combined Comprehensive Design Plan (No. 7906) and an I-3 Concept Plan was approved for parcel one on April 30, 1980 by the Planning Board. (The District Council did not wish to review the Planning Board action.)

An amendment to the Comprehensive Design Plan and Concept Plan was requested. The proposed revision would allow for an automobile service station and would revise the location of the hotel-motel-convention center.

Planning Board: The Planning Board approved the Comprehensive Design Plan and the I-3 Concept Plan with modifications (refer to PGCPB Resolution No. 83-161, dated October 18, 1983)

People's Zoning Council's Comments:

1. The revised CDP conforms to the approved Basic Plan with the modifications provided by the Planning Board regarding landscaping and screening of the automobile repair service station. The concessions made by the applicant pertaining to staging of the automobile repair service station to be contemporaneous with the building permit for the first 125 rooms of the hotel-motel use should be incorporated into the Council findings. Concessions made by applicant regarding the ground-mounted sign can be considered in the SDP.

(continued on next page)

January 9, 1984

6

Laurel Employment Park Comprehensive Design Plan Continued

2. Before development should be allowed to proceed, a traffic study should be submitted to determine the ability of the existing roadways to absorb the traffic operated by Parcels I & II at the intersection of Route 198 and Sweitzer Lane. Particular attention should be addressed to the left turn movement into the development during the a.m. peak hours.
3. The Planning Board recommendation that all structures be protected by automatic fire suppression system should be adopted by the Council.
4. In other respects, public facilities are adequate.

An appeal from the Planning Board's decision was filed by opposing parties

District Council Action:

On December 5, 1983, the District Council held a hearing, after which the case was referred to the Office of Law for preparation of an Order sustaining the Planning Board's decision with conditions, all Members voting in favor of the motion except Council Member Mills who voted "Nay," and Council Member Bell who was absent.

Although a draft ordinance has been prepared, the Office of Law has requested that this case be listed as a discussion item since further communication by the parties with the State Highway Administration appears to indicate that the State will not approve the placing of a sign in the State right-of-way. Also, the applicant questions one of the proposed conditions concerning the signalization of the Sweitzer Lane intersection.

Note: Mr. Rodbell has requested that discussion on this item be held in the afternoon, since he is unable to be present in the morning. Persons of record have been notified of this proposed discussion.

Case No. CDP No. 8304

Applicant: K&W Realty, Inc.

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

ORDER AFFIRMING PLANNING BOARD APPROVAL OF
COMPREHENSIVE DESIGN PLAN, WITH MODIFICATIONS

IT IS HEREBY ORDERED that Application No. CDP 8304, the Comprehensive Design Plan for Parcel One, Laurel Employment Park, described as about 11.65 acres in the E-I-A Zone and 46.83 acres in the I-3 Zone, lying generally in the southwest quadrant of the interchange of I-95 and Maryland Route 198, which application was approved by the Planning Board on April 3, 1980, and revised and approved by the Planning Board on June 30 and July 29, 1983, be, and the same hereby is,

APPROVED, for the reasons stated by the Planning Board and the People's Zoning Counsel, whose reports are hereby adopted as the findings and conclusions of the District Council in this case, subject to the following conditions:

1. The applicant's proposed ground-mounted sign advertising the location of the automobile filling station may be placed on the subject property where shown on the landscaping plan approved by the Planning Board; however, if within 90 days of this order the applicant obtains permission from the State Highway Administration to place the sign on the State's right-of-way, then the landscaping plan shall be modified accordingly. If such permission is obtained, then the landscaping plan shall be modified to eliminate the ground-mounted sign and replace the redtwigged dogwoods with white pines.
2. No building permit shall be issued for construction of the filling station unless a permit has been issued for 125 rooms in the hotel on the subject property.
3. All parties shall comply fully with the agreement reached between the applicant and the West Laurel Civic Association as to landscaping and the location of trees for screening.

lower 3'

Ordered this 17th day of January, 1984, by the following

vote:

In Favor: Council Members Wilson, Amonett, Bell, Castaldi, Casula,
Cicoria, Mills, and Pemberton

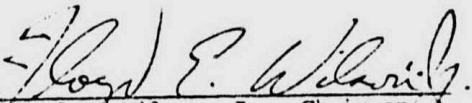
Opposed:

Abstained:

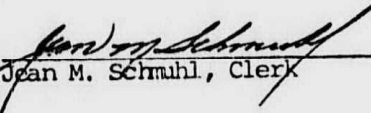
Absent: Council Member Herl

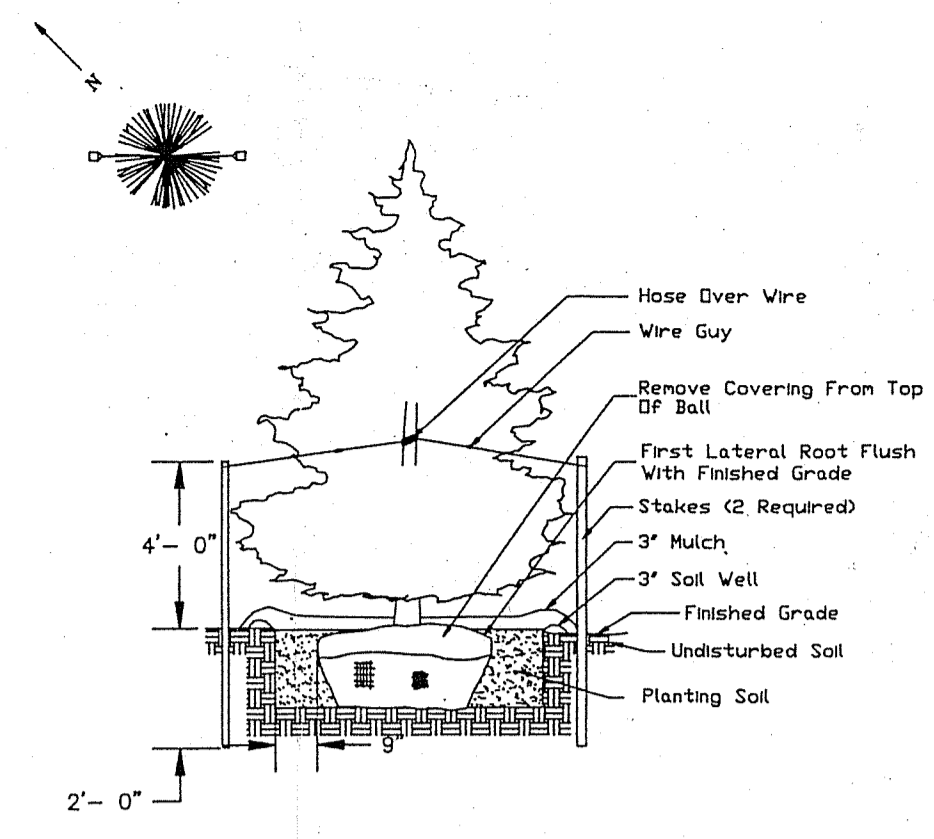
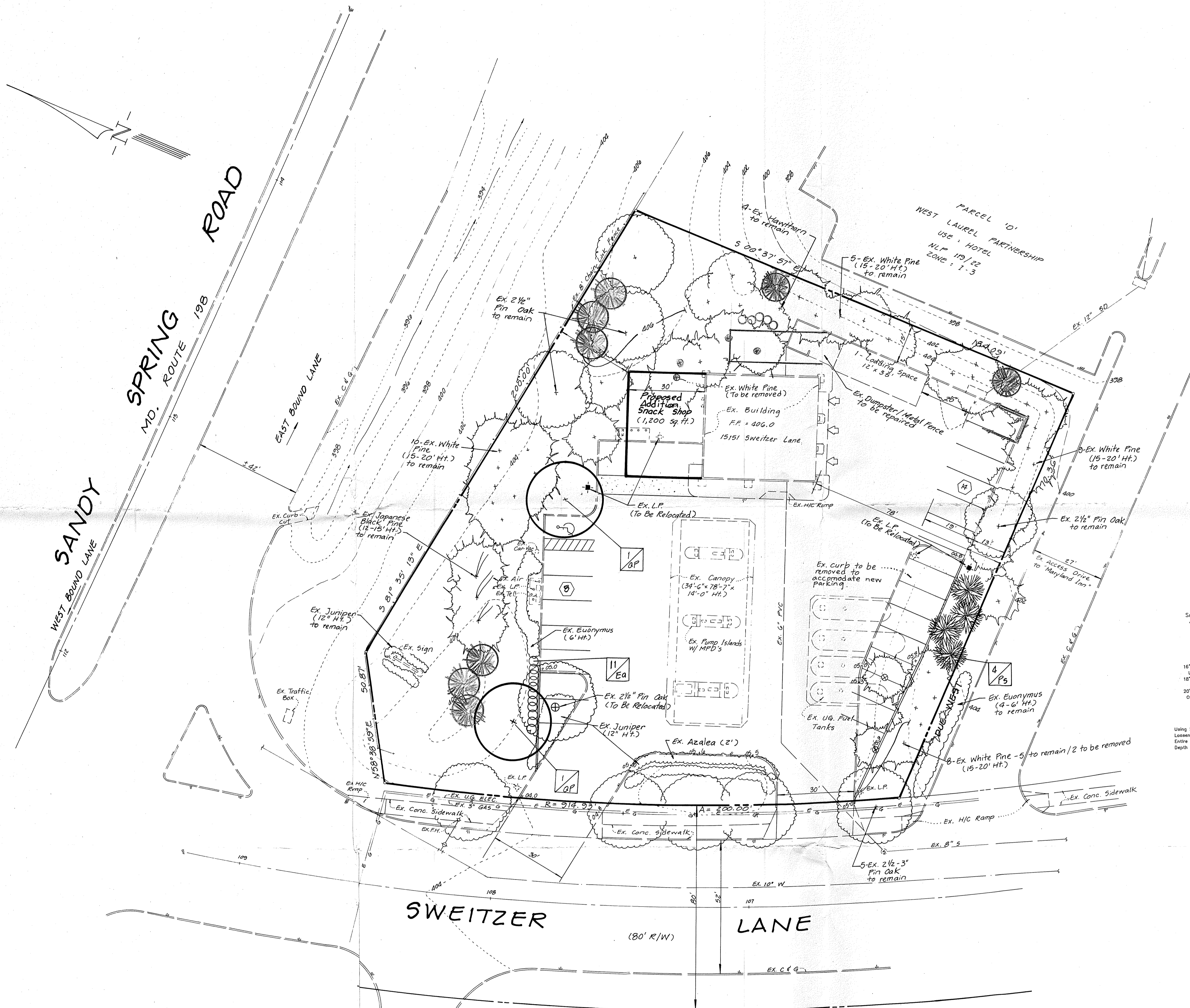
Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, SITTING AS THE DISTRICT
COUNCIL FOR THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

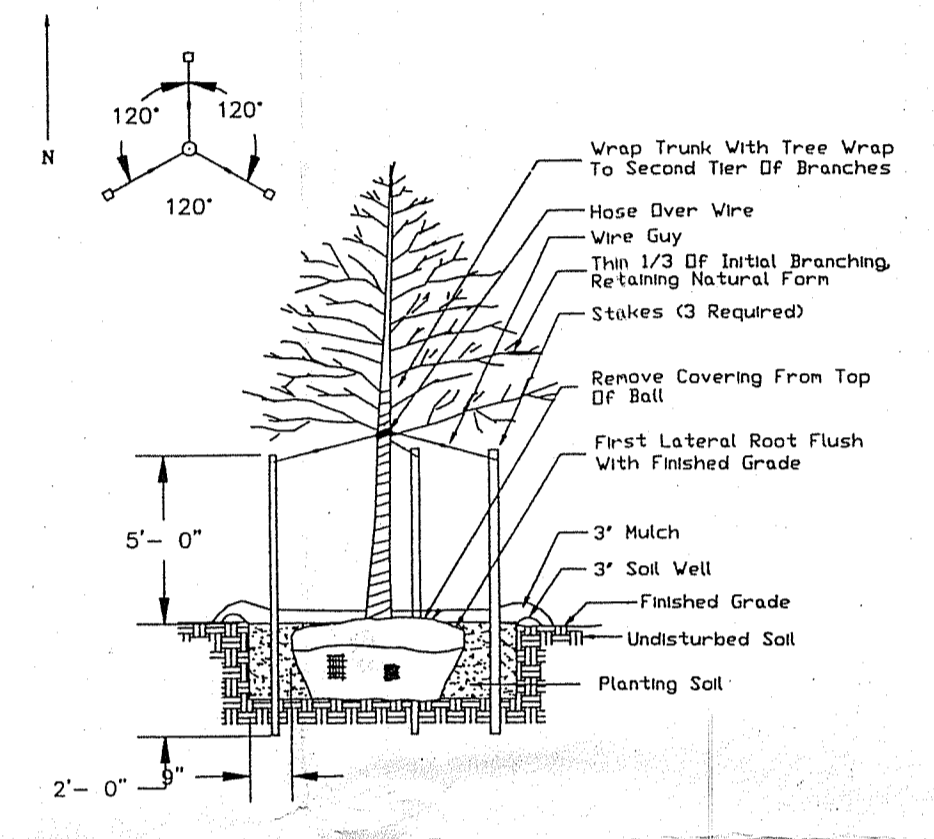
By: 
Floy E. Wilson, Jr., Chairman

ATTEST:

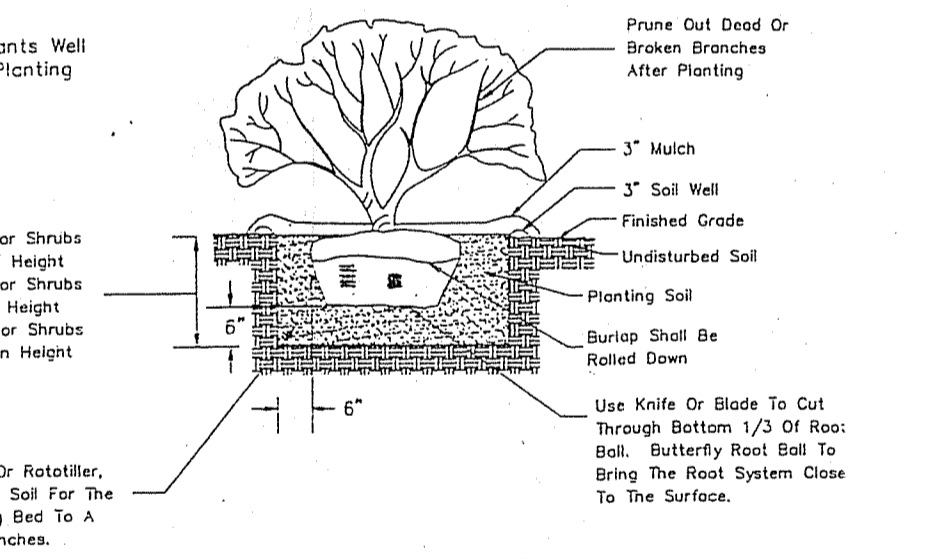

Jean M. Schuhl, Clerk



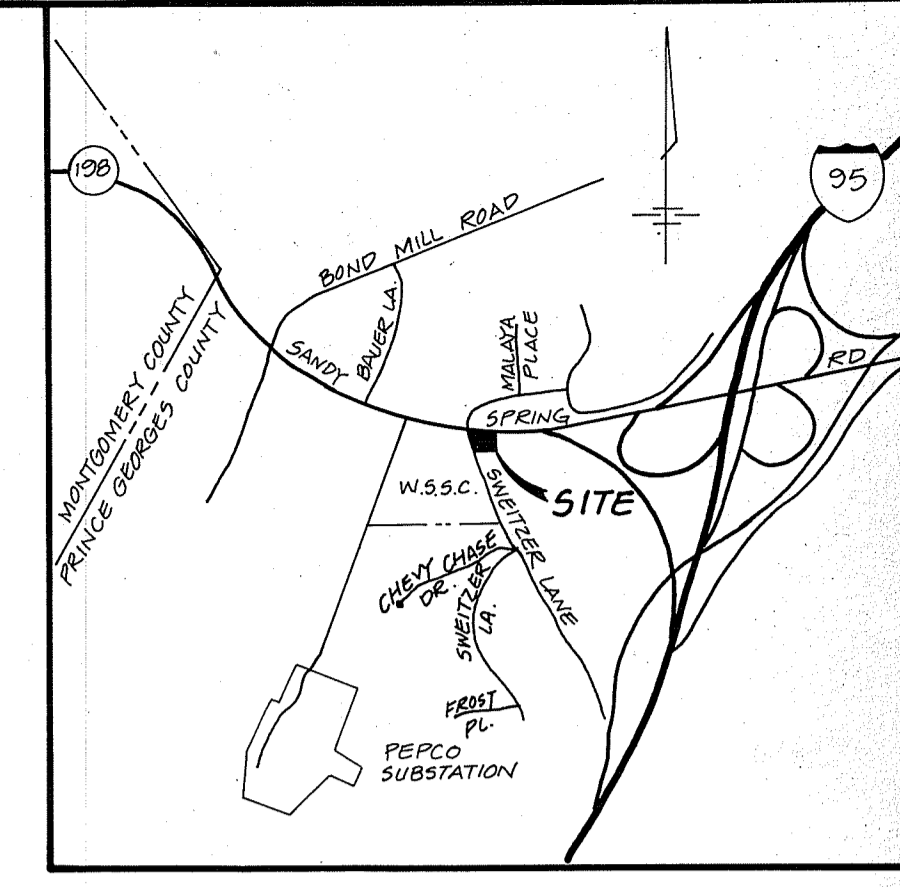
Planting Detail
Evergreen Tree



Planting Detail
Deciduous Tree



Planting Detail
Shrubs



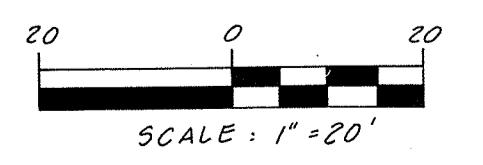
VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:**
- This plan is for landscaping only!
 - All plant material shall be approved by the Owner or duly appointed representative prior to planting. Final acceptance and location of plant material shall be subject to the approval of the Owner or duly appointed representative.
 - Contractor shall be responsible for making himself familiar with all existing on-site conditions prior to submission of bid. The contractor is responsible for the location of all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Call Miss Utility, 48 hours prior to digging (1-800-257-7777).
 - Size and standards of plant materials shall conform to latest edition of "USA Standards For Nursery Stock", by the American Association of Nurserymen, Inc. (AAN).
 - Contractor to confirm quantity of plant materials by plan count.
 - All mulch to be shredded hardwood bark.
 - Contractor to adjust plant locations in field as necessary.
 - All shrubs to be triangularly spaced.
 - All trees to be placed so as not to obstruct drainage.
 - All areas disturbed as a result of construction not covered by building, sidewalk or paved areas shall be seeded and mulched as soon as possible after final grading.
 - All trees and shrubs shall be pruned as necessary to remove dead branches or to create uniform shape. No plant substitutions without prior approval of Owner.
 - Where field conditions exist which would adversely affect plant performance, or interfere with proper planting procedures the contractor shall notify the Owner prior to installation of plant material.
 - All areas not otherwise indicated are to be seeded or sodded as per plan project specifications and in accordance with the Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from any public street light, 5' from any driveway aprons, and at least 30' from any intersection.

SWEITZER LANE

LANDSCAPE PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HGT.	SPD.	MISC.
Op	2	<i>Quercus palustris</i>	Pin Oak	2-2 1/2'			B+B
Ps	12	<i>Pinus strobus</i>	White Pine		6-8'		B+B
Ea	11	<i>Euonymus alata 'compacta'</i>	Dwarf Burning Bush			30-36"	B+B



W.S.S.C. PATUKENT FILTRATION PLANT
ZONE: 1-3

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

CDP # 8304
BASIC PLAN # CR - 102 - 1977
WSSC 200 NE 8

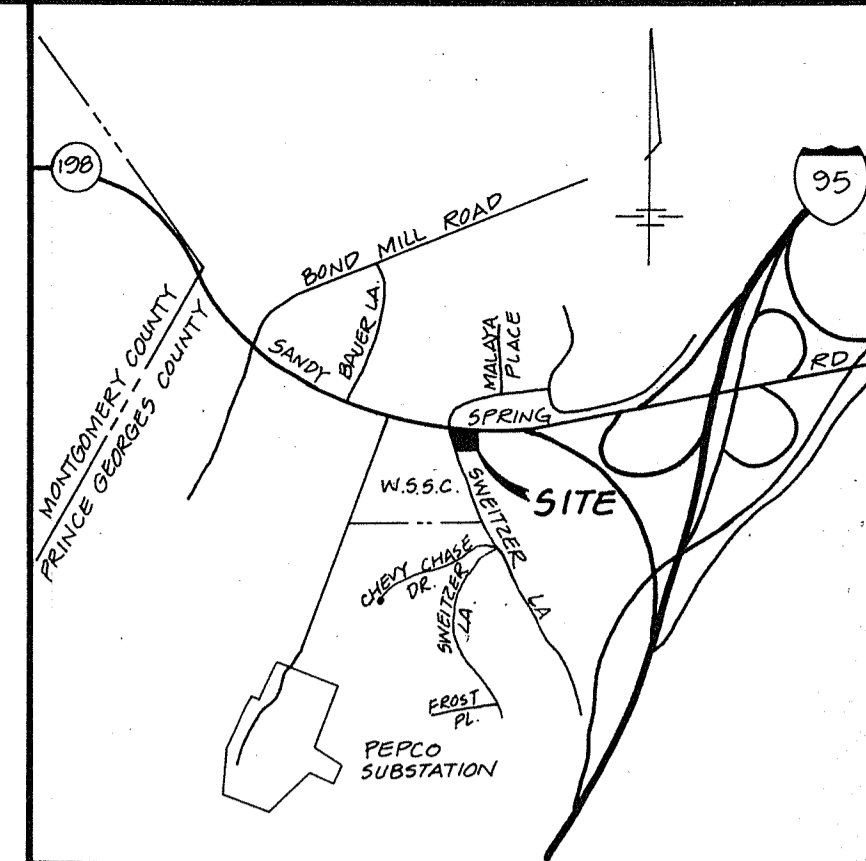
TAX MAP 5

LANDSCAPE PLAN
LAUREL EMPLOYMENT PARK - PARCEL C

10 TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20879
(301)670-0840

Designed	BJO	Drawn	CW
Date	4/11/93	Scale	1" = 20'
Job No.	93-319	Sheet	1 of 1



VICINITY MAP
SCALE: 1" = 2000'

SITE ANALYSIS

- The purpose of this plan is to amend SDP-8303 approved July 28, 1983.
- This property is Zoned E-1-A.
- Total Lot Area = 41,992 Square Feet or 0.964 Acres.
- Existing Building = 1800 square feet
Proposed Building Addition = 1200 square feet (includes 250 sq.ft. of storage)
Total Building Area = 3000 square feet
- Required Parking:
a.) 3.0 spaces per service bay x 3 bays = 9.0 spaces
b.) Eating Establishment
1 space per 50 sq.ft. = (950 ÷ 50) = 19.0 spaces
* Joint Use Parking allows for
20% reduction - (28 spaces x .20) = 5.6 spaces
Total Parking Required = 23 spaces
- Parking Provided:
Regular Spaces (19' x 9.5'): 18 spaces
Handicap Space (19' x 13'): 23 spaces
- Loading Spaces Required:
(1 space per 2,000 to 10,000 sq.ft.) 1
Loading Spaces Provided: 1
- Total Building Coverage = 7.2%
- Open Space Required = 38% or 15,957 square feet
Open Space Provided = 42% or 17,776 square feet
- Green Area Required = 25% or 10,498 square feet
Green Area Provided = 42% or 17,776 square feet
- Topographic information was obtained from plans prepared by Exxon Company, USA.
- This project is not affected by a designated 100 year flood plain.
- All parking spaces shall be marked with 4" wide white strips.
- This site is exempt from Woodland Conservation Act.
- This site is exempt from the Prince Georges County Landscape Ordinance per Section 27-328.2.
- The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417.
- The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.
- Repair service shall be completed within forty-eight (48) hours after the vehicle is left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage.

LEGEND

EXISTING	CONTOURS	PROPOSED
--- 415 ---	--- 415 ---	--- 415 ---
41.9	SPOT ELEVATIONS	+ 41.8
[Symbol]	PAVING	[Symbol]
[Symbol]	CURB & GUTTER	[Symbol]
[Symbol]	STORMDRAIN	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	WATER	[Symbol]
[Symbol]	ELECTRIC	[Symbol]
[Symbol]	LIGHTS	[Symbol]

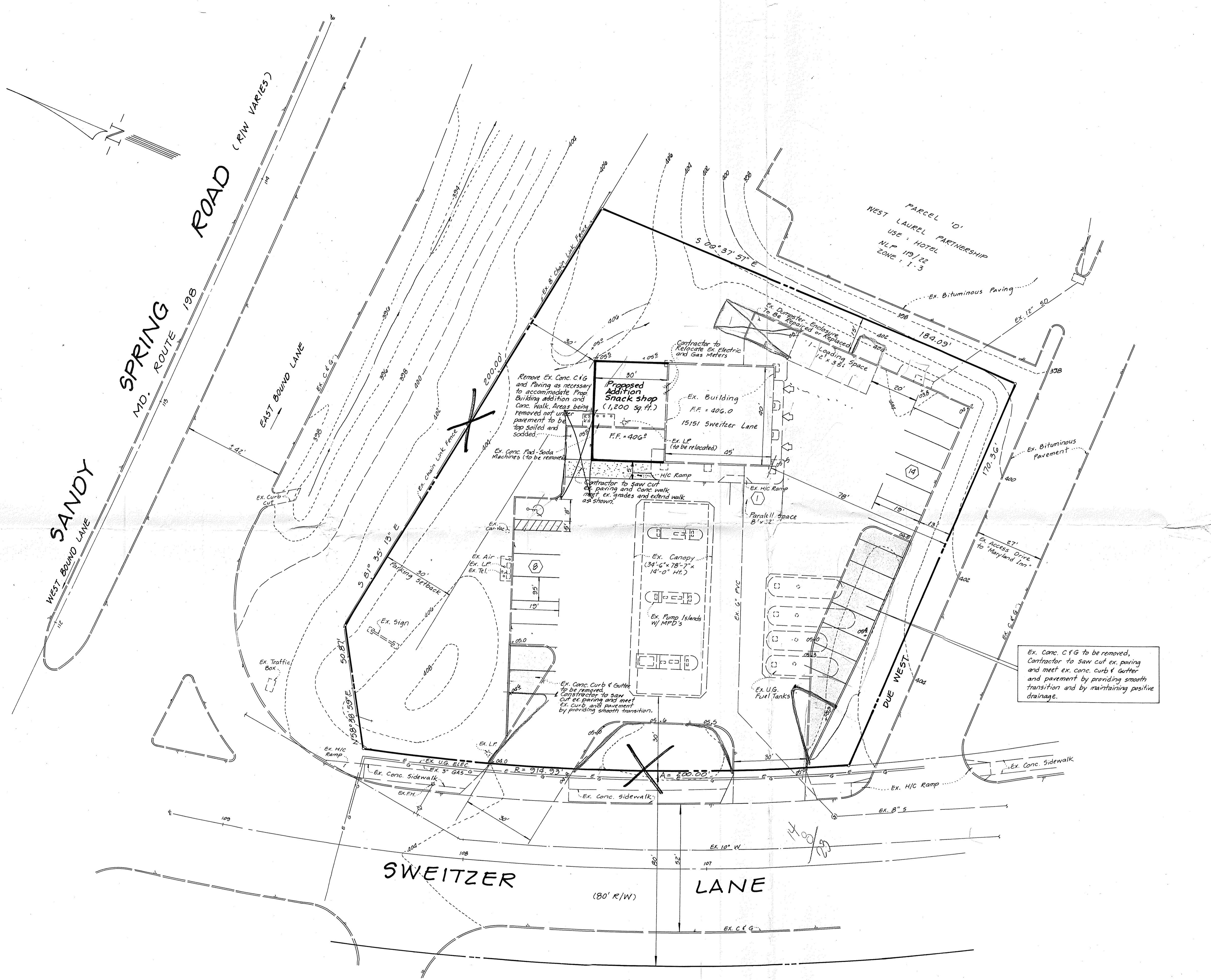
CDP # 8304
BASIC PLAN # CR - 102 - 1977
WSSC 200 NE 6

TAX MAP 5

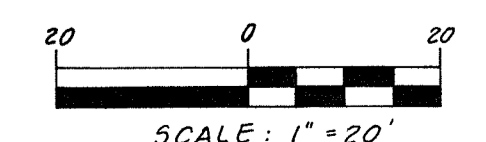
SPECIFIC DESIGN PLAN
LAUREL EMPLOYMENT PARK - PARCEL C

10 TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Macris, Hendricks and Glascock, P.A. Engineers • Planners • Surveyors Suite 120 9220 Wightman Road Gaithersburg, Maryland 20879 (301)670-0840	Designed BJD	Drawn CW
	Date 4/11/93	Scale 1" = 20'
	Job No. 93-319	Sheet 1 of 1



PLAN
SCALE: 1" = 20'



CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

Case No.: CDP-8304/01

Applicant: Laurel Employment Park,
Parcel L1

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

ORDER AFFIRMING PLANNING BOARD DECISIONS

IT IS HEREBY ORDERED that the Planning Board's decisions in Resolution PGCPB Nos. 93-226 and 94-77(C), to approve a Comprehensive Design Plan, on property described as approximately 0.964 acre of land, in the E-I-A Zone, located in the southeast corner of the intersection of Md. Rt. 198 and Sweitzer Lane, Laurel, be, and the same hereby is,

AFFIRMED, based on consideration of the entire record, for the reasons stated by the Planning Board in its resolutions, which are hereby adopted as the findings and conclusions of the District Council in this case.

Affirmance of the Planning Board's decisions is subject to the following conditions:

1. The landscape buffer along MD 198 shall screen the proposed addition from view to the extent that the existing gas station is screened. No further encroachment into the buffer shall be allowed.
2. No signage advertising the sandwich shop shall be allowed along Sandy Spring Road.

Ordered this 18th day of May, 1994, by

the following vote:

In Favor: Council Members Wineland, Bell, Fletcher, MacKinnon
and Pemberton

Opposed: Council Member Mills

Abstained:

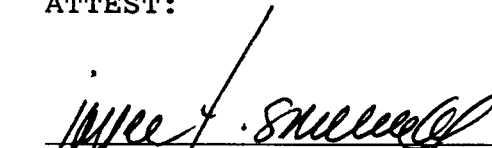
Absent: Council Members Castaldi and Del Giudice

Vote: 5-1-0

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: 
F. Kirwan Wineland, Chairman

ATTEST:


Joyce T. Sweeney
Clerk of the Council

GTY MD Leasing, Inc.

February 23, 2018

Alliance Energy, LLC
800 South Street, Suite 500
Waltham, MA 02453

Re: Synergy rebranding

To Whom It May Concern:

GTY MD Leasing, Inc. ("Getty") is the owner of the sites listed on Schedule A attached hereto, which are leased to Alliance Energy, LLC ("Alliance") pursuant to a Unitary Net Lease Agreement dated September 25, 2009, as amended and assigned (the "Lease").

Getty has been advised that Alliance wishes to rebrand the sites listed on Schedule A hereto. Getty hereby grants Alliance the limited authority to prepare and sign applications for permits related to the proposed rebranding of these sites.

The limited authority granted herein applies only to the sites listed on Schedule A hereto, is ministerial in nature and is intended solely to facilitate the administration of applications and permits as specified above. Such limited authority does not alter or diminish any of the obligations of Alliance under the Lease, all of which obligations remain in full force and effect.

Very truly yours,
GTY MD Leasing, Inc.

By: 

Name: Joshua Dicker

Title: Executive Vice President

Agreed and Accepted:
Alliance Energy, LLC

By: 

Name: Mark Casenza

Title: Senior Vice President

SCHEDULE A

Getty #	AEC#	MPDs	Street	City	Region	ZIP
20345	1757	5	15797 LIVINGSTON ROAD	ACCOKEEK	MD	20607
22530	1753	4	11055 BALTIMORE AVENUE	BELTSVILLE	MD	20705
27183	1763	6	4040 POWDER MILL ROAD	BELTSVILLE	MD	20705
25493	1766	6	5650 ANNAPOLIS ROAD	BLADENSBURG	MD	20710
26189	1758	6	16450 HARBOUR WAY	BOWIE	MD	20716
26105	1784	6	8901 CENTRAL AVENUE	CAPITOL HEIGHTS	MD	20743
28044	1771	5	6441 COVENTRY WAY	CLINTON	MD	20735
25385	1776	3	7110 BALTIMORE AVENUE	COLLEGE PARK	MD	20740
27196	1768	4	5921 MARLBORO PIKE	DISTRICT HEIGHTS	MD	20747-0000
24640	1779	6	7631 MARLBORO PIKE	FORESTVILLE	MD	20747
24617	1752	6	10815 INDIAN HEAD HIGHWAY	FORT WASHINGTON	MD	20744
28242	1778	8	7619 GREENBELT ROAD	GREENBELT	MD	20770
25623	1775	6	7106 MARTIN L KING JR. HIGHWAY	LANDOVER	MD	20785-0000
26150	1777	6	7545 LANDOVER RD	LANDOVER	MD	20785
25417	1767	4	5806 LANDOVER ROAD	LANDOVER HILLS	MD	20784-0000
20395	1772	5	6579 ANNAPOLIS ROAD	LANDOVER HILLS	MD	20784
28261	1756	6	15151 SWEITZER LANE	LAUREL	MD	20707-0000
24742	1761	6	3384 FORT MEADE ROAD	LAUREL	MD	20724
26549	1780	6	7801 SANDY SPRING ROAD	LAUREL	MD	20707
23607	1781	6	801 WASHINGTON BOULEVARD	LAUREL	MD	20707
20340	1783	5	8850 GORMAN ROAD	LAUREL	MD	20723
26661	3609	8	5622 SAINT BARNABAS ROAD	OXON HILL	MD	20745
27575	1769	4	6117 BALTIMORE BOULEVARD	RIVERDALE	MD	20737-0000
28268	1764	4	4747 SILVER HILL ROAD	SUITLAND	MD	20746-0000
26045	1751	5	10350 CAMPUS WAY SOUTH	UPPER MARLBORO	MD	20774-0000

ALLIANCE ENERGY LLC
PO BOX 9161
WALTHAM, MA 02454

April 08, 2021

Development Review Division, MNCPPC
14741 Governer Oden Bowie Drive
Upper Marlboro, MD 20772

We hereby, authorize Bhoopendra Prakash, PE, Yagya Bahadur Oli, and Pranisha Karanjit of the Plan Source, Inc. (Agent) to serve as our Consultant/Agent specifically to file a Comprehensive Design plan (CDP), Specific Design Plan (SDP) and Sign Permit for the construction of signs. They shall represent us at County for the following property:

- 15151 Sweitzer Ln, Laurel, MD 20707

Sincerely,


Alliance Energy LLC
MARC COSENZA, SR VP

County of Middlesex, MA

The foregoing instrument was acknowledged before me this April 19, 2021 by MARC COSENZA SR VP partner (or agent) on behalf of Alliance Energy LLC

Notary Public



EDWARD J. FANEUIL
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 20, 2026

GENERAL NOTES

- The Basis of Bearings for all bearings shown hereon is South 81°55'13" East as the Southern right of way line of Sandy Spring Road.
- This property has an area of 42,000 square feet or 0.9642 acres of land.
- This property is designated by Prince George's County, as Tax Parcel #: 10-1125459.
- There was no observable evidence of cemeteries found at the time of this survey.
- Access to the property is via Sweitzer Lane, which is a public right-of-way.
- In response to Table A item 14, the subject property is ±875.00 feet to the nearest intersecting street, Chevy Chase Drive.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company, Commitment No. 08003530, dated December 1, 2008.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Right of Way to Chesapeake and Potomac Telephone Company recorded in Liber 59 at folio 470.
DOCUMENT IS TOO VAGUE UNABLE TO DETERMINE WHETHER RIGHT OF WAY AFFECTS THE SUBJECT PROPERTY.
- Right of Way to Washington Suburban Sanitary Commission recorded in Liber 567 at folio 294.
DOES NOT AFFECT THE SUBJECT PROPERTY.
- Right of Way to Washington Suburban Sanitary Commission recorded in Liber 690 at folio 281.
DOES NOT AFFECT THE SUBJECT PROPERTY.
- Right of Way to Washington Suburban Sanitary Commission recorded in Liber 5396 at folio 666.
DOES NOT AFFECT THE SUBJECT PROPERTY.
- Right of Way to Washington Suburban Sanitary Commission recorded in Liber 3679 at folio 66.
DOCUMENT REFERENCED NOT PROVIDED, UNABLE TO DETERMINE WHETHER RIGHT OF WAY AFFECTS THE SUBJECT PROPERTY.
- Right of Way for ingress and egress recorded in Deed recorded in Liber 3679 at folio 62.
DOCUMENT REFERENCED NOT PROVIDED, UNABLE TO DETERMINE WHETHER RIGHT OF WAY AFFECTS THE SUBJECT PROPERTY.
- Right of Way to Baltimore Gas and Electric Company recorded in Liber 5449 at folio 668.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE.
- Subject to the rights of the State of Maryland as shown on Plats No. 35106 and 36387.
AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS RELATING TO SURVEY MATTERS.
- Denial of access on Maryland State Roads Commission Right of Way Plats 36633 and 36771.
AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS RELATING TO SURVEY MATTERS.

POTENTIAL ENCROACHMENT NOTES

- Asphalt Parking encroaches into adjoining lands by ±4.89'

ZONING NOTES

Zoned: E-I-A - Employment & Institutional Area
Permitted Use Classification: Automobile Fueling Station
Observed Use(s): Automobile Filling Station
 Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the County of Prince George's Zoning Ordinance.

Zoning Regulations are subject to interpretation, for further zoning information contact:
 Planning Department
 (301) 952-3595

- Site Restrictions:**
- Minimum building setbacks:
 Front: None Listed (min. provided: 65.24')
 Side: None Listed (min. provided: 19.54')
 Rear: None Listed (min. provided: 44.09')
 - Minimum lot size: None
 - Minimum lot frontage: None
 - Maximum building height: None
 - Maximum floor area ratio: None

Parking Tabulation:
 NOTE: Regular parking space calculations are performed based on exterior footprint of building at ground level, unless otherwise stated. Handicap spaces are calculated based on ADA requirements of local requirements, whichever is greater.

Total regular spaces required: 1 per employee - provided: 07
 Handicap parking space required: - provided: 01
 Total parking spaces required: - provided: 08

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 2452080010C, which bears an effective date of June 18, 1987 and is not in a Special Flood Hazard Area. Zone "C" represents an area outside the 500 year floodplain.

Survey Prepared By:

LMS SURVEYING, LTD.
 P.O. Box 65, SHARON CENTER, OHIO 44274
 330-329-6812 FAX: 330-239-1529

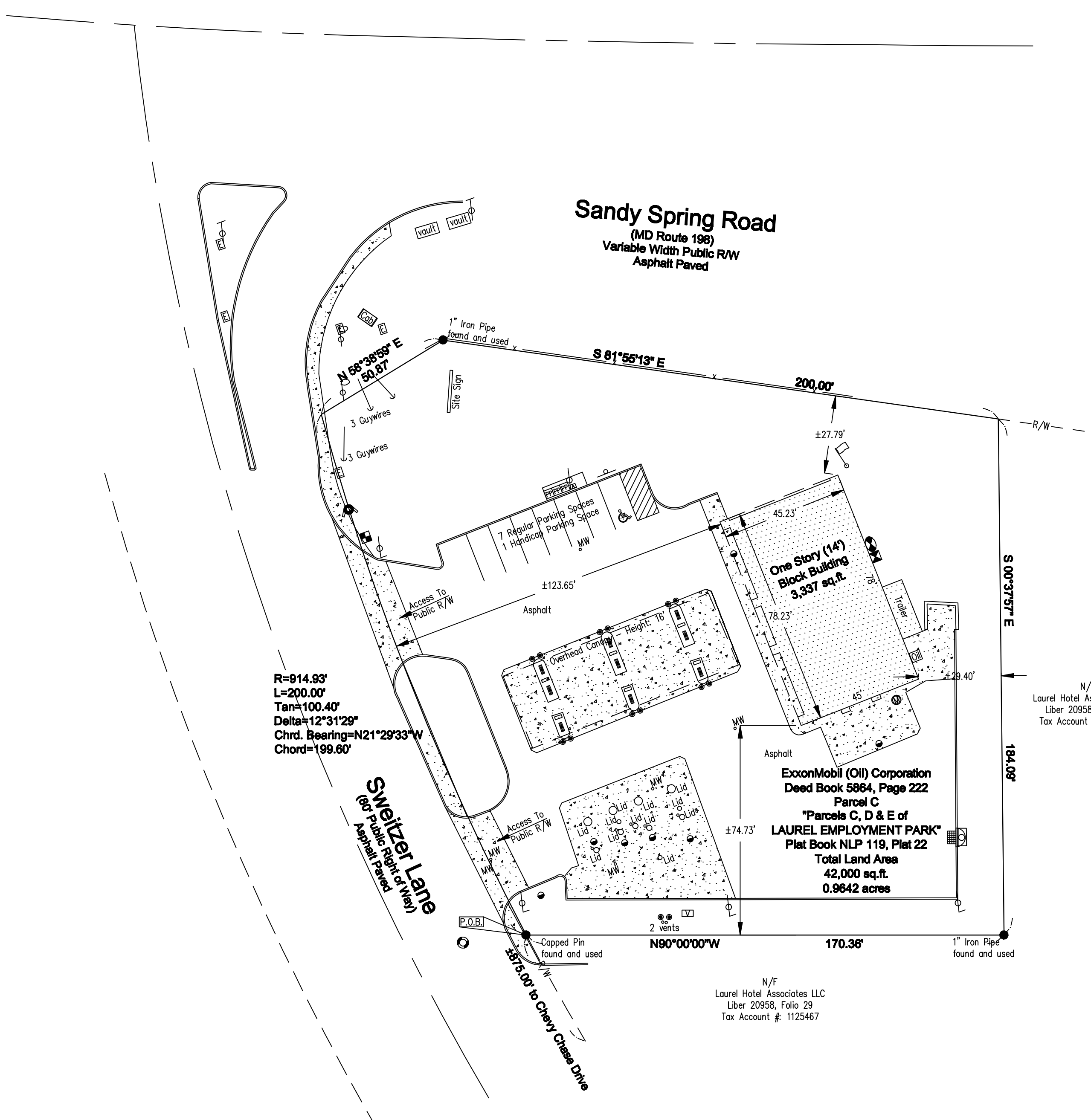
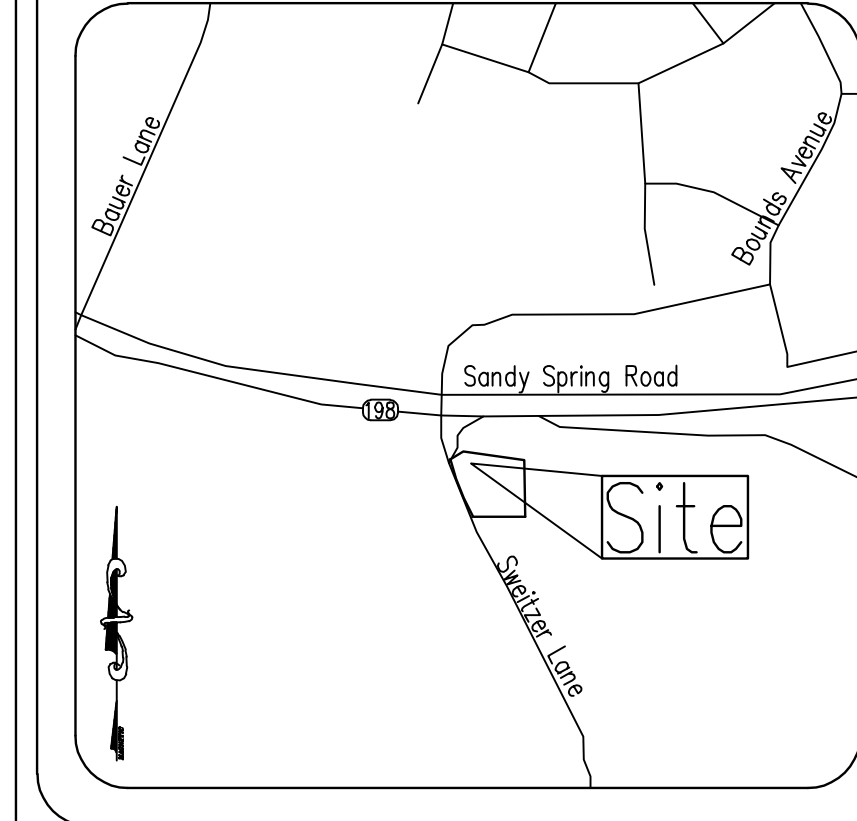
Surveyor's Drawing No.: B-080438
 Surveyor's Drawing Ref: XXXXXXXXXX
 Drawn by: JMS Checked by:

GRAPHIC SCALE: 1" = 30'

LEGEND

R/W - Right of Way	T - Traffic Pole
C/L - Centerline	P - Power Pole
P.O.B. - Place of Beginning	L - Light Pole
P.O.C. - Point of Commencement	G - Guywire
CS - Catch Basin Square	M - Monument Found
SM - Sanitary Manhole	MS - Monumentation Set
WV - Water Valve	BA - Building Area
H - Hydrant	NPA - No Parking Area
GV - Gas Valve	TM - Telephone Manhole
HS - Handicapped Space	C - Concrete
S - Sign	SM - Storm Manhole
CB - Cable Box	WM - Water Manhole
EB - Electric Box	R - Recorded
CN - Cleanout	M - Measured
EM - Electric Meter	L - Lid
PP - Pay Phone	MH - Manhole
B - Ballister	AP - Air Pump
GP - Gas Pump	K - Key Pad
MW - Monitor Well	WM - Water Meter
CW - Crosswalk	V - Vacuum
C - Cabinet	FL - Flood Light
GM - Gas Meter	AC - AC
FP - Flagpole	
OC - Oil Cabinet	

VICINITY MAP



LEGAL DESCRIPTION

Parcel C, in subdivision known as "Parcels C, D & E of LAUREL EMPLOYMENT PARK", as per plat recorded in Plat Book NLP 119, at Plat 22, among the land records of Prince George's County, Maryland.

AS-SURVEYED LEGAL DESCRIPTION:

Being Parcel C, in subdivision known as "Parcels C, D & E of LAUREL EMPLOYMENT PARK", as per plat recorded in Plat Book NLP 119, at Plat 22, among the land records of Prince George's County, Maryland.

Beginning at a Capped Pin at the Southwestern corner of Parcels C, D & E shown on Plat Book NLP 119, plat 22, said point also on the Eastern Right of Way line of Sweitzer Lane, thence along a curve to the right with a radius of 914.93 feet and a chord bearing North 21°29'33" West 199.60 feet to a point; thence North 58°38'59" East 50.87 feet to a point; thence South 81°55'13" East 200.00 feet to a point; thence South 00°37'57" East 184.09 feet to a point; thence North 90°00'00" West 170.36 feet to the TRUE POINT OF BEGINNING.

Containing 42,000 square feet or .9642 acres of land, more or less.

Being the same tract of land described in a title report by Stewart Title Guaranty Company, Commitment No. 08003530, dated December 1, 2008.

ALTA/ACSM LAND TITLE SURVEY

SS #28261
 15151 Sweitzer Lane, Laurel, Maryland

TO: Exxon Mobil Corporation, ExxonMobil Oil Corporation, Stewart Title Guaranty Company and MKAssociates, Inc.

This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Maryland, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

HARRY A. SMITH, JR.
 REGISTRATION NUMBER: 21082
 STATE OF MARYLAND
 DATE OF SURVEY: DECEMBER 10, 2008
 DATE OF LAST REVISION: JANUARY 23, 2009

PROJECT NAME: ExxonMobil MKA PROJECT No.: 1099-08-1721:062
 ADDRESS: 15151 Sweitzer Lane CITY: Laurel STATE: Maryland

For Inquiries Concerning This Survey Contact MKA
 National Coordinators of Land Survey Services



6593 Commerce Court - Warrenton, Virginia 20187
 Phone: (540)428-3550 Fax: (540)428-3560
 www.mkassociates.com

RE: WCO-Ex Request: 15151 Sweitzer Lane (PID Replacement)

1 message

PPD-EnvPlanning <PPD-EnvPlanning@ppd.mncppc.org>

Wed, Apr 21, 2021 at 9:45 AM

To: Himal Chand <himal.chand@plan-source.com>

Cc: TPS Design <TPS@plan-source.com>, Yagya Oli <yagya.oli@plan-source.com>

Hello,

On behalf of the Environmental Planning Section at M-NCPPC, I would like to notify you that your application for a Woodland Conservation Ordinance Exemption Letter (WCO-EX) has been approved for the "15151 SWEITZER LN" project, located at 15151 SWEITZER LANE. The approval, S-082-2021, is attached herein for your records. Note that this approval letter is valid for a period of two years from the date of issuance.

Please let us know if you have any follow up questions or concerns.

Alexander N. KirchhofPlanner I, *Environmental Planning Section | Countywide Planning Division*

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-780-8311 | Alexander.Kirchhof@ppd.mncppc.org



From: Himal Chand <himal.chand@plan-source.com>**Sent:** Monday, April 12, 2021 10:30 AM**To:** PPD-EnvPlanning <PPD-EnvPlanning@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>**Cc:** TPS Design <TPS@plan-source.com>; Yagya Oli <yagya.oli@plan-source.com>**Subject:** WCO-Ex Request: 15151 Sweitzer Lane (PID Replacement)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Ernest,

Please see the attached revised WCO exemption form and the proposed site plan.

Regards,

Himal Chand

Civil Engineer I The Plan Source, Inc.

571-354-0959 | himal.chand@plan-source.comwww.plan-source.com

APPLICATION FOR WOODLAND CONSERVATION LETTER OF EXEMPTION (WCO-Ex)

APPLICANT TO FILL OUT THIS SECTION - Refer to www.PGAtlas.com for Information

HOVER OVER BLANK FIELDS FOR ADDITIONAL INFORMATION

Property Owner Name, Address, and Contact Info: GTY MD LEASING INC TWO JERICHO PLAZA, SUITE 110 JERICHO, NY 11753	Agent/Contact Name, Company, Address, Phone & E-mail: THE PLAN SOURCE INC. BHOOPENDRA PRAKASH 9506 B LEE HWY FAIRFAX VA 22031 tps@plan-source.com
-----------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

Payment by check, money order, or cashier's check ONLY – made payable to M-NCPPC Please indicate name of project, address, or other identifying information on payment. <i>Do not staple payment.</i> Name on Check: <u>The Plan Source, Inc.</u> Check No. <u>10260</u> APPLICATION FEE - \$50.00 Gov't Projects - Fee Waived	Agent/Contact Signature: <u>Bhoopendra Prakash</u> Date: <u>04/12/2021</u>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------

PROJECT/PROPERTY NAME: **15151 SWEITZER LN**

Street Address (if available), *otherwise* Geographic Location in relation to nearest major road intersection:
 15151 SWEITZER LANE, LAUREL, MD 20707

Companion Case(s) and/or Resolution(s) - Preliminary Plan, Site Plan, Special Exception, etc.:
 CDP-8304, CDP-8304/01, SDP-8303-03

Total Area (acres): <u>0.96 ac</u>	Tax Account #(s): <u>1125459</u>	
Total Number of Lots and/or Parcels: <u>1</u>	Current Zone(s): <u>E-I-A</u>	WSSC Grid: <u>219NE06</u>
Lot/Block/Parcel(s): <u>Parcel C</u>	Proposed Woodland Clearing (ft ²): <u>0</u>	Environmental Strategy Area (ESA): <small>Located under the Environmental heading in PGAtlas</small> 1 2 3 4

Proposed Activity: REPLACE THE EXISTING FREESTANDING PRICE ID SIGN WITH A NEW ONE. LIMIT OF DISTURBANCE IS AROUND 50 SF. APPROX.

SITE PLAN: Preparer Qualifications: Engineer
 Date: 4/12/21 Prepared by: Bhoopendra Prakash Firm: The Plan Source, Inc. ID #: 20000

RESPONSE (TO BE COMPLETED BY EPS STAFF)

APPROVAL TYPE: <input type="checkbox"/> Numbered Exemption <input checked="" type="checkbox"/> Standard Exemption	Exemption Number: S-082-2021
Staff Reviewer: <u>AK</u> Receipt Number: <u>7753</u> Filing Fee: <u>\$50.00</u>	

Your request for a **Standard Letter of Exemption** from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Standard Letter of Exemption is issued because the property has no previous TCP approvals and:

Is less than 40,000 square feet in size; and/or

Contains less than 10,000 square feet of woodland; or

The project is subject to the Maryland Forest Conservation Act and will be reviewed by Department of Natural Resources

Your request for a **Numbered Letter of Exemption** from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Letter of Exemption is issued because the site is over 40,000 square feet in size and contains over 10,000 square feet of woodland; however the project has no previous TCP approvals and:

Results in the clearing of less than 5,000 square feet of woodland. Proposed clearing is _____ ft². *If application is for a Revision*, cumulative clearing to date (not including currently proposed) is _____ ft².

The activity is a government or linear project that results in the clearing of less than 20,000 square feet of woodland. Proposed clearing is _____ ft². *Revisions*: cumulative clearing to date (not including currently proposed) is _____ ft²; or

The proposed activity is for a timber harvest.

**This letter is valid for two years from the date of approval, or until such time as the cumulative woodland clearing exceeds the maximum amount specified above. If a development review application (preliminary plan, detailed site plan, etc.) is required, a Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(5)(A).
A copy of this letter must be submitted at the time of development activity or permit application.**

Staff Signature Approval: <u>Alexander Kirchof</u> <small>Digitally signed by Alexander Kirchof Date: 2021.04.21 09:38:48 -04'00'</small>	Approval Date: <u>04/21/2021</u> Expiration Date: <u>04/21/2023</u>
--------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George’s County Planning Department
Transportation Planning Section

(301) 952-3680
www.mncppc.org

Transportation Pre-Submittal Checklist for Development Applications

The Checklist is for the purpose of determining whether a traffic study or counts will be needed in support of an application, and to ensure that basic access issues are considered early in the process.

This Checklist is required ONLY for the following:

- Subdivisions (4- applications, or 5- applications being done pursuant to 24-111(c))
- Rezoning requests for a comprehensive design or a mixed-use zone (A- applications)
- **Comprehensive Design Plans (CDP- applications)** • Conceptual Site Plans (CSP- applications)
- Detailed Site Plans within the Central US 1 Corridor Sector Plan area
- Special Exceptions involving the following uses:
 - Amusement Park
 - Asphalt Mixing Plant
 - Concrete Mixing Plant
 - Concrete Batching Plant
 - Sand & Gravel Wet Processing Plant
 - Concrete Mixing Plant
 - Surface Mining

In lieu of a signed Checklist, a signed Scoping Agreement or the actual traffic counts or traffic study may be provided to the Development Review Division.

Project Name _____ Applicant’s Name _____

Application Type _____ Case Number (if available) _____

Contact/Agent _____ Phone No. _____

E-mail Address _____

Please provide a conceptual plan on letter-sized paper. The conceptual plan must show a general layout of the proposed uses, proposed points of access, and sufficient detail of nearby public streets, properties, and/or environmental features to allow the property to be located and assessed by staff.

Please describe the current development proposal in terms of size and access:

Residential:

	Single family residences (number) _____	Townhouse residences (number) _____
	Apartment or Condominium residences (number) _____	
	Number of residences that will be age-restricted (limited to elderly persons or families) _____	

Non-Residential: Scope is to replace the existing Price Id sign with new one at the existing Gas Station.

	Square feet office	(describe)	_____
N/A	Square feet retail	(describe)	_____
	Square feet industrial	(describe)	_____


Other Uses:

This includes places of worship, day care facilities, private schools, hotels, and other types of proposals. Please describe the size of the proposal using square footage, number of units or students, or any other appropriate measure.

Access to the Site:

Describe how the site will be accessed. Indicate the number of access points, where they are proposed, if existing streets or aprons will be used, and if any streets or aprons will be modified. This should match your conceptual plan.

DO NOT COMPLETE – For Staff Use Only

Estimated Trip Generation	AM:	PM:	Other:
Data Need	Yes	No	Requirement for this Application
Traffic Study			IF YES, have a traffic consultant scope the study using the attached Scoping Agreement. Send scopes to tom.masog@ppd.mncppc.org. The traffic study should be submitted with the application.
Traffic Count			If YES, counts in lieu of a full study are required at the intersection(s) identified on the comment line below. Counts must be taken in accordance with the procedures outlined on the attached sheet, and submitted with the application.
Other Transportation Study			If YES, please see comment line below.
Transportation Adequacy Finding Not Required by Application or De Minimus			None, unless other information is requested by comments above.
The site is proposed to have individual lots access an arterial or higher classification facility			IF YES, it is recommended that the plan be revised to minimize access to the high-classification facility, as noted below. If that is not possible, a variation from Section 24-121(a)(3) must be reviewed and granted by the Planning Board during the subdivision process.
Insufficient information to make determination			If YES, please see comment line below and resubmit with sufficient information.
TPS Comments:			
			
Transportation Staffperson Signature		Date	
Transportation Staffperson's Name (printed)			
Transportation Staffperson's Phone and E-mail			

This is an initial assessment of the data required to complete review of the application. However, if the development proposal changes or if new information is determined during a detailed review of the application after its formal acceptance, the transportation staff shall reserve the right to request additional information in accordance with the findings required for the application.

NOTE

Please submit this information to the Transportation Planning Section for review. Note: Both sides of this page, with the required conceptual plan, must be submitted. If submitted as a PDF by e-mail, please send to tom.masog@ppd.mncppc.org. If submitted by fax, please send to (301) 952-3799, with attention to the Transportation Planning Section. Hardcopies may be mailed or brought to our office.

The rear side of this page should be completed by the Transportation Planning Section and returned to the applicant within five (5) working days.

August 3, 2021

BHOOPENDRA PRAKASH
9506B Lee Highway
Fairfax, VA 22031



Re: Notification of Planning Board Action on
Comprehensive Design Plan CDP-8304-02
15151 Sweitzer Lane Property

Dear Applicant:

This is to advise you that, on **July 29, 2021** the above-referenced Comprehensive Design Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-523, the Planning Board's decision will become final 30 calendar days after the date of this final notice of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Very truly yours,
James R. Hunt, Chief
Development Review Division

By:
Reviewer

Capers,
William

Digitally signed by Capers,
William

Attachment: PGCPB Resolution No. **2021-98**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 22, 2021, regarding Comprehensive Design Plan CDP-8304-02 for 15151 Sweitzer Lane Property, the Planning Board finds:

1. **Request:** This amendment to a comprehensive design plan (CDP) is to replace the existing primary monument sign with a 25-foot freestanding sign, to improve the visibility of the existing fuel filling station site.
2. **Development Data Summary:**

	PREVIOUSLY APPROVED	APPROVED
Zone	E-I-A	E-I-A
Use	Fuel Filling Station	Fuel Filling Station
Acreage	0.96	0.96

Parking Information

	Required	Provided and Constructed
Total parking spaces	1	8
Of which		
Parking for the Physically Handicapped	1	1

3. **Location:** The subject property is located in the southeast quadrant of the intersection of MD 198 (Sandy Spring Road) and Sweitzer Lane, in Planning Area 60 and Council District 1.
4. **Surrounding Uses:** The subject site is bounded to the north and west by the public rights-of-way of Sandy Spring Road and Sweitzer Lane respectively; to the south and east by the remaining property in the Laurel Employment Park in the Employment and Institutional Area (E-I-A) Zone. Across Sweitzer Lane, further to the west, are other portions of the Laurel Employment Park in the Planned Industrial/Employment Park (I-3) Zone.

5. **Previous Approvals:** On November 15, 1977, the Prince George's County Council, sitting as the District Council, adopted Prince George's County Council Resolution CR-102-1977, which rezoned the larger property to the I-3 and E-I-A Zones through the Sectional Map Amendment process. The E-I-A zoned portion (including the subject property) has 11.65 acres, and the I-3 zoned portion has 46.8 acres in size. The subject property is in Parcel 1 of the three parcels included in the basic plan for Laurel Employment Park.

On April 30, 1980, the Prince George's County Planning Board approved the original CDP-8304, which was remanded by the District Council back to the Planning Board that approved it again on June 30 and July 28, 1983. The District Council approved CDP-8304 on January 17, 1984, subject to three conditions.

On September 9, 1993, the Planning Board approved CDP-8304-01 for Laurel Employment Park (Parcel L1), which is the subject site, to add a 1,200-square-foot convenience store to the gas station. On January 24, 1994, the District Council remanded CDP-8304-01 to the Planning Board for consideration of: (1) specific traffic and transportation issues; and (2) previous written agreements with the West Laurel Civic Association. On March 17, 1994, the Planning Board approved CDP-8304-01 (PGCPB Resolution No. 94-77(C)), and on May 18, 1994, the District Council affirmed the Planning Board's decision and approved CDP-8304-01, subject to two conditions.

There are also preliminary plans of subdivision and multiple specific design plans (SDPs) approved for the entire project. The gas station with a convenience store was constructed in accordance with approved SDP-8303. This amendment to the previously approved CDP is limited to replace the existing gas station sign with a much taller sign without impacting the rest of the improved site.

6. **Design Features:** This amendment to the previously approved CDP-8304-01 is limited to replacement of the existing monument sign with a new 25-foot freestanding sign with gas price information in order to increase visibility of the site for the approaching motorists traveling on Sandy Spring Road. The proposed sign will be on the same foundation of the existing sign and will not impact the remaining conditions of the prior approvals, which are still valid and govern the development of the entire property. This amendment does not propose any other physical improvements on the subject site.

The new sign will be on single pole with the primary identification sign on the top and the gasoline price information in modular cabin construction immediately below the identification sign that is made of white fabricated steel sheet and tube for structure support. The primary identification sign consists of Exxon's typical logo of a tiger head with a blue background and text of "Tiger Mart" and a red panel below with white text of "Synergy fuel technology". The primary identification sign has a face area of approximately 44 square feet, and the gasoline price sign has a face area of approximately 31 square feet for a total of 75 square feet. The Planning Board finds the proposed signage acceptable.

COMPLIANCE WITH EVALUTION CRITERIA

7. **Sectional Map Amendment (CR-102-1977, Basic Plan):** On November 15, 1977, the County Council, sitting as the District Council, adopted CR-102-1977 (including A-7523, A-7648, A-8048, A-8049, A-8633, A-8634, A-8635 in the Sectional Map Amendment) which rezoned the larger property known as Laurel Employment Park to the I-3 and E-I-A Zones.

Comprehensive Design Zone Amendment Two (Laurel Employment Park), which includes the subject site, prescribes development standards for the development that consist of permitted and prohibited use tables, permitted interim uses, gross floor areas and amount of open space. Those requirements had been fully satisfied with the approval of CDP and SDP that allow the full development of the subject site in accordance with the approved plans. This amendment to original CDP-8304 is limited to a new identification sign on the existing sign foundation without any additional physical changes to the site. This application is consistent with the basic plan.

8. **Prince George's County Zoning Ordinance:** The requirements of the Zoning Ordinance governing development in the E-I-A Zone are discussed as follows:
- a. **Density Increments:** This application does not have any impact on the previously approved density for the project.
 - b. **Development Standards:** This amendment does not involve any new standards, but is limited to a 25-foot primary identification sign with gasoline price information.
 - c. Section 27-521, Required Findings for Approval in Comprehensive Design Zones, of the Zoning Ordinance, requires the Planning Board to find conformance with the following:
 - (1) **The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**
 - (2) **The proposed plan would result in a development with a better environment than could be achieved under other regulations;**
 - (3) **Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;**
 - (4) **The proposed development will be compatible with existing land uses, zoning, and facilities in the immediate surroundings;**

- (5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:**
 - (A) Amounts of building coverage and open space;**
 - (B) Building setbacks from streets and abutting land uses; and**
 - (C) Circulation access points;**
- (6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;**
- (7) The staging of development will not be an unreasonable burden on available public facilities;**
- (8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**
 - (A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;**
 - (B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;**
 - (C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;**
- (9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d); and**
- (10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;**

The Planning Board made the above findings at the time of CDP-8304, for the subject site. This amendment is limited to the replacement of the existing sign only and does not alter any prior findings. Therefore, the subject application is in conformance with all the above required findings for approval.

- (11) **The Plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130-(b)(5);**

This application does not change the previous findings regarding this requirement.

- (12) **Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and**

Section 27-226(f)(4) of the Zoning Ordinance is the District Council procedure for approving comprehensive design zone applications as part of a sectional map amendment. The application is limited to the replacement of an existing sign with a new and taller sign on the same foundation. This amendment has no impact on the prior findings for conformance.

- (13) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.**

This provision is not applicable to the subject application because Laurel Employment Park is not a regional urban community.

9. **Comprehensive Design Plan CDP-8304 and its amendments:** The District Council approved the original CDP-8304, for the larger property, with three conditions. Those conditions have been fulfilled by the approval of SDP-8303. However, Condition 1 relates to the existing sign and warrants the discussion as follows:

1. **The applicant's proposed ground-mounted sign advertising the location of the automobile fueling station may be placed on the subject property as shown on the landscape plan approved by the Planning Board; However, if within the 90 days of the order the applicant obtains permission from the State Highway's Administration to place the sign on the State's right-of-way, then the landscape plan should be modified accordingly. If such permission is obtained, then the landscape plan should be modified to eliminate the ground-mounted sign and replace the redtwigged dogwoods with white pine.**

The existing ground-mounted sign was constructed on the subject site in accordance with SDP-8303, which was reviewed for conformance with this condition. This CDP requests to replace the existing sign with a taller free-standing pole sign using the same foundation.

On May 18, 1994, the District Council approved CDP-8304-01, specifically for the subject site of 0.964 acre, with two conditions, of which one is relevant to the review of this application as follows:

2. No signage advertising sandwich shop shall be allowed along Sandy Spring Road.

The proposed replacement sign will be on the existing sign foundation and facing Sandy Spring Road, but advertises the fueling station only. The subject application meets the condition.

10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Prince George’s County Tree Canopy Coverage Ordinance: Since this application is limited to replacing the existing sign with a much higher freestanding sign only, there are no impacts on previous findings regarding the site’s conformance with the requirements of the WCO.

The proposed amendment to the existing signage will use the existing foundation and proposes no site disturbance and is therefore exempt from the requirements of the Tree Canopy Coverage Ordinance.

11. Further Planning Board Findings and Comments from Other Entities: Given the limited scope of the request, the subject application was referred to only a few offices. The referral comments and major findings are summarized, as follows:

- a. **Permit Review**—The Planning Board adopts a memorandum dated June 17, 2021 (Linkins to Zhang), incorporated herein by reference, which asked for information on the street frontage to be added to the sign calculation table. The applicant has responded to the comment by revising the sign table and added the required information.
- b. **City of Laurel**—As of the preparation of this resolution, the City of Laurel did not respond to the referral request.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Comprehensive Design Plan CDP-8304-02 for the above described land.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council of Prince George’s County within thirty (30) days following the final notice of the Planning Board’s decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, July 22, 2021, in Upper Marlboro, Maryland.

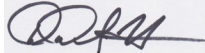
Adopted by the Prince George's County Planning Board this 29th day of July 2021.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:HZ:nz

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: July 27, 2021

1.20

CASE NO: CDP-8304-02
CASE NAME: 15151 SWEITZER LANE
PROPERTY
PARTY OF RECORD: 4
PB DATE: 7-29-2021

MR. STEVE BEARDEN
LINEMARK
501 PRINCE GEORGES BOULEVARD 501 PRINCE
GEORGES BLVD, SUITE1
UPPER MARLBORO MD 20774
(CASE NUMBER: CDP-8304-02)

BHOOPENDRA PRAKASH
9506 LEE HIGHWAY SUITE B
FAIRFAX VA 22031
(CASE NUMBER: CDP-8304-02)

THE PLAN SOURCE, INC.
9506 LEE HIGHWAY SUITE B
FAIRFAX VA 22031
(CASE NUMBER: CDP-8304-02)

YAGYA OLI
THE PLAN SOURCE
9506 LEE HIGHWAY SUITE B
FAIRFAX VA 22031
(CASE NUMBER: CDP-8304-02)





The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Comprehensive Design Plan 15151 Sweitzer Lane Property

CDP-8304-02

REQUEST	STAFF RECOMMENDATION
CDP amendment to replace the existing primary monument sign with a 25-foot-high pole sign.	APPROVAL

Location: In the southeastern quadrant of the intersection of MD 198 (Sandy Spring Road) and Sweitzer Lane.	
Gross Acreage:	0.96
Zone:	E-I-A
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	60
Council District:	01
Election District:	10
Municipality:	N/A
200-Scale Base Map:	219NE06
Applicant/Address: BHOOPENDRA PRAKASH 9506B Lee Highway Fairfax, VA 22031	
Staff Reviewer: Henry Zhang, AICP, LEED AP Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org	



Planning Board Date:	07/22/2021
Planning Board Action Limit:	09/03/2021
Staff Report Date:	07/06/2021
Date Accepted:	05/27/2021
Informational Mailing:	04/27/2021
Acceptance Mailing:	05/25/2021
Sign Posting Deadline:	06/22/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Comprehensive Design Plan CDP-8304-02
15151 Switzer Lane Property

The Urban Design Section has completed its review of the subject application and agency referral comments concerning this comprehensive design plan and recommends APPROVAL, as stated in the Recommendation section of this report.

EVALUATION CRITERIA

- a. The requirements of Sectional Map Amendment (Basic Plan) CR-102-1977 for Laurel Employment Park.
- b. The requirements of the Prince George's County Zoning Ordinance governing development in the Employment and Institutional Area (E-I-A) Zone.
- c. The requirements of Comprehensive Design Plan CDP-8304 and its amendment.
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Prince George's County Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** This amendment to a comprehensive design plan (CDP) is a request to replace the existing primary monument sign with a 25-foot freestanding sign, to improve the visibility of the existing fuel filling station site.

2. Development Data Summary:

	PREVIOUSLY APPROVED	PROPOSED
Zone	E-I-A	E-I-A
Use	Fuel Filling Station	Fuel Filling Station
Acreage	0.96	0.96

Parking Information

	Required	Provided and Constructed
Total parking spaces	1	8
Of which		
Parking for the Physically Handicapped	1	1

3. **Location:** The subject property is located in the southeast quadrant of the intersection of MD 198 (Sandy Spring Road) and Sweitzer Lane, in Planning Area 60 and Council District 1.
4. **Surrounding Uses:** The subject site is bounded to the north and west sides by the public rights-of-way of Sandy Spring Road and Sweitzer Lane respectively; to the south and east sides by the remaining property in the Laurel Employment Park in the Employment and Institutional Area (E-I-A) Zone. Across Sweitzer Lane, further to the west, are other portions of the Laurel Employment Park in the Planned Industrial/Employment Park (I-3) Zone.
5. **Previous Approvals:** On November 15, 1977, the Prince George’s County Council, sitting as the District Council, adopted Prince George’s County Council Resolution CR-102-1977, which rezoned the larger property to the I-3 and E-I-A Zones through the Sectional Map Amendment process. The E-I-A zoned portion (including the subject property) has 11.65 acres, and the I-3 zoned portion has 46.8 acres in size. The subject property is in Parcel 1 of the three parcels included in the basic plan for Laurel Employment Park.

On April 30, 1980, the Prince George’s County Planning Board approved the original CDP-8304, which was remanded by the District Council back to the Planning Board that approved it again on June 30 and July 28, 1983. The District Council approved CDP-8304 on January 17, 1984, subject to three conditions.

On September 9, 1993, the Planning Board approved CDP-8304-01 for Laurel Employment Park (Parcel L1), which is the subject site, to add a 1,200-square-foot convenience store to the gas station. On January 24, 1994, the District Council remanded CDP-8304-01 to the Planning Board for consideration of: (1) specific traffic and transportation issues; and (2) previous written agreements with the West Laurel Civic Association. On March 17, 1994, the Planning Board approved CDP-8304-01 (PGCPB Resolution No. 94-77(C)), and on May 18, 1994 the District Council affirmed the Planning Board’s decision and approved CDP-8304-01, subject to two conditions.

There are also preliminary plans of subdivision and multiple specific design plans (SDPs) approved for the entire project. The gas station with a convenience store was constructed in accordance with approved SDP-8303. This amendment to the previously approved CDP is limited to replace the existing gas station sign with a much taller sign without impacting the rest of the improved site.

6. **Design Features:** This amendment to the previously approved CDP-8304-01 is limited to replace the existing monument sign with a new 25-foot freestanding sign with gas price information in order to increase visibility of the site for the approaching motorists traveling on Sandy Spring Road. The proposed replacement sign will be on the same foundation of the existing sign and will not impact the remaining conditions of the prior approvals, which are still valid and govern the development of the entire property. This amendment does not propose any other physical improvements on the subject site.

The new sign will be on single pole with the primary identification sign on the top and the gasoline price information in modular cabin construction immediately below the identification sign that is made of white fabricated steel sheet and tube for structure support. The primary identification sign consists of Exxon's typical logo of a tiger head with a blue background and text of "Tiger Mart" and a red panel below with white text of "Synergy fuel technology". The primary identification sign measures a sign face area of approximately 44 square feet, and the gasoline price sign measures a face area of approximately 31 square feet for a total of 75 square feet. Staff finds the proposed signage acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Sectional Map Amendment (CR-102-1977, Basic Plan):** On November 15, 1977, the County Council, sitting as the District Council, adopted CR-102-1977 (including A-7523, A-7648, A-8048, A-8049, A-8633, A-8634, A-8635 in the Sectional Map Amendment) which rezoned the larger property known as Laurel Employment Park to the I-3 and E-I-A Zones.
CDZ Amendment 2 (Laurel Employment Park) which includes the subject site, prescribes development standards for the development that consist of permitted and prohibited use tables, permitted interim uses, gross floor areas and amount of open space. Those requirements had been fully satisfied with the approval of CDP and SDP that allow the full development of the subject site in accordance with the approved plans. This amendment to original CDP-8304 is limited to a new identification sign on the existing sign foundation without any additional physical changes to the site. This application is consistent with the basic plan.
8. **Prince George's County Zoning Ordinance:** The requirements of the Zoning Ordinance governing development in the E-I-A Zone are discussed as follows:
 - a. **Density Increments:** This application does not have any impact on the previously approved density for the project.

- b. **Development Standards:** This amendment does not involve any new standards, but is limited to a 25-foot primary identification sign with gasoline price information.
- c. Section 27-521, Required Findings for Approval in Comprehensive Design Zones, of the Zoning Ordinance, requires the Planning Board to find conformance with the following:
 - (1) **The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**
 - (2) **The proposed plan would result in a development with a better environment than could be achieved under other regulations;**
 - (3) **Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;**
 - (4) **The proposed development will be compatible with existing land uses, zoning, and facilities in the immediate surroundings;**
 - (5) **Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:**
 - (A) **Amounts of building coverage and open space;**
 - (B) **Building setbacks from streets and abutting land uses; and**
 - (C) **Circulation access points;**
 - (6) **Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;**
 - (7) **The staging of development will not be an unreasonable burden on available public facilities;**

- (8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**
- (A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;**
 - (B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;**
 - (C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;**
- (9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d); and**
- (10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;**

The Planning Board made the above findings at the time of CDP-8304, for the subject site. This amendment is limited to the replacement of the existing sign only and does not alter any prior findings. Therefore, the subject application is in conformance with all the above required findings for approval.

- (11) The Plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130-(b)(5);**

This application does not change the previous findings regarding this requirement.

- (12) Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and**

Section 27-226(f)(4) of the Zoning Ordinance is the District Council procedure for approving comprehensive design zone applications as part of a sectional map amendment. The application is limited to the replacement of an existing sign with a new and taller sign on the same foundation. This amendment has no impact on the prior findings for conformance.

- (13) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.**

This provision is not applicable to the subject application because Laurel Employment Park is not a regional urban community.

- 9. Comprehensive Design Plan CDP-8304 and its amendments:** The District Council approved the original CDP-8304, for the larger property, with three conditions. Those conditions have been fulfilled by the approval of SDP-8303. However, Condition 1 relates to the existing sign and warrants the discussion as follows:

- 1. The applicant's proposed ground-mounted sign advertising the location of the automobile fueling station may be placed on the subject property as shown on the landscape plan approved by the Planning Board; However, if within the 90 days of the order the applicant obtains permission from the State Highway's Administration to place the sign on the State's right-of-way, then the landscape plan should be modified accordingly. If such permission is obtained, then the landscape plan should be modified to eliminate the ground-mounted sign and replace the redtwigged dogwoods with white pine.**

The existing ground-mounted sign was constructed on the subject site in accordance with SDP-8303, which was reviewed for conformance with this condition. This CDP requests to replace the existing sign with a taller free-standing pole sign using the same foundation.

On May 18, 1994, the District Council approved CDP-8304-01, specifically for the subject site of 0.964 acre, with two conditions, of which one is relevant to the review of this application as follows:

- 2. No signage advertising sandwich shop shall be allowed along Sandy Spring Road.**

The proposed replacement sign will be on the existing sign foundation and facing Sandy Spring Road, but advertises the fueling station only. The subject application meets the condition.

- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Prince George's County Tree Canopy Coverage Ordinance:** Since this application is limited to replacing the existing sign with a much higher freestanding sign only, there are no impacts on previous findings regarding the site's conformance with the requirements of the WCO.

The proposed amendment to the existing signage will use the existing foundation and proposes no site disturbance and is therefore exempt from the requirements of the Tree Canopy Coverage Ordinance.

11. Referral Comments: Given the limited scope of the request, the subject application was referred to only a few offices. The referral comments and major findings are summarized, as follows:

- a. **Permit Review**—In a memorandum dated June 17, 2021 (Linkins to Zhang), incorporated herein by reference, the Permit Review Section asked for information on the street frontage to be added to the sign calculation table. The applicant has responded to the comment by revising the sign table and added the required information.
- b. **City of Laurel**—As of the writing of this technical staff report, the City of Laurel did not respond to the referral request.

RECOMMENDATION

Based upon the preceding evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Comprehensive Design Plan CDP-8304-02, for 15151 Sweitzer Lane, to allow the proposed 25-foot-high freestanding sign to replace the existing monument sign.

ITEM: 5

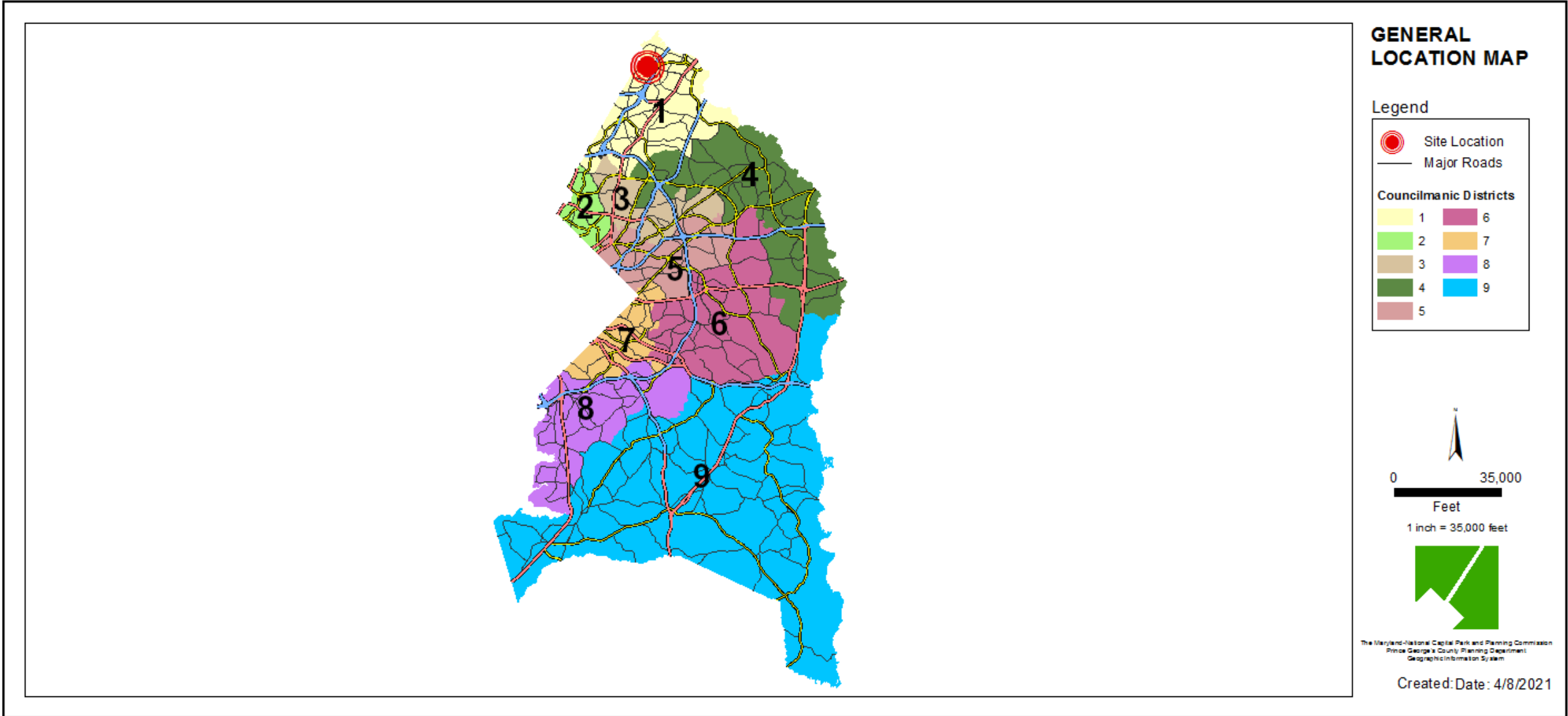
CASE: CDP-8304-02

15151 SWEITZER LANE PROPERTY

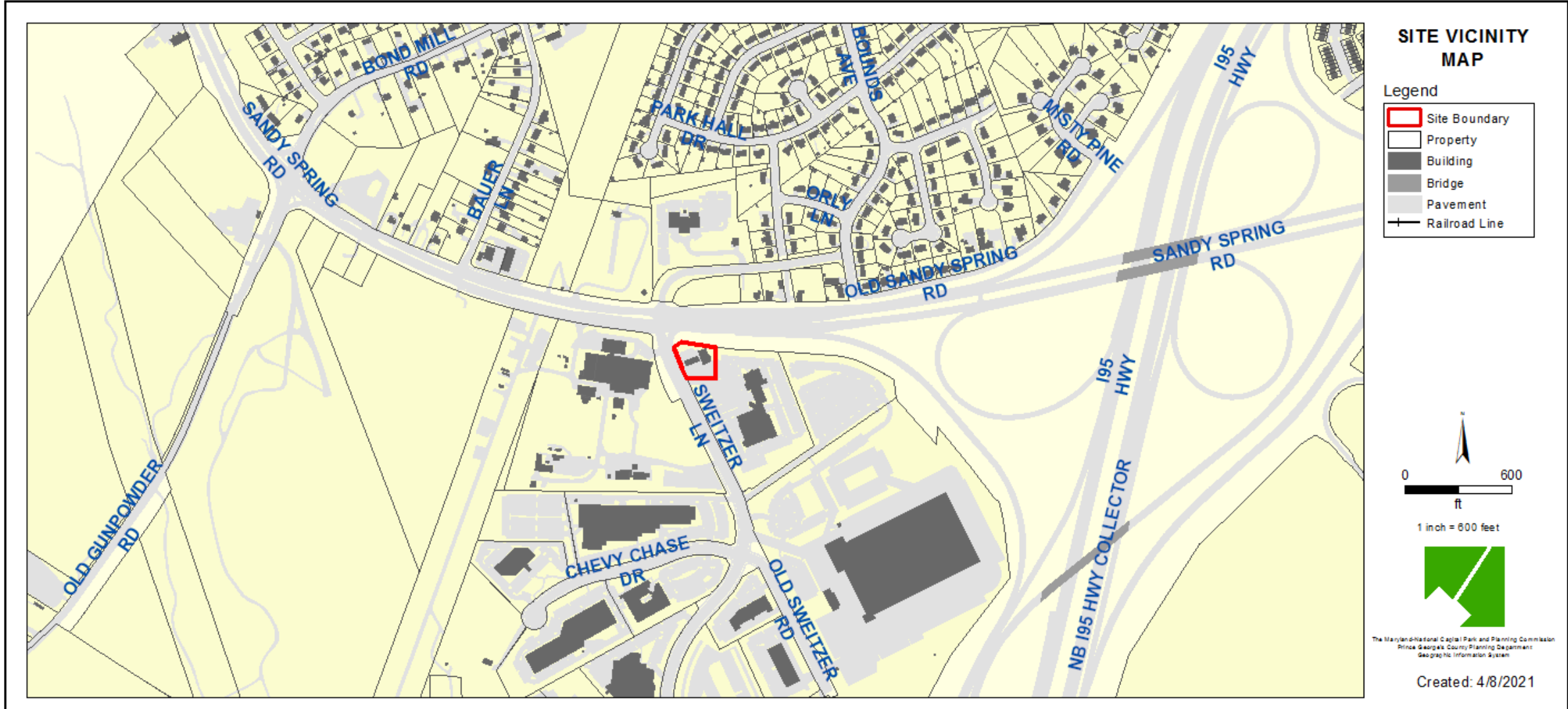
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



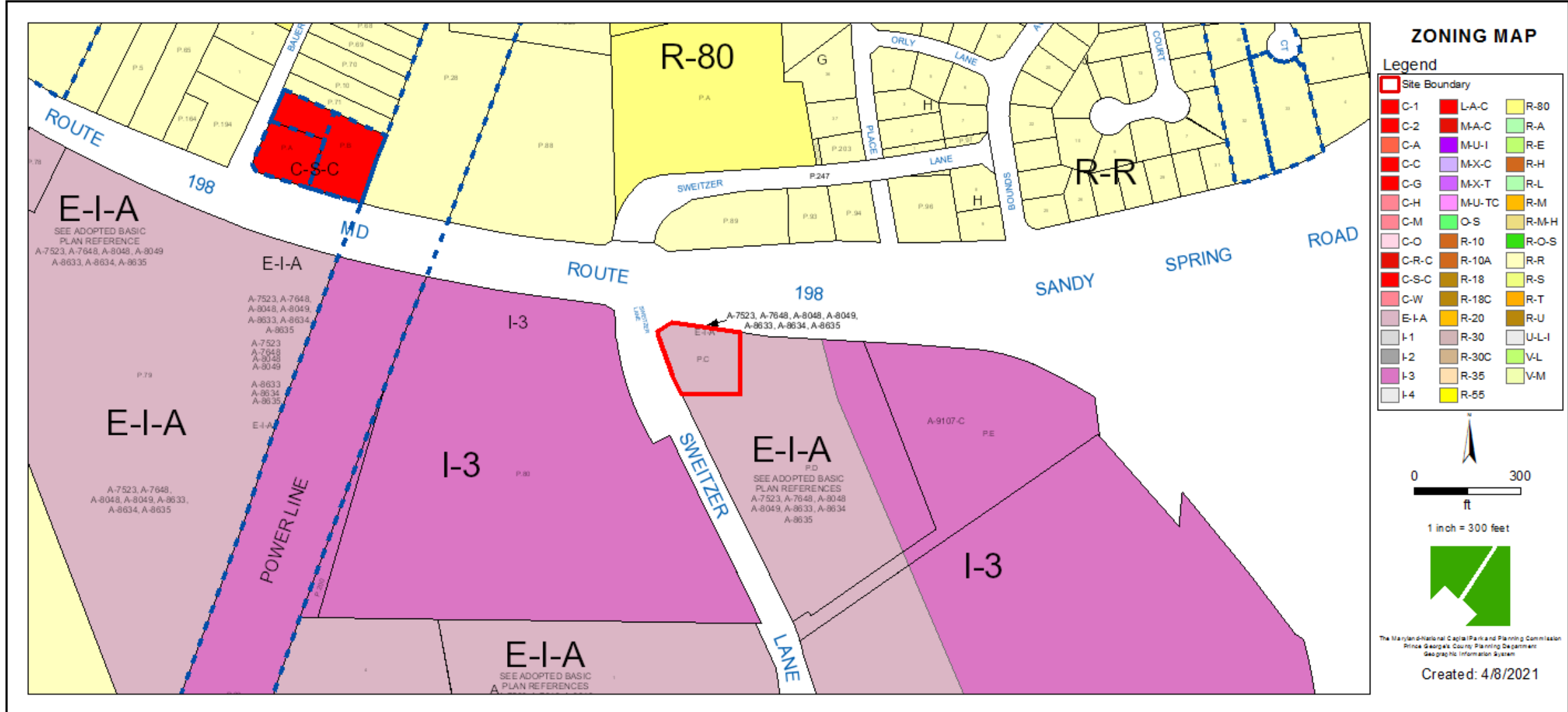
GENERAL LOCATION MAP



SITE VICINITY



ZONING MAP



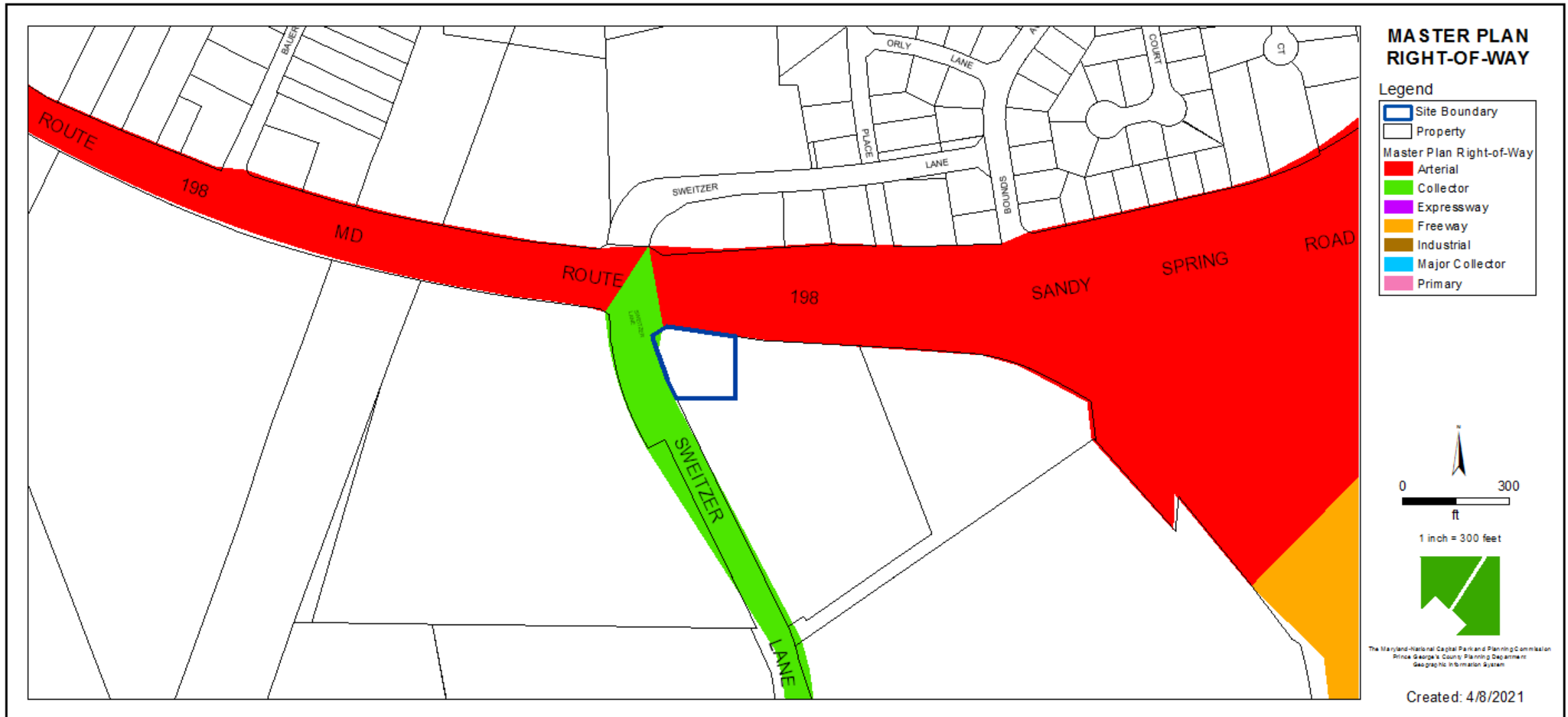
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



(DR-2)

1 COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2 SITTING AS THE DISTRICT COUNCIL

3 Legislative Session 1977

4 Proposed by The District Council

5 Introduced by Council Members Amonett, Koonce, Bogley,
6 Francois, Casula, Glendening, F. White,
7 Resolution No. CR-102-1977 McDonough, Hartlove and Wilson

8 Introduced by Council on November 15, 1977

9 RESOLUTION

10 WHEREAS, the County Council sitting as the District Council
11 for the Maryland-Washington Regional District in Prince
12 George's County, Maryland adopted CR-42-1976, pursuant to the
13 provisions of Division 39A of the Zoning Ordinance of Prince
14 George's County as codified in the Prince George's Code,
15 1975 Edition, directing the Maryland-National Capital Park
16 and Planning Commission to prepare and transmit to the District
17 Council a proposed Sectional Map Amendment (SMA) for Planning
18 Area 60 described in Section 27-130 of the Zoning Ordinance
19 for Prince George's County; and

20 WHEREAS, the Prince George's County Planning Board in
21 accordance with Section 27-574.4 of the Zoning Ordinance
22 held a duly advertised public hearing on February 23, 1977
23 on a Sectional Map Amendment for Planning Area 60 and adopted
24 a resolution (PGCPB No. 77-32) on March 31, 1977 transmit-
25 ting the Sectional Map Amendment to the District Council for
26 consideration and adoption; and

27 WHEREAS, the Sectional Map Amendment for Planning Area
28 60 was transmitted to the District Council by letter dated
29 April 7, 1977 and

30 WHEREAS, upon transmittal of this Sectional Map Amendment
31 to the District Council, the Council has adhered to the pro-
32 cedures set forth in Section 27-574.5 of the Zoning Ordinance;
and

1 WHEREAS, the District Council held a public hearing on
2 the Sectional Map Amendment on June 1, 1977, after being duly
3 advertised; and conducted work sessions on July 11, August 2,
4 and September 19, 1977, to review the testimony; and

5 WHEREAS, subsequent to the public hearing and work
6 sessions, the District Council proposed ten amendments,
7 including three comprehensive design zone proposals, as
8 described in Council Resolution 85-1977; referred the
9 amendments to the Planning Board for comment; held a public
10 hearing on the amendments on October 12, 1977, after being
11 duly advertised; and held work sessions on October 24 and 25,
12 1977; and

13 WHEREAS, the District Council reviewed the public hearing
14 testimony and supporting material submitted as part of the
15 Sectional Map Amendment proposal and found that the accumulated
16 record along with County plans and policies justify the
17 zoning changes, including the "downzoning" recommendations,
18 within this Sectional Map Amendment; and

19 WHEREAS, the District Council recognizes the importance
20 of the SMA process as a legislative device for managing future
21 land development in accordance with the guidelines and
22 recommendations contained in adopted and approved master
23 plans; and

24 WHEREAS, the Northwestern Area Master Plan, approved by
25 the District Council on December 9, 1975, sets forth
26 recommendations and guidelines for the future development of
27 the planning area; and

28 WHEREAS, it is the intent of the SMA to ensure that future
29 development will be in accordance with the principles of
30 orderly land use planning and staged development and, toward
31 that end, the District Council has found it necessary to change
32 the zoning on properties which in its judgment were in conflict

1 with the Master Plan's land use and staging guidelines; and
2 WHEREAS, the comprehensive rezoning of the planning area
3 will minimize piecemeal rezoning by examining and changing
4 existing zoning which hinders planned and staged development; and

5 WHEREAS, the Northwestern Area Master Plan and other
6 public plans and policies including but not limited to, the
7 Prince George's County Ten-Year Water and Sewerage Plan, the
8 Capital Improvement Program, and the Fiscal Year 1978 Capital
9 Budget, recommend and/or support the following:

- 10 ● Residential areas should be zoned in conformance with
11 the densities prescribed in the Master Plan's land use
12 and staging elements to promote compatibility between
13 adjacent developments and with existing and program-
14 med public facilities.
- 15 ● Commercial areas should be established to promote the
16 Plan's Activity Centers concept providing a combina-
17 tion of retail shopping facilities and public and
18 quasi-public facilities in a unified site design.
- 19 ● Employment areas should be zoned to encourage develop-
20 ment of high quality industrial land uses, integrating
21 open spaces with high standards of design in order
22 to take maximum advantage of this planning area's
23 unique location in the Interstate Route 95/Baltimore-
24 Washington Corridor.
- 25 ● Administration of the staging policy described in the
26 Master Plan should operate at a village level during
27 comprehensive rezoning procedures, but only on an
28 individual site basis for piecemeal Zoning Map
29 Amendment application processing.
- 30 ● Subdivision Ordinance requirements for adequate public
31 facilities and conformance with recommendations of a
32 Master Plan should be aggressively pursued in the

1 review of all development proposals under both conven-
2 tional and comprehensive design zoning categories.

3 WHEREAS, the District Council's action on this Sectional
4 Map Amendment is taken with the knowledge that the SMA process,
5 as described in the Zoning Ordinance, provides for a cyclical
6 comprehensive review of the zoning in all Planning Areas; and

7 WHEREAS, this SMA does not preclude the possibility of
8 granting reasonable density increments in residential develop-
9 ment, and intensity increments in employment area and activity
10 center development during the foreseeable future, provided that
11 these increases are compatible with County land use policies
12 and occur through the comprehensive design zoning process; and

13 WHEREAS, the District Council has reviewed the Sectional
14 Map Amendment as transmitted by the Planning Board and makes
15 the following additional findings:

- 16 1. The northeast quadrant formed by the I-95/Md.
17 198 intersection is suited for higher density single-
18 family and detached development than recommended in
19 the Master Plan, due to its proximity to higher
20 density development within the City of Laurel (north)
21 and the I-95/Md. 198 interchange. The Council notes
22 that development options in this quadrant include the
23 possibility for cluster subdivision layouts which
24 may provide for some attached units.
- 25 2. In the area located southeast of the I-95/Md. 198
26 interchange, and in proximity to the Greater Laurel
27 Area Hospital and proposed health park, public
28 facilities are adequate to support a substantial amount
29 of residential development in the foreseeable future
30 (6-10 years). Such development is intended to
31 take place under the comprehensive design technique.

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3. In the Eastern Employment area the Council recognizes the legal non-conforming cemetery owned and operated by the Higg Corporation as a valuable regional asset, and therefore, has retained a major portion of the property in the R-R Zone to promote innovative memorial park development via the special exception provisions of Section 27-517 of the Zoning Ordinance. Furthermore, the Council finds that although the Higg Corporation property located between Virginia Manor Road and proposed Kenilworth Avenue extended has been classified in the I-3 Zone to encourage industrial park development, traditional cemetery development may be continued on that property under the legal non-conforming use provisions of Section 27-107 of the Zoning Ordinance. It is the Council's opinion, however, that this property is appropriately located for industrial use and has the potential for attracting high quality industrial development in the foreseeable future. Further, it is the intent of the Council that the I-3 Zone boundary coincide with the center line of the proposed extension of Kenilworth Avenue across the subject property.
4. In an area located northeast of Virginia Manor Road, the Council finds it appropriate to retain approximately 10 acres of I-1 zoning in recognition of the property's present use, i.e., temporary storage of automobiles.
5. The northwest quadrant of the Contee Road/U.S. 1 intersection is an appropriate location for a limited amount of industrial park development due to adjacent industrial activities to the north (a warehouse and construction equipment yard) and south (a junkyard and truck stop).

1 WHEREAS, several parcels within the Northwestern Area SMA
2 carry zoning designations that are clearly inconsistent with
3 the intent and policies contained in the Master Plan for the
4 subject area, but because they were either (a) zoned within
5 the last five years, or (b) are used in a manner that is
6 consistent with the property's current zoning designation, the
7 District Council wishes to clarify that its action on this
8 Sectional Map Amendment is not to be construed as an intent
9 to sanction the zoning in such cases. On the contrary, the
10 District Council (a) anticipates taking corrective action,
11 in the next Sectional Map Amendment for this area, to eliminate
12 such inconsistencies, and (b) plans to re-examine the con-
13 straints now incorporated in the Zoning Ordinance; and

14 WHEREAS, the Council supports the zoning changes shown
15 in Table III of the SMA Technical Summary Report as transmitted
16 by the Planning Board, it nevertheless recommends amendments
17 to the transmitted map(s) included as part of this Sectional
18 Map Amendment.

19 SECTION 1. NOW, THEREFORE, BE IT RESOLVED, by the County
20 Council of Prince George's County, Maryland, sitting as the
21 District Council, that the Sectional Map Amendment for Planning
22 Area 60, as transmitted by the Prince George's County Planning
23 Board on April 7, 1977, containing maps at a scale of one-inch
24 equals 200 feet with an accompanying explanatory text identify-
25 ing the zoning changes, is hereby adopted with 8 amendments (3
26 of which are comprehensive design amendments) identified as
27 follows and generally shown on the attached location maps:

28 AMENDMENT 1: Change SMA proposed zoning for 70+ acres
29 located northeast of the I-95/Md. 198 interchange, bordered
30 by the City of Laurel (west, north, and east), and Md. 198
31 (south), from the R-R Zone to the R-80 Zone. (Former zoning was
32 R-R)

1 AMENDMENT 2. Change SMA proposed zoning for 85± acres
2 bordered by the I-95/Md. 198 interchange (northwest), Contee
3 Road (east), and the Bear Branch floodplain (south), from the
4 R-R Zone to the R-80 Zone. (Former zoning was R-R)

5 AMENDMENT 3. Change SMA proposed zoning for 63± acres
6 bordered by Contee Road (north), U.S. 1 (southeast), Pepco
7 transmission line (southwest), and the proposed center line
8 of Kenilworth Avenue extended (west), as delineated on
9 200' scale topographic sheet No. 271P dated March 23, 1973,
10 from the I-3 Zone to the R-R Zone. (Former zoning was R-R)

11 AMENDMENT 4. Change SMA proposed zoning for 10± acres
12 located northeast of the terminus of Virginia Manor Court,
13 from the I-3 Zone to the I-1 Zone. (Former zoning was I-1)

14 AMENDMENT 5. Change SMA proposed zoning for 36± acres
15 located northwest of the U.S. 1/Contee Road intersection,
16 with frontage on both U.S. 1 and Contee Road, from the R-R
17 Zone to the I-3 Zone. (Former zoning was C-2 (2.2 acres) and
18 R-R)

19 SECTION 2. BE IT FURTHER RESOLVED that pursuant to
20 Section 27-574.2 of the Zoning Ordinance, the District Council
21 is satisfied that the requirements set forth in Section 27-591
22 have been met for the following Comprehensive Design Zones, and,
23 accordingly, adopts them as described herein with the
24 following notations to be shown on individual basic plans:

25 CDZ Amendment 1: (Manor Employment Park)

26 Change SMA proposed zoning for approximately 25± acres
27 (A-9030, A-9033, A-9034, A-9067, A-9068), located on the
28 southeast side of Virginia Manor Road, approximately 2,400 feet
29 southeast of VanDusen Road and 1,400 feet northeast of Cinder
30 Road, from the I-3 Zone to the E-I-A Zone. (Former zoning
31 was R-R)

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(a) Land Use Types, Quantities and Relationships:

Permitted Uses: All uses of appropriate character and function in accordance with Section 27-328 of the Zoning Ordinance.

Prohibited Uses:

- a. All convenience commercial uses not justified as necessary to serve the principal permitted uses within the project and adjoining E-I-A and I-3 Zoned property.
- b. The raising of animals or fowl for commercial purposes.
- c. Breweries and distilleries.
- d. Trucking terminals, motor freight stations and similar uses where the principal use involves parking storage and/or maintenance of trucks. This is not meant to preclude warehousing and distribution activities where the principal uses are the indoor storage of goods for distribution, and related administrative offices. However, warehousing and distribution activities shall not be the dominant use of the gross land area.
- e. Uses deemed by the Planning Board or District Council to be noxious, offensive, or otherwise objectionable by reason of dust, fumes, gas, smoke, odor, noise or vibration.

Permitted Interim Uses:

Interim uses such as those designated on the Approved Basic Plans shall be permitted, if only minor, short-term improvements are involved, where such uses are compatible with uses of adjoining properties, including views from public roads, and where such uses will not inhibit the development of permanent uses proposed on the

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Basic Plan. Interim uses shall be approved by the Planning Board or District Council, subject to special exceptions where deemed necessary, and further subject to appropriate requirements for screening, buffering, access and storm water management, and shall not disturb portions of the property including vegetation and slopes valued for permanent open space usage.

Gross Floor Area:

A maximum of 440,000 square feet of gross floor area of building space (40% of gross tract) shall be permitted.

Open Space:

A minimum of 20% of the net development area must be designated on the Comprehensive Design Plan and Specific Design Plans as permanent open space. Credit will be given for all or part of the following types of open space, the specific amount to be dependent upon the function served:

- floodplain
- preserved slopes
- buffers and screening
- yards and setbacks
- pedestrian system
- all landscaped areas, including those in atriums and other innovative uses of landscaping, and landscaping internal to parking compounds in excess of the 5% required by Section 27-419 of the Zoning Ordinance.

The 20% shall be applied on a net lot area basis for each major section of the project as closely as can be estimated and as defined as follows:

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gross area of each section
minus rights-of-way purchased by, or dedicated
to public agencies
minus future rights-of-way placed in reserva-
tion or otherwise set aside as required by
the Planning Board or District Council
minus private internal roads serving as
collectors as designated by the Planning
Board or District Council
minus easements required by any public agency
which restrict the land area available for
development
equals net lot area of each section.

For the purpose of applying the 20% requirement
this figure shall be calculated for each major
section of the project. The purpose of this
method is to ensure that open space is somewhat
evenly distributed throughout the project, while
maintaining flexibility in site planning so that
open space can be clustered in strategic locations
(e.g., in highly visible locations). The
applicants' Basic Plans shall not be rigidly
interpreted in terms of its open space proposals
but shall serve as the general guide for the
location of open space.

(b) Basic Plan Modifications: (To be listed on
approved basic plan)

1. Commercial sales and service uses, if they are
justified, shall be located to best serve the
principal on-site uses.
2. There shall be no grading of the site or
cutting of the trees, except on a selective

1 basis by written permission of the Prince
2 George's County Planning Board, when determined
3 necessary for purposes of agricultural or
4 forestry management. Any major stands of trees
5 shall be delineated on the Comprehensive Design and
6 Specific Plans and the developer shall demonstrate
7 to the satisfaction of the Planning Board (or
8 District Council upon review) why it is necessary
9 to remove any mature or specimen trees.

10 3. Future use or development in the vicinity of
11 Virginia Manor Road shall take into consideration
12 the existing homes in that area and their sources
13 of well water, and their private septic systems.
14 Appropriate buffering and other protective measures
15 shall be provided by the developer.

16 4. The approval of alternative Basic Plans, A and B
17 (dated June 21, 1977), provides for needed flexi-
18 bility in view of the uncertainties of road C-104.
19 The preferred alignment of C-104 is along the
20 subject property's northern boundary as shown
21 in Basic Plan A. At the time of preliminary
22 subdivision plan approval for the subject property,
23 if the applicants cannot reach an agreement with
24 the adjoining property owner (now HIGG Corp.) to
25 jointly construct C-104, then Basic Plan B
26 shall apply.

27 CDZ Amendment 2: (Laurel Employment Park)

28 Change SMA proposed zoning for approximately 68± acres
29 (A-7523, A-7648, A-8048, A-8049, A-8633, A-8634, A-8635), located on
30 the south side of Md. 198, partially surrounding the WSSC
31 water filtration plant, from the I-3 Zone to the E-I-A Zone.
32 (Former zoning was R-R.)

1 (a) Land Use Types, Quantities and Relationships:

2 Permitted Uses: All uses of appropriate character
3 and function in accordance with Section 28-328 of
4 the Zoning Ordinance. In addition, a hotel, motel,
5 or convention center complex is permitted, which
6 will function in part, to provide the broader
7 range of needs anticipated for the employment area.

8 Prohibited Uses:

- 9 a. All convenience commercial uses not justified
10 as necessary to serve the principal permitted uses
11 within the project and adjoining E-I-A and I-3
12 zoned property.
- 13 b. The raising of animals or fowl for commercial
14 purposes.
- 15 c. Breweries and distilleries.
- 16 d. Trucking terminals, motor freight stations and
17 similar uses where the principal use involves
18 parking, storage and/or maintenance of trucks.
19 This is not meant to preclude warehousing and
20 distribution activities where the principal uses
21 are the indoor storage of goods for distribution
22 and related administrative offices. However,
23 warehousing and distribution activities shall
24 not be the dominant use of the gross land area.
- 25 e. Uses deemed by the Planning Board or District
26 Council to be noxious, offensive, or otherwise
27 objectionable by reason of dust, fumes, gas,
28 smoke, odor, noise or vibration.

29 Permitted Interim Uses

30 Interim uses such as those designated on the Approved
31 Basic Plan shall be permitted, if only minor, short-
32 term improvements are involved, where such uses are

1 compatible with uses of adjoining properties, including
2 views from public roads, and where such uses will not
3 inhibit the development of permanent uses proposed on
4 the Basic Plan. Interim uses shall be approved by the
5 Planning Board or District Council, subject to special
6 exceptions where deemed necessary, and further subject
7 to appropriate requirements for screening, buffering,
8 access and storm water management, and shall not disturb
9 portions of the property including vegetation and slopes
10 valued for permanent open space usage.

11 Gross Floor Area:

12 A maximum of 916,000 Square feet of gross floor area
13 of building space (31% of gross tract area) shall be
14 permitted.

15 Open Space:

16 A minimum of 38% of the net development area must be
17 designated on the Comprehensive Design Plan and
18 Specific Design Plans as permanent open space. Credit
19 will be given to all or part of the following types
20 of open space, the specific amount dependent upon the
21 function served:

22 floodplain

23 preserved slopes

24 buffers and screening

25 yards and setbacks

26 pedestrian system

27 all landscaped areas, including those in atriums and
28 other innovative uses of landscaping, and landscaping
29 internal to parking compounds in excess of the 5%
30 required by Section 27-419 of the Zoning Ordinance.

31 The 38% shall be applied on a net lot area basis for each
32 major section of the project as closely as can be estimated

1 and defined as follows:

2 gross area of each section

3 minus rights-of-way purchased by, or dedicated to,
4 public agencies

5 minus future rights-of-way placed in reservation or
6 otherwise set aside as required by the Planning Board
7 or District Council

8 minus private internal roads serving as collectors as
9 designated by the Planning Board or District Council

10 minus easements required by any public agency which
11 restrict the land area available for development
12 equals net lot area of each section.

13 For the purpose of applying the 38% requirement this figure
14 shall be calculated for each major section of the project.
15 The purpose of this method is to ensure that open space is
16 somewhat evenly distributed throughout the project, while
17 maintaining flexibility in site planning so that open space
18 can be clustered in strategic locations (e.g., in highly
19 visible locations). The applicants' Basic Plan shall not
20 be rigidly interpreted in terms of its open space proposals
21 but shall serve as the general guide for the location of
22 open space.

23 (b) Basic Plan Modifications: (To be listed on approved basic plan)

- 24 1. Commercial sales and service uses, if they are justified,
25 shall be located to best serve the principal on-site uses.
26 2. There shall be no grading of the site or cutting of the
27 the trees, except on a selective basis by written
28 permission of the Prince George's County Planning Board,
29 when determined necessary for purposes of agricultural
30 or forestry management. Any major stands of trees
31 shall be delineated on the Comprehensive Design and
32 Specific Plans and the developer shall demonstrate to
33 the satisfaction of the Planning Board (or District
34 Council upon review) why it is necessary to remove any
35 mature or specimen trees.

- 1 3. Bauer Lane must be extended to the southwest property
2 line of Parcel 3 to provide access for the proposed
3 fire station; access to Parcel 3 shall be restricted
4 to Bauer Lane which shall be designed with a 300 foot
5 radius, a 70 foot right-of-way, and 50 foot flares
6 at Md. 198.
- 7 4. The frontages of Parcels 1 and 3 shall receive special
8 landscape treatment to protect the "perceptually
9 sensitive areas" along Md. 198 and the Md. 198/I-95
10 interchange.
- 11 5. Sweitzer Lane shall be realigned to conform with the
12 Master Plan's alignment of C-105 and dedicated for an
13 80 foot right-of-way, the exact alignment of which shall
14 be determined in subsequent phases of the Comprehensive
15 Design Zone process.

16 CDZ Amendment 3: (Gude-Hatter Residential Community)

17 Change SMA proposed zoning for approximately 248.5± acres
18 (A-9211), located on the south side of Cherry Lane extending to
19 the northeast side of Contee Road, from the R-R Zone to the R-S
20 (2.7-3.5) Zone. (Former zoning was R-R.)

21 (a) Land Use Types Quantities and Relationships:

22 Density Ranges

23 Base (Minimum) Density (2.7 DU/Acre)	587 Dwelling Units
24 Increment	174 Dwelling Units
25 Maximum Density (3.5 DU/Acre)	761 Dwelling Units
26 Applicant's Proposed Density	749 Dwelling Units

27 Note: The floodplain of Bear Branch (31± acres) shall
28 not be considered for the purpose of calculating
29 allowable density. Proposed improvements within
30 the floodplain shall be considered on their own
31 merit during review of the Comprehensive Design
32 Plan and may be utilized for density credit as
33 public benefit features. The density calculations

1 above are based on 217.5± developable acres
2 (248.5± acres minus 31± acres of floodplain).

3 Types and Distribution of Dwelling Units

4 <u>Location</u>	<u>Number and Type of Dwelling Units</u>
5 Northwest Quadrant	57 single-family detached
6 Northeast Quadrant	70 single-family detached
7 Southeast Quadrant	342 with a minimum of 171 single-family 8 detached (See Basic Plan modifica- tion #4)
9 Southwest Quadrant	280 single-family attached

10 (b) Basic Plan Modifications: (To be listed on approved basic
11 plan)

- 12 1. In the vicinity of Bear Branch, east of Van Dusen Road
13 Extended, an area of at least 10 to 12 acres shall
14 be provided for active recreation.
- 15 2. A grade-separated crossing, or safe alternative crossing,
16 shall be provided for the proposed Bear Branch hiker-
17 biker trail at Van Dusen Road Extended.
- 18 3. There shall be no grading of the site or cutting of
19 the trees, except on a selective basis by written
20 permission of the Prince George's County Planning
21 Board, when determined necessary for purposes of
22 agricultural or forestry management. Any major stands
23 of trees shall be delineated on the Comprehensive
24 Design and Specific Plans and the developer shall
25 demonstrate to the satisfaction of the Planning Board
26 (or District Council upon review) why it is necessary
27 to remove any mature or specimen trees. Inasmuch as
28 the Northwestern Area Master Plan designates much
29 of the northwest and northeast quadrants as "perceptual-
30 ly sensitive areas," special attention shall be given
31 to maximum retention of trees on each developable
32 lot and along peripheral road frontages.

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4. At least 50% of the dwelling units built in the southeast quadrant must be single-family detached. The remaining units in the southeast quadrant and the units in the southwest quadrant shall be in a variety of attached housing, including two or more of the following types: townhouses, two-family attached, three-family attached, and four-family attached. Individual structures containing both owner-occupied and rental units (such as "English basements") are encouraged, but such individual structures should not account for more than 10% of the attached housing. Furthermore, to attain the maximum density of 761 units, not less than 12 individual structures containing both owner-occupied and rental units shall be provided. Attached housing in the southeast quadrant shall not exceed an overall density of 8 units per acre.
5. It is desired that there be no more than three access points from Van Dusen Road to the Gude-Hatter property. Use of a joint access point between the southeast quadrant and the adjoining (proposed) Health Park on the south is viewed as a means of reducing the number. Nevertheless, the ultimate location of Van Dusen Road access points shall be determined during review of the Comprehensive Design Plan (when the land use relationships are solidified).
6. Surface mining operations shall be limited to the two southern quadrants; must cease prior to residential development within such quadrant; and shall not be permitted within 100 feet of a peripheral property line or developing quadrant, or 300 feet of an occupied dwelling.

1 7. The land areas exposed by the extraction and removal
2 of natural materials or deposits shall be left suitable
3 for development purposes. A final grading plan shall
4 be submitted during Phase III CDZ review showing the
5 existing exposed ground elevations of the site, of
6 the land immediately adjacent thereto, and of all
7 bounding streets and roads. Exposed land area shall
8 not have a slope greater than three to one (3:1).

9 SECTION 3. BE IT FURTHER RESOLVED that pursuant to Section
10 27.574.2 of the Zoning Ordinance, the District Council has
11 examined the Comprehensive Design Zone application known as
12 the Muirkirk Industrial Center (A-8093, A-8094, A-8792), and
13 finds that the application satisfies the requirements of Section
14 27-591 of the Zoning Ordinance, and therefore approves and
15 adopts the application as part of this Sectional Map Amendment,
16 in accordance with the recommendations set forth by the Planning
17 Board in Resolutions PGCPB Nos. 77-25, 26, and 27. The related
18 basic plan and accompanying material are considered a part of
19 this Sectional Map Amendment and the basic plan shall be made
20 part of the Zoning Map(s).

21 SECTION 4. BE IT FURTHER RESOLVED that where an existing
22 Comprehensive Design Zone is included as part of the Sectional
23 Map Amendment, the related basic plan and accompanying material
24 are considered a part of this Sectional Map Amendment and the
25 basic plan shall be made a part of the Zoning Map(s).

26 SECTION 5. BE IT FURTHER RESOLVED that the official
27 Zoning Map shall be annotated with appropriate references to
28 this resolution calling attention to development standards
29 or notations which are applicable to specific properties.

30 SECTION 6. BE IT FURTHER RESOLVED that appropriate notifi-
31 cation, in accordance with the Zoning Ordinance, be given
32 concerning the adoption of this Sectional Map Amendment.

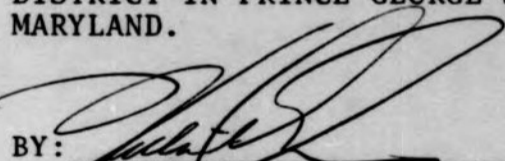
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SECTION 7. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance, being an amendment to the Zoning Map(s) for that portion of the Maryland Washington Regional District in Prince George's County described as Planning Area 60.

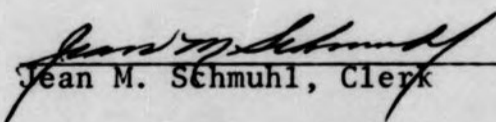
SECTION 8. AND BE IT FURTHER RESOLVED that the provisions of this resolution are severable and if any zone, provision, sentence, clause, section or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity, or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the Act or their application to other zones, persons or circumstances. It is hereby declared to be the legislative intent that the Act would have been adopted as if such illegal, invalid, or unconstitutional zone, provision, sentence, clause, section or part had not been included therein.

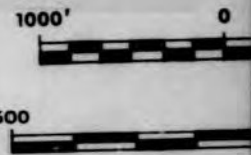
Adopted this 15th day of November, 1977.

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: 
William B. Amonett
Chairman

ATTEST:

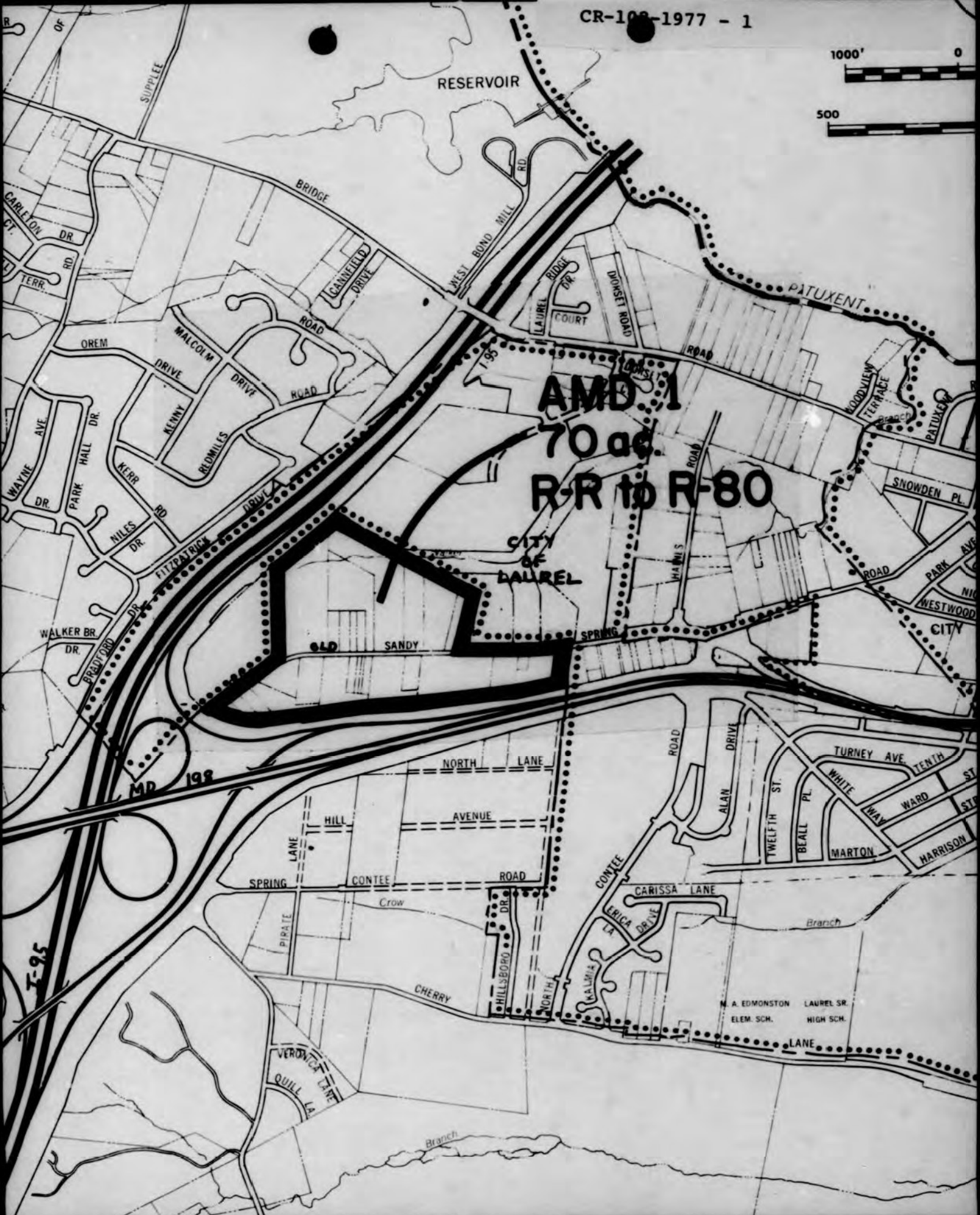

Jean M. Schmuhl, Clerk



RESERVOIR

AMD 1
70 ac.
R-R to R-80

CITY OF LAUREL



MD 198

I-95

A. EDMONSTON
ELEM. SCH.

LAUREL SR.
HIGH SCH.



CDZ 2
68 ac.
I-3 to E-1-A

CITY OF LAUREL

MD 198

AMD. 2
85 ac.
R-R to R-80

CITY OF LAUREL

VERONICA DRIVE
QUILL LA

CDZ. 3
248 ac.
R-R to R-S
(2.7 to 3.5)

A EDMONSTON LAUREL SR.
ELEM SCH. HIGH SCH.

BRAYGREEN RD

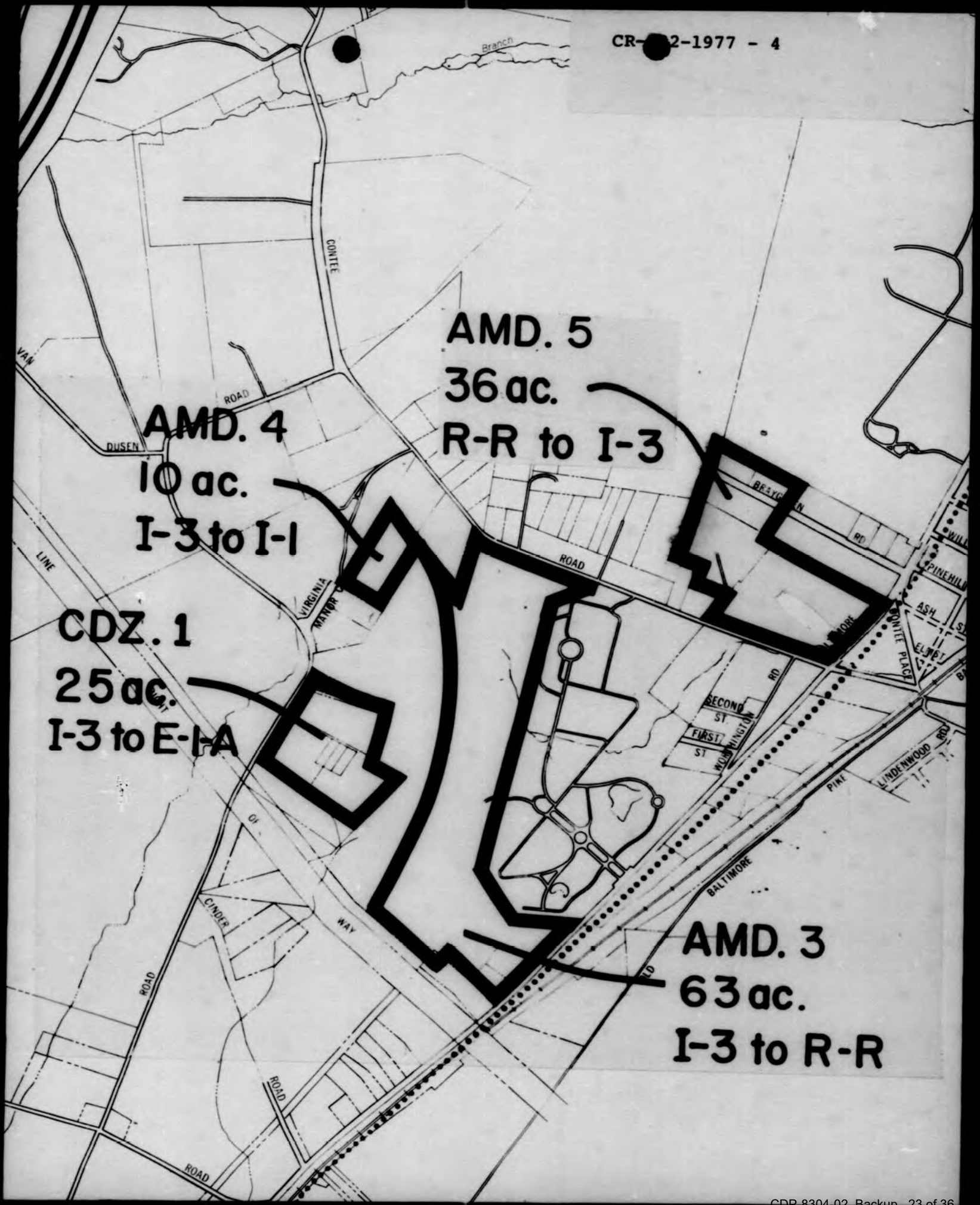
BALTIMORE RD

AMD. 5
36 ac.
R-R to I-3

AMD. 4
10 ac.
I-3 to I-1

CDZ. 1
25 ac.
I-3 to E-1A

AMD. 3
63 ac.
I-3 to R-R



Case No. CDP No. 8304

Applicant: K&W Realty, Inc.

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

ORDER AFFIRMING PLANNING BOARD APPROVAL OF
COMPREHENSIVE DESIGN PLAN, WITH MODIFICATIONS

IT IS HEREBY ORDERED that Application No. CDP 8304, the Comprehensive Design Plan for Parcel One, Laurel Employment Park, described as about 11.65 acres in the E-I-A Zone and 46.83 acres in the I-3 Zone, lying generally in the southwest quadrant of the interchange of I-95 and Maryland Route 198, which application was approved by the Planning Board on April 3, 1980, and revised and approved by the Planning Board on June 30 and July 29, 1983, be, and the same hereby is,

APPROVED, for the reasons stated by the Planning Board and the People's Zoning Counsel, whose reports are hereby adopted as the findings and conclusions of the District Council in this case, subject to the following conditions:

1. The applicant's proposed ground-mounted sign advertising the location of the automobile filling station may be placed on the subject property where shown on the landscaping plan approved by the Planning Board; however, if within 90 days of this order the applicant obtains permission from the State Highway Administration to place the sign on the State's right-of-way, then the landscaping plan shall be modified accordingly. If such permission is obtained, then the landscaping plan shall be modified to eliminate the ground-mounted sign and replace the redtwigged dogwoods with white pines.
2. No building permit shall be issued for construction of the filling station unless a permit has been issued for 125 rooms in the hotel on the subject property.
3. All parties shall comply fully with the agreement reached between the applicant and the West Laurel Civic Association as to landscaping and the location of trees for screening.

lower 3'

Ordered this 17th day of January, 1984, by the following

vote:

In Favor: Council Members Wilson, Amonett, Bell, Castaldi, Casula,
Cicoria, Mills, and Pemberton

Opposed:

Abstained:

Absent: Council Member Herl

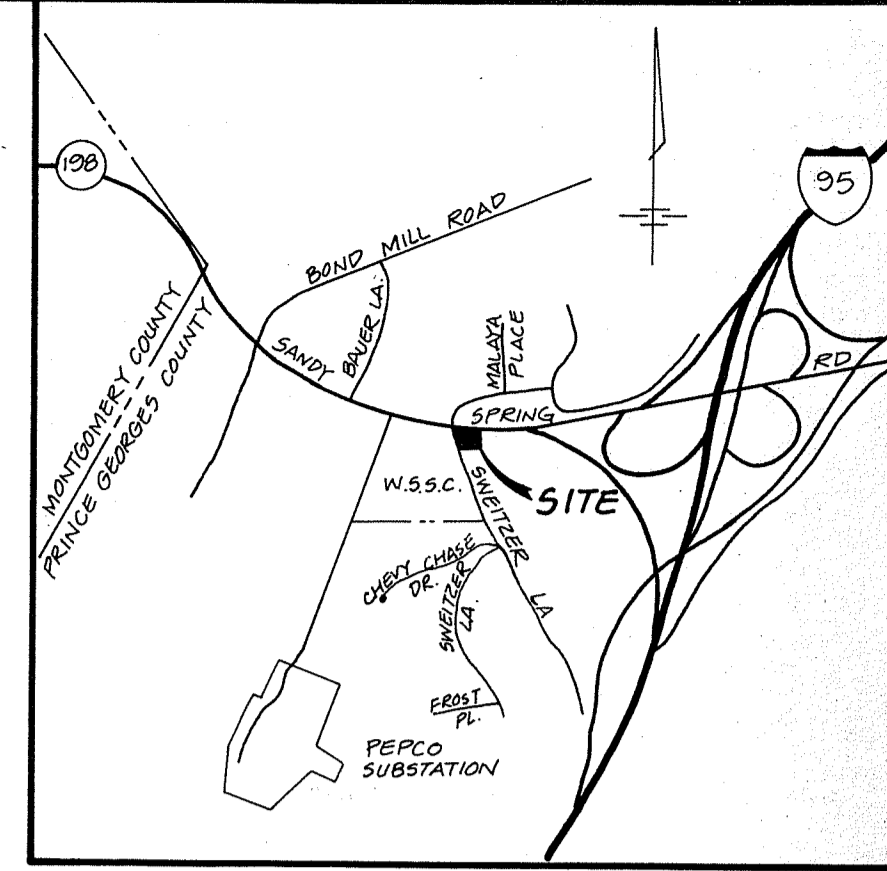
Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, SITTING AS THE DISTRICT
COUNCIL FOR THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: *Floyd E. Wilson, Jr.*
Floyd E. Wilson, Jr., Chairman

ATTEST:

Jean M. Schuhl
Jean M. Schuhl, Clerk



VICINITY MAP
SCALE: 1" = 2000'

SITE ANALYSIS

- The purpose of this plan is to amend SDP-8303 approved July 28, 1983.
- This property is Zoned E-I-A.
- Total Lot Area = 41,992 Square Feet or 0.964 Acres.
- Existing Building = 1800 square feet
Proposed Building Addition = 1200 square feet (includes 250 sq.ft. of storage)
Total Building Area = 3000 square feet
- Required Parking:
a.) 3.0 spaces per service bay x 3 bays = 9.0 spaces
b.) Eating Establishment = 19.0 spaces
1 space per 50 sq.ft. = (950 ÷ 50)
* Joint Use Parking allows for 20% reduction - (28 spaces x .20) = 5.6 spaces
Total Parking Required = 23 spaces
- Parking Provided:
Regular Spaces (19' x 9.5') = 18 spaces
Handicap Space (19' x 13') = 1 space
Total = 19 spaces
- Loading Spaces Required:
(1 space per 2,000 to 10,000 sq.ft.) = 1
Loading Spaces Provided: = 1
- Total Building Coverage = 7.2%
- Open Space Required = 38% or 15,957 square feet
Open Space Provided = 42% or 17,776 square feet
- Green Area Required = 25% or 10,498 square feet
Green Area Provided = 42% or 17,776 square feet
- Topographic information was obtained from plans prepared by Exxon Company, USA.
- This project is not affected by a designated 100 year flood plain.
- All parking spaces shall be marked with 4" wide white strips.
- This site is exempt from Woodland Conservation Act.
- This site is exempt from the Prince Georges County Landscape Ordinance per Section 27-328.2.
- The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417;
- The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited;
- Repair service shall be completed within forty-eight (48) hours after the vehicle is left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacements parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage.

LEGEND

EXISTING	CONTOURS	PROPOSED
--- 415 ---	CONTOURS	--- 415 ---
--- 41.9 ---	SPOT ELEVATIONS	--- 41.9 ---
[Symbol]	PAVING	[Symbol]
[Symbol]	CURB & GUTTER	[Symbol]
[Symbol]	STORMDRAIN	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	WATER	[Symbol]
[Symbol]	ELECTRIC	[Symbol]
[Symbol]	LIGHTS	[Symbol]

CDP # 8304
BASIC PLAN # CR - 102 - 1977
WSSC 200 NE 6

TAX MAP 5

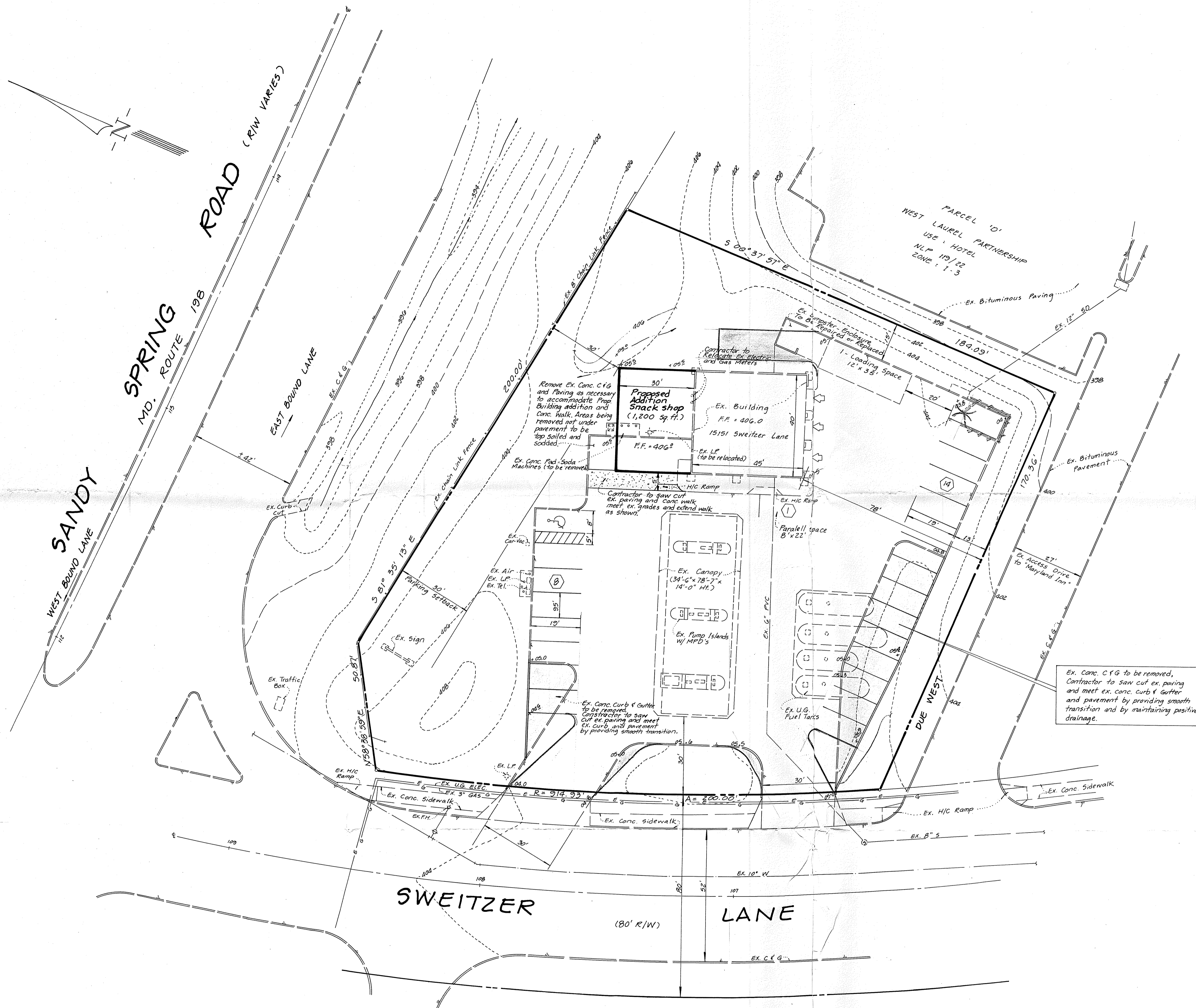
SPECIFIC DESIGN PLAN
LAUREL EMPLOYMENT PARK - PARCEL C

10 TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

	Macris, Hendricks and Glascock, P.A. Engineers • Planners • Surveyors	
	Designed BJD	Drawn CW
	Date 4/1/93	Scale 1" = 20'
	Job No. 93-319	Sheet 1 of 1

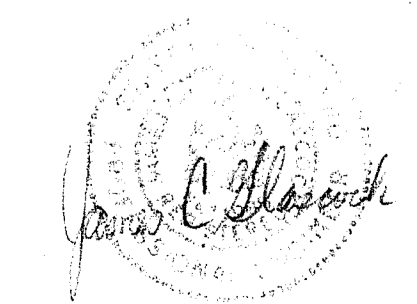
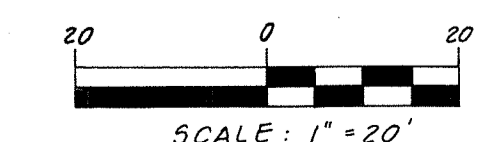
(301)670-0840

Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20879

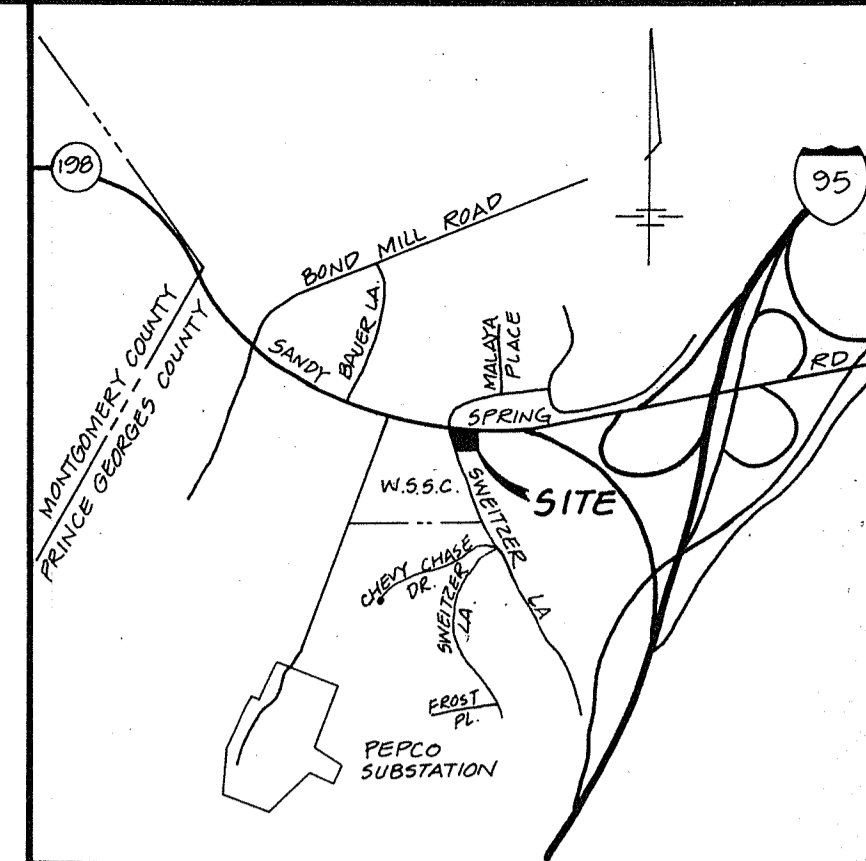


W.S.S.C. PATUXENT FILTRATION PLANT
ZONE: 1-3

PLAN
SCALE: 1" = 20'



CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION



VICINITY MAP
SCALE: 1" = 2000'

SITE ANALYSIS

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- This property is Zoned E-I-A.
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20% reduction - (28 spaces x .20) = 5.6 spaces
Total Parking Required = 23 spaces
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Open Space Provided = 42% or 17,776 square feet
- Green Area Required = 25% or 10,498 square feet
Green Area Provided = 42% or 17,776 square feet
- Topographic information was obtained from plans prepared by Exxon Company, USA.
- This project is not affected by a designated 100 year flood plain.
- All parking spaces shall be marked with 4" wide white strips.
- This site is exempt from Woodland Conservation Act.
- This site is exempt from the Prince Georges County Landscape Ordinance per Section 27-328.2.
- The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417.
- The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.
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LEGEND

EXISTING	CONTOURS	PROPOSED
--- 415 ---	--- 415 ---	--- 415 ---
41.9	SPOT ELEVATIONS	+ 41.8
[Symbol]	PAVING	[Symbol]
[Symbol]	CURB & GUTTER	[Symbol]
[Symbol]	STORMDRAIN	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	WATER	[Symbol]
[Symbol]	ELECTRIC	[Symbol]
[Symbol]	LIGHTS	[Symbol]

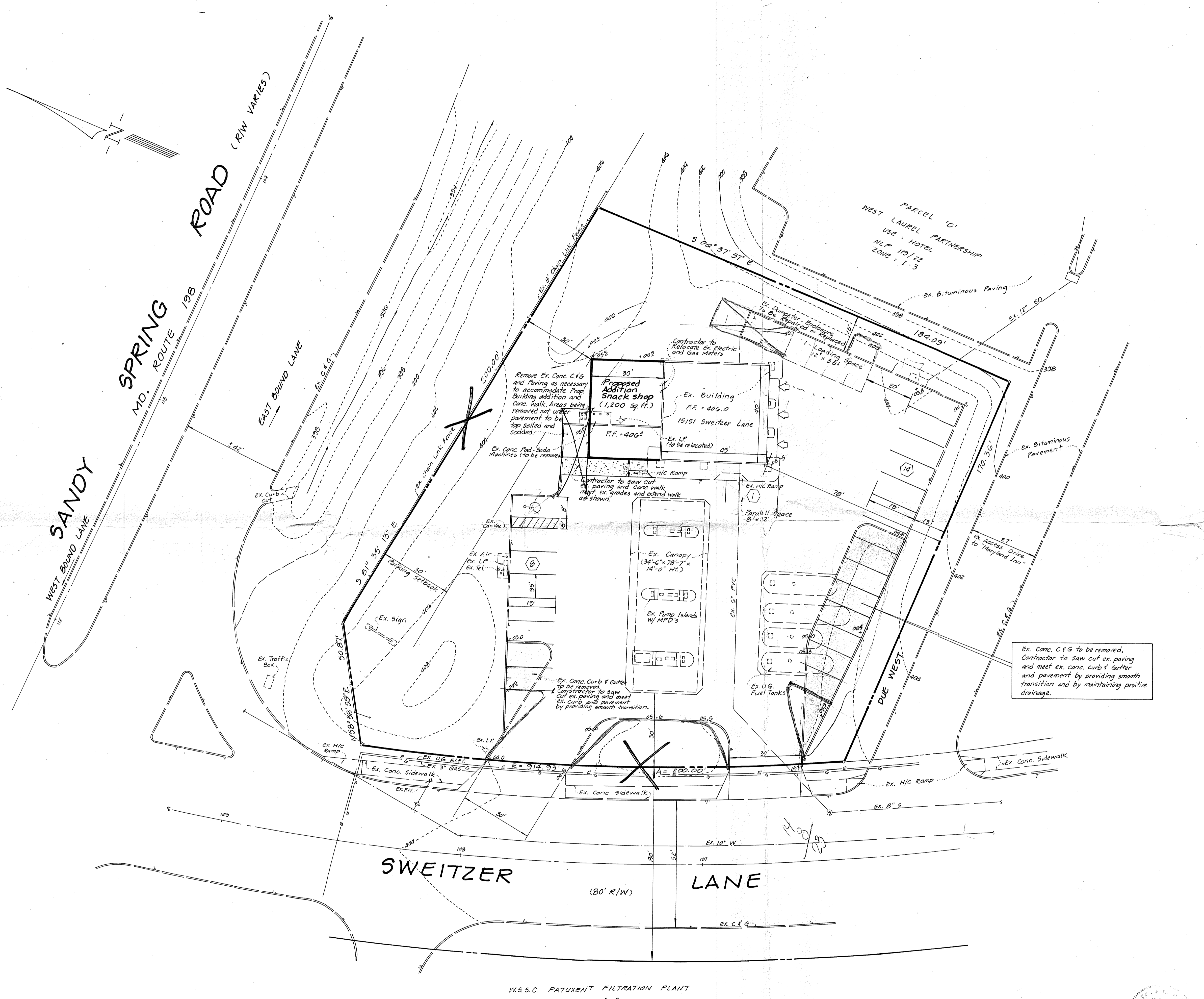
CDP # 8304
BASIC PLAN # CR - 102 - 1977
WSSC 200 NE 6

TAX MAP 5

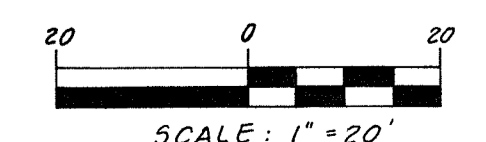
SPECIFIC DESIGN PLAN
LAUREL EMPLOYMENT PARK - PARCEL C

10 TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Macris, Hendricks and Glascock, P.A. Engineers • Planners • Surveyors Suite 120 9220 Wightman Road Gaithersburg, Maryland 20879 (301)670-0840	Designed BJD	Drawn CW
	Date 4/11/93	Scale 1" = 20'
	Job No. 93-319	Sheet 1 of 1



PLAN
SCALE: 1" = 20'



CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

Case No.: CDP-8304/01

Applicant: Laurel Employment Park,
Parcel L1

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

ORDER AFFIRMING PLANNING BOARD DECISIONS

IT IS HEREBY ORDERED that the Planning Board's decisions in Resolution PGCPB Nos. 93-226 and 94-77(C), to approve a Comprehensive Design Plan, on property described as approximately 0.964 acre of land, in the E-I-A Zone, located in the southeast corner of the intersection of Md. Rt. 198 and Sweitzer Lane, Laurel, be, and the same hereby is,

AFFIRMED, based on consideration of the entire record, for the reasons stated by the Planning Board in its resolutions, which are hereby adopted as the findings and conclusions of the District Council in this case.

Affirmance of the Planning Board's decisions is subject to the following conditions:

1. The landscape buffer along MD 198 shall screen the proposed addition from view to the extent that the existing gas station is screened. No further encroachment into the buffer shall be allowed.
2. No signage advertising the sandwich shop shall be allowed along Sandy Spring Road.

Ordered this 18th day of May, 1994, by

the following vote:

In Favor: Council Members Wineland, Bell, Fletcher, MacKinnon
and Pemberton

Opposed: Council Member Mills

Abstained:

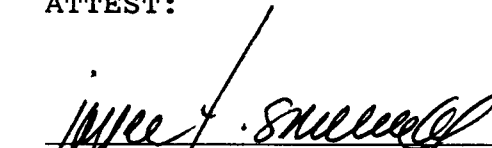
Absent: Council Members Castaldi and Del Giudice

Vote: 5-1-0

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: 
F. Kirwan Wineland, Chairman

ATTEST:


Joyce T. Sweeney
Clerk of the Council

June 17, 2021

MEMORANDUM

TO: Henry Zhang, Urban Design Section

FROM: John Linkins, Permit Review Section

SUBJECT: The 15151 Sweitzer Lane Property, CSP-8304-02

1. The proposed sign appears to be calculated correctly; however the applicant has not provided the property street frontage and shown the area calculations for the proposed replacement sign in a “Sign Calculations Chart” on the plans.



April 28, 2021

MNCPPC-Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Subject: Statement of Justification
15151 Sweitzer Lane, Laurel, MD 20707
CDP-8304-02

With reference to the above subject project, we are requesting a review of the proposed modification to the existing Freestanding sign. We are applying for Comprehensive Design Plan to replace the existing freestanding sign with a new one. The existing freestanding sign located at the intersection of Sandy Spring Road(198) and Sweitzer Lane has extremely limited visibility due to the small size and height of the sign, existing right-of-way berm grading, and extensive landscaping around the existing sign. Due to the sign being so low, there is not adequate visibility to alert the customers to make the appropriate turning movement. As a result customers do not have adequate time to merge into the turning lane due lack of visibility. We believe that the proposed sign will solve the problem and guide customers safely into the existing fuel station. Please refer to attachment #1 & #2 for the existing and proposed renderings.

We seek your approval based on the following outlined conditions:

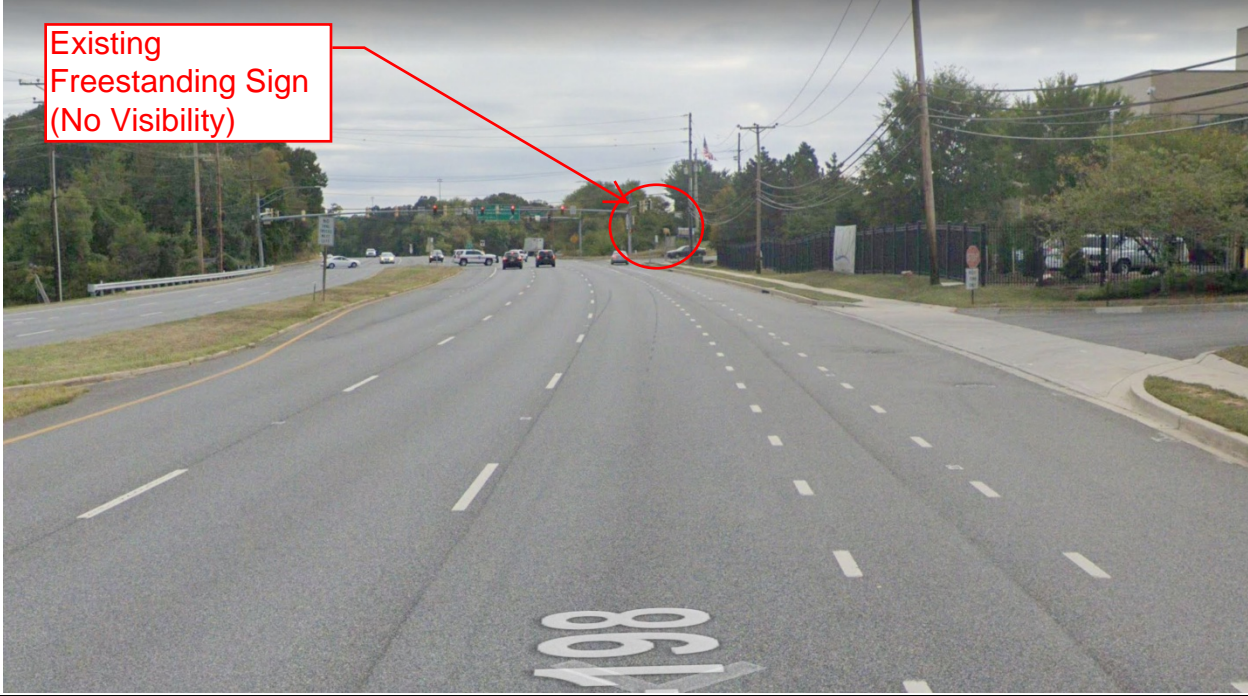
- a. *The proposed replacement of the Free Standing Price ID Sign with the new one with improved visibility to the costumers will serve and improve the safety and economy of the Laurel Employment Park area.*
- b. *The proposed plan is in conformance with the approved Basic Plan #CR-102-1977.*
- c. *The existing Building/Canopy/Sign Setbacks from streets and abutting land use shall remain. No changes proposed to these elements.*
- d. *The proposed scope is in compliance with the previous approved CDP-8304 & CDP-8304/01. No signage advertising the sandwich shop along the Sandy Spring Road proposed. No changes to the landscape buffer along MD 198 has been proposed.*
- e. *No increase in the gross floor area.*
- f. *No changes to the open space area proposed.*
- g. *No redesign of parking or loading areas proposed.*
- h. *No redesign of the Landscape plan proposed.*
- i. *No redesign of drainage and grading.*
- j. *No changes to the existing use of the property proposed.*

Further, there will be no functional impact on the adjacent properties or the existing site. Hence, we hereby request the Planning Board to review and approve the proposed scope as the change is limited in scope.

Regards,



Yagya Oli | The Plan Source, Inc.
571-748-5417 | tps@plan-source.com
www.plan-source.com



Existing image along Sandy Spring Road (West- East view)



Proposed image along Sandy Spring Road (West-East view)



Existing
Freestanding Sign
(No Visibility)

Existing image along Sandy Spring Road (East-West view)

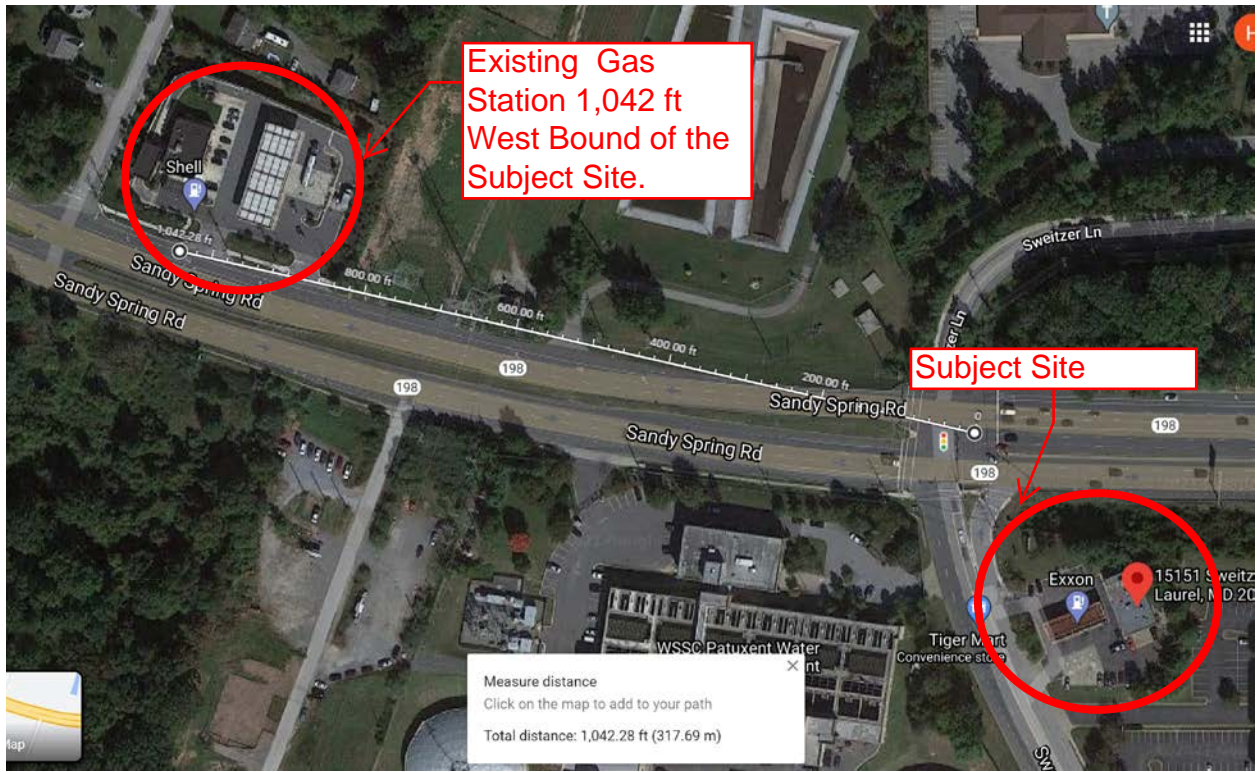


Proposed
Freestanding Sign
(Improved Visibility)

Proposed image along Sandy Spring Road (East-West view)



Gas Station Approx. 1,042 Ft Down the West bound on Sandy Spring Road having Similar Pole Mounted Price Identification Sign



This exhibit is intended to justify that the similar height of the Price ID signs is existing within a mile along Sandy Spring Rd. The requested modification on the subject project Price Identification Sign does not violate the signage character of the existing roadway as there is precedence for this requested approval.

ITEM:

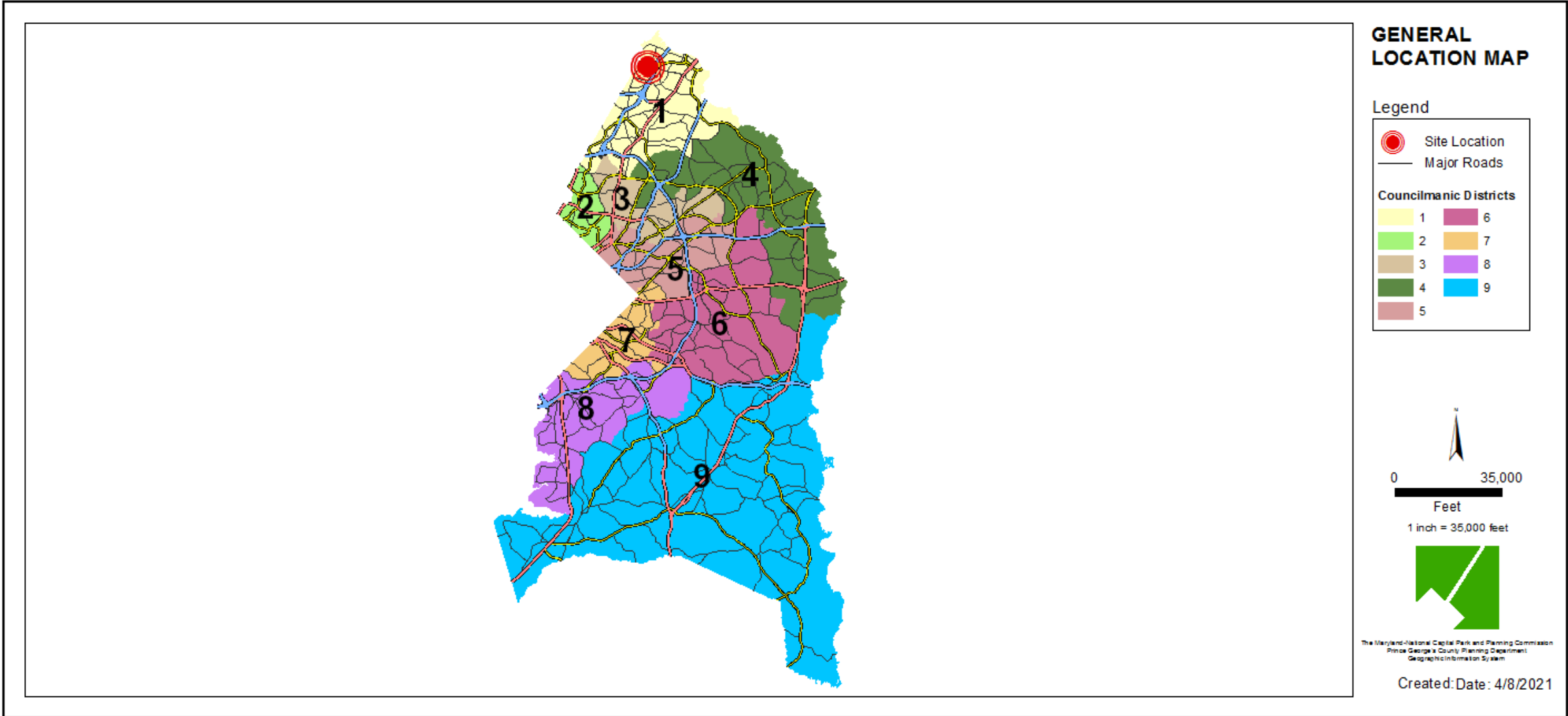
CASE: CDP-8304-02

15151 SWEITZER LANE PROPERTY

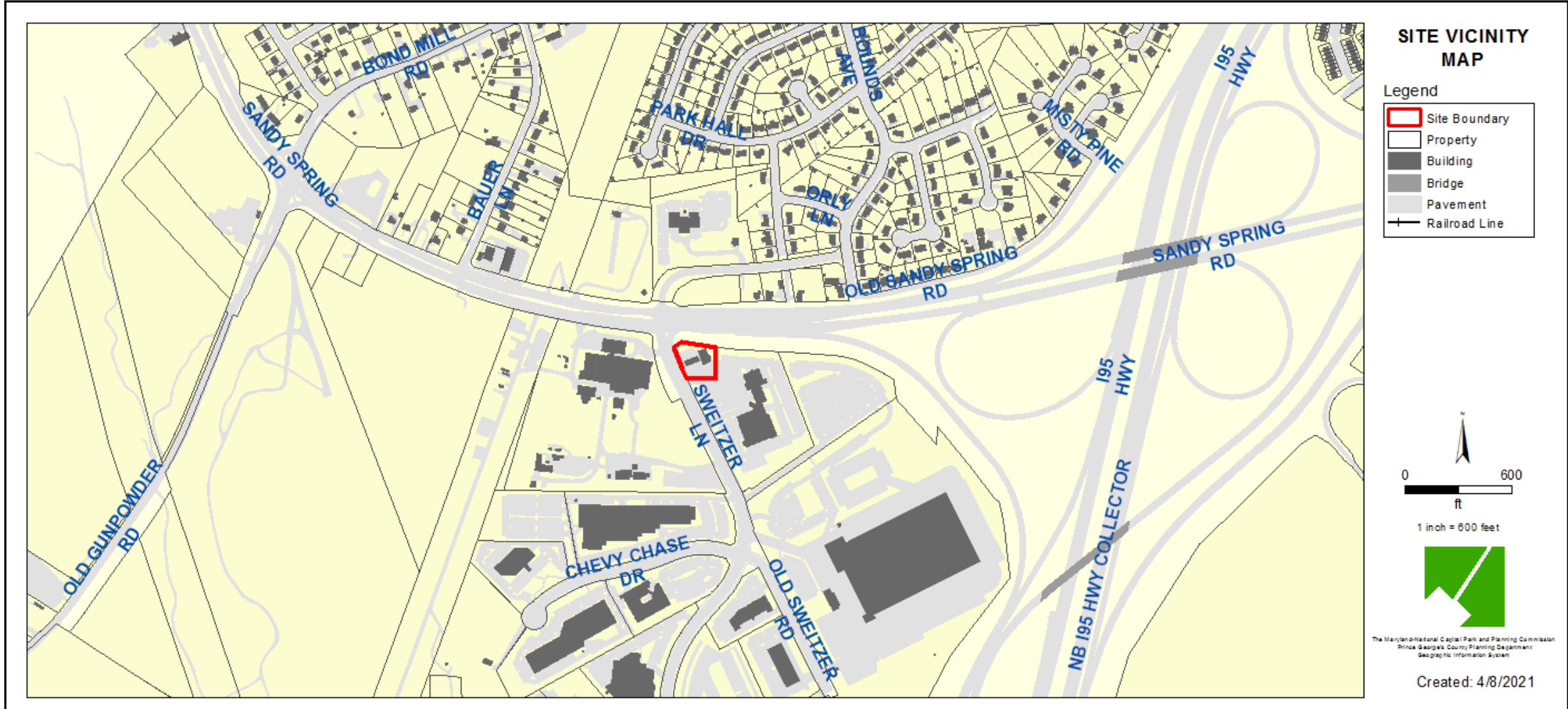
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



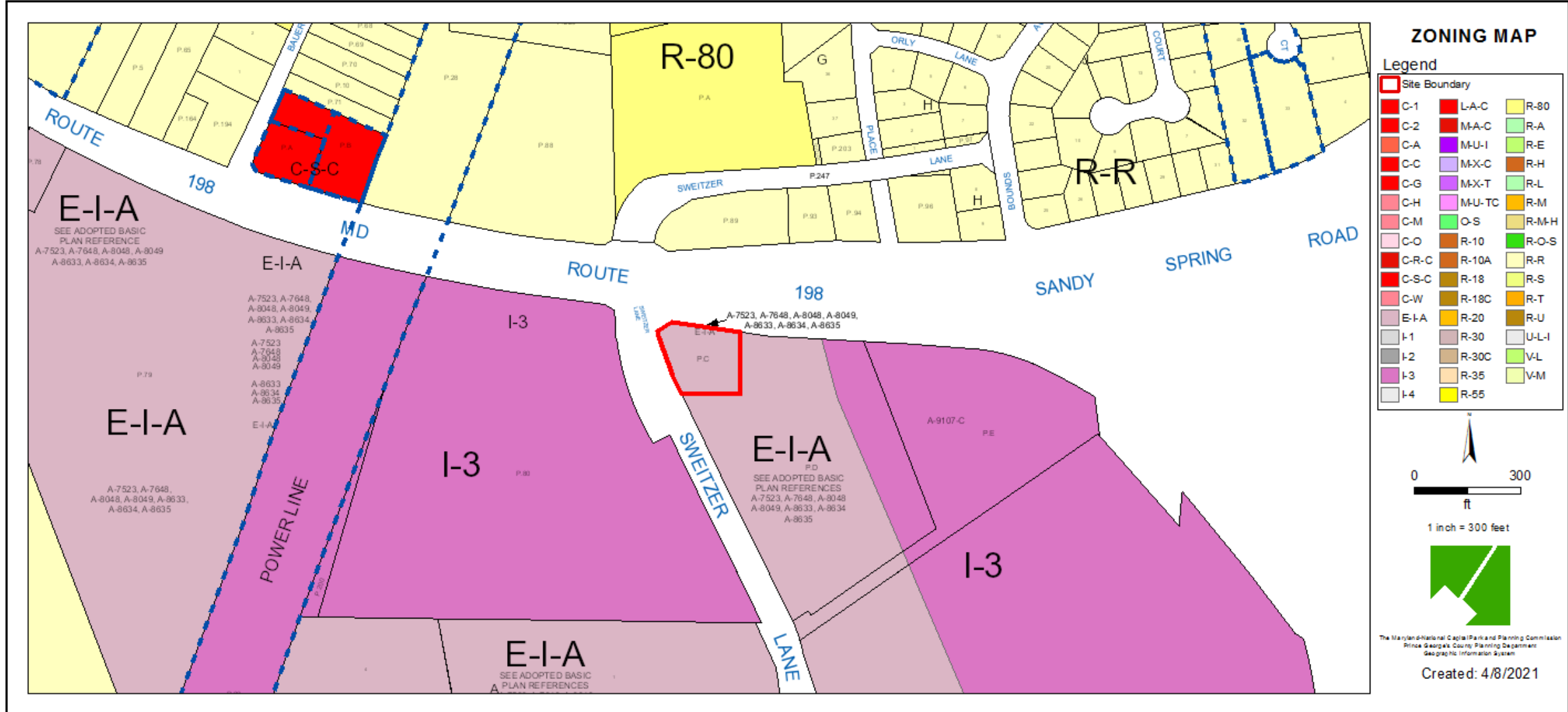
GENERAL LOCATION MAP



SITE VICINITY



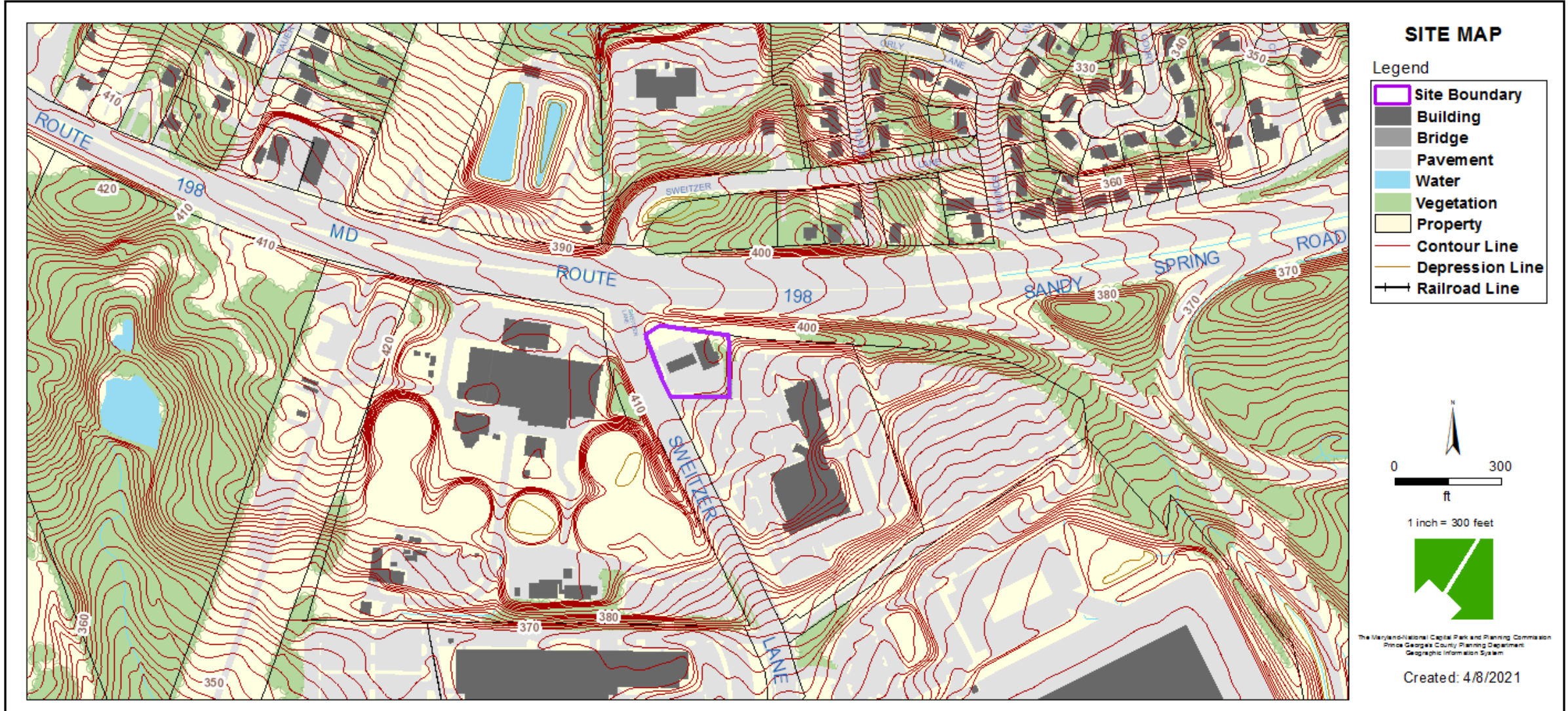
ZONING MAP



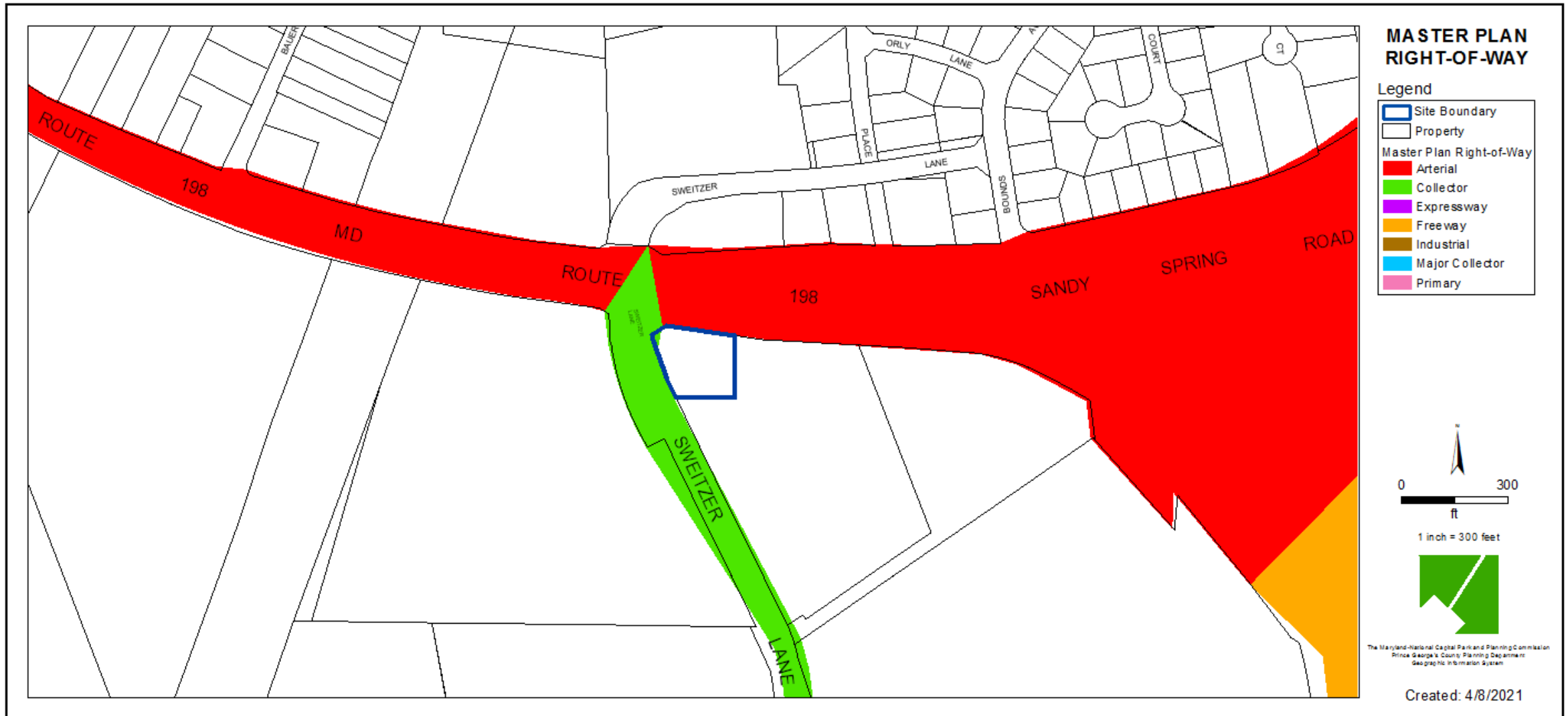
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





SIGN POSTING INFORMATION

Application Number: **CDP-8304-02**

Application Name: **15151 SWEITZER LANE PROPERTY**

Date sign(s) were transmitted to applicant or applicant's agent: 4/22/21

TWO

Number of signs transmitted: _____

Person to whom signs were transmitted: 6/22/21 (Print)

Understands the sign posting affidavit, map and photos must be emailed as one PDF to PGCReferrals@ppd.mncppc.org with subject: Case Number-Name "Posting Affidavit" no later than 14 days before scheduled hearing.

[Signature] (Signature)

Capacity in which that person was acting: X NAGYA OLI AP
 (owner, applicant, agent)

Date & Time of scheduled PLANNING BOARD HEARING: **Thursday, 7/22/2021 @ 10:00am**

Last date sign(s) can be posted: 6/22/2021 by 12midnight