



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

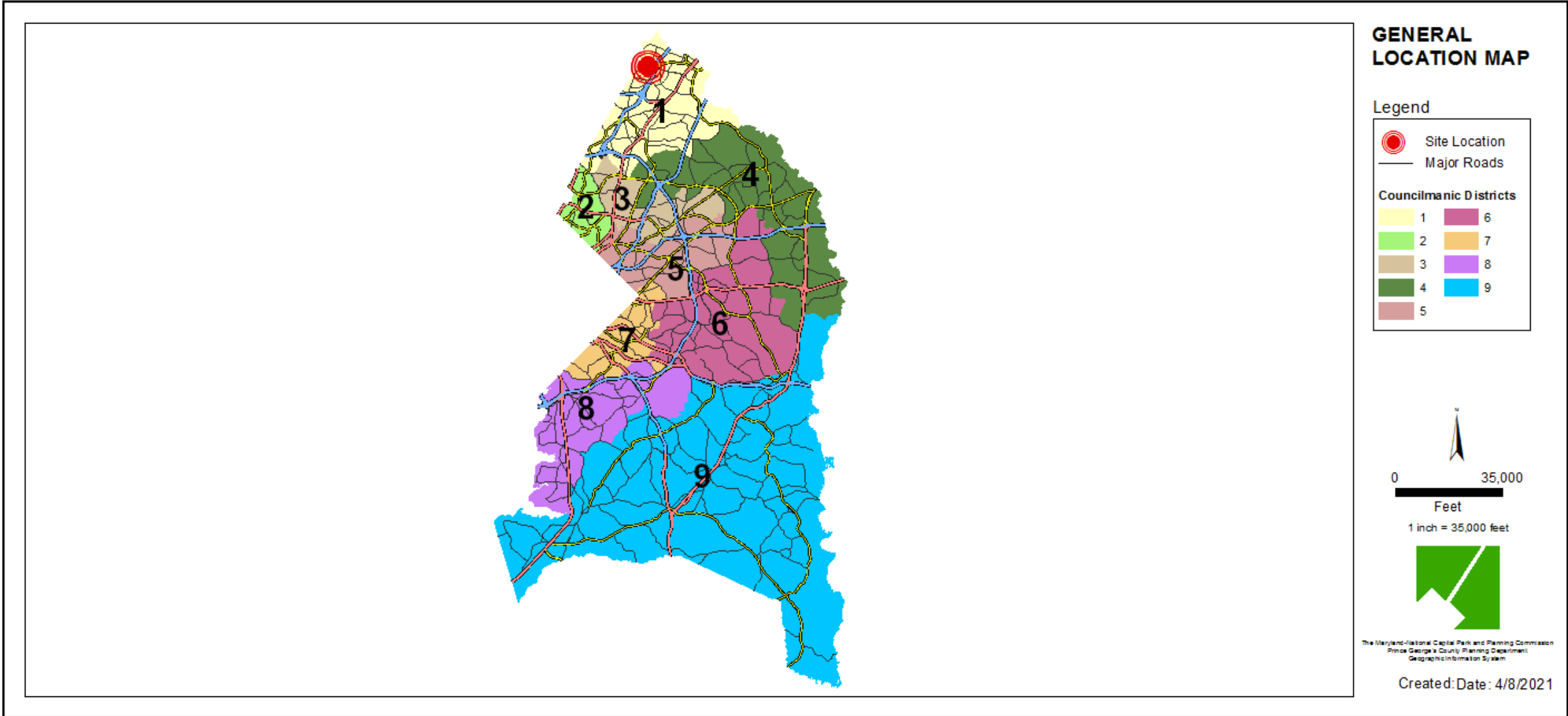
CASE: CDP-8304-02

15151 SWEITZER LANE PROPERTY

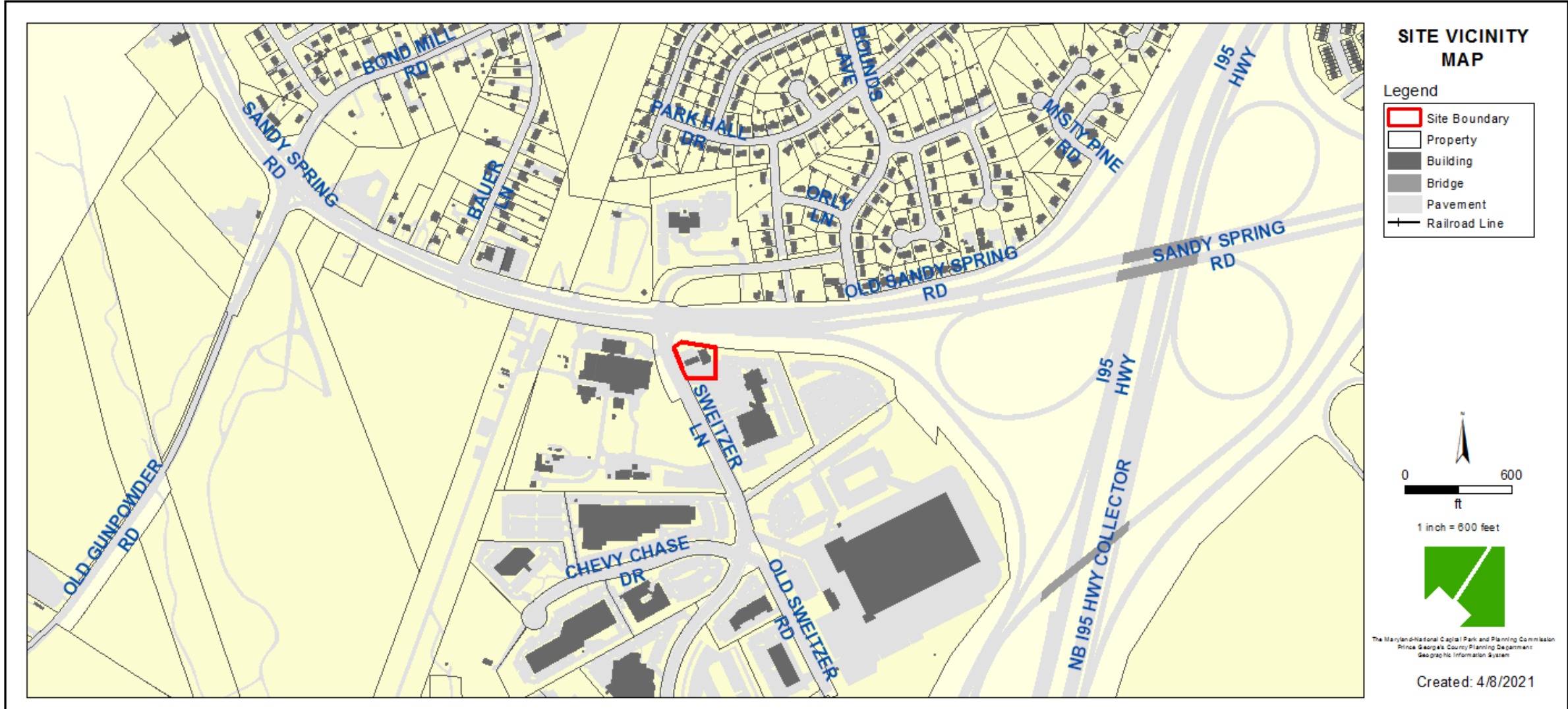
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



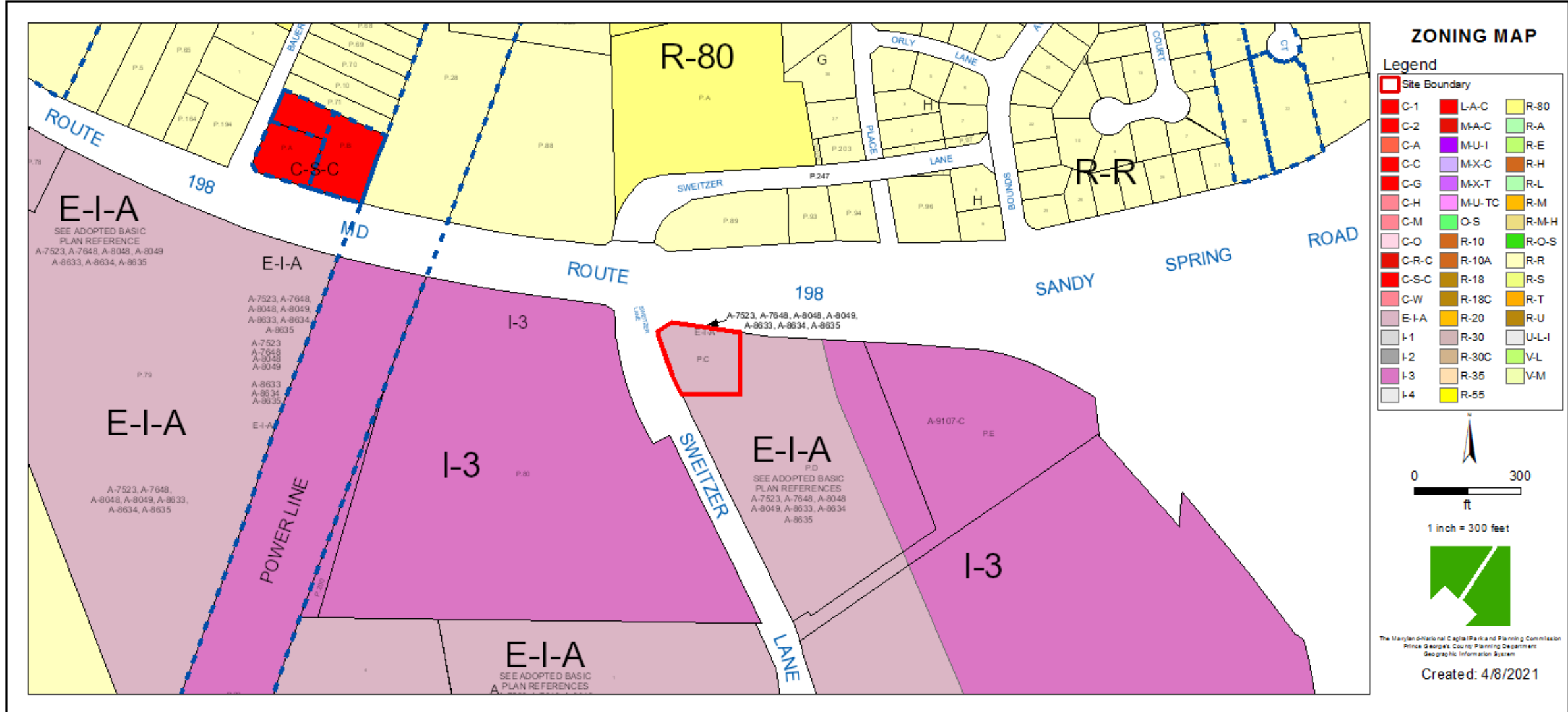
GENERAL LOCATION MAP



SITE VICINITY



ZONING MAP



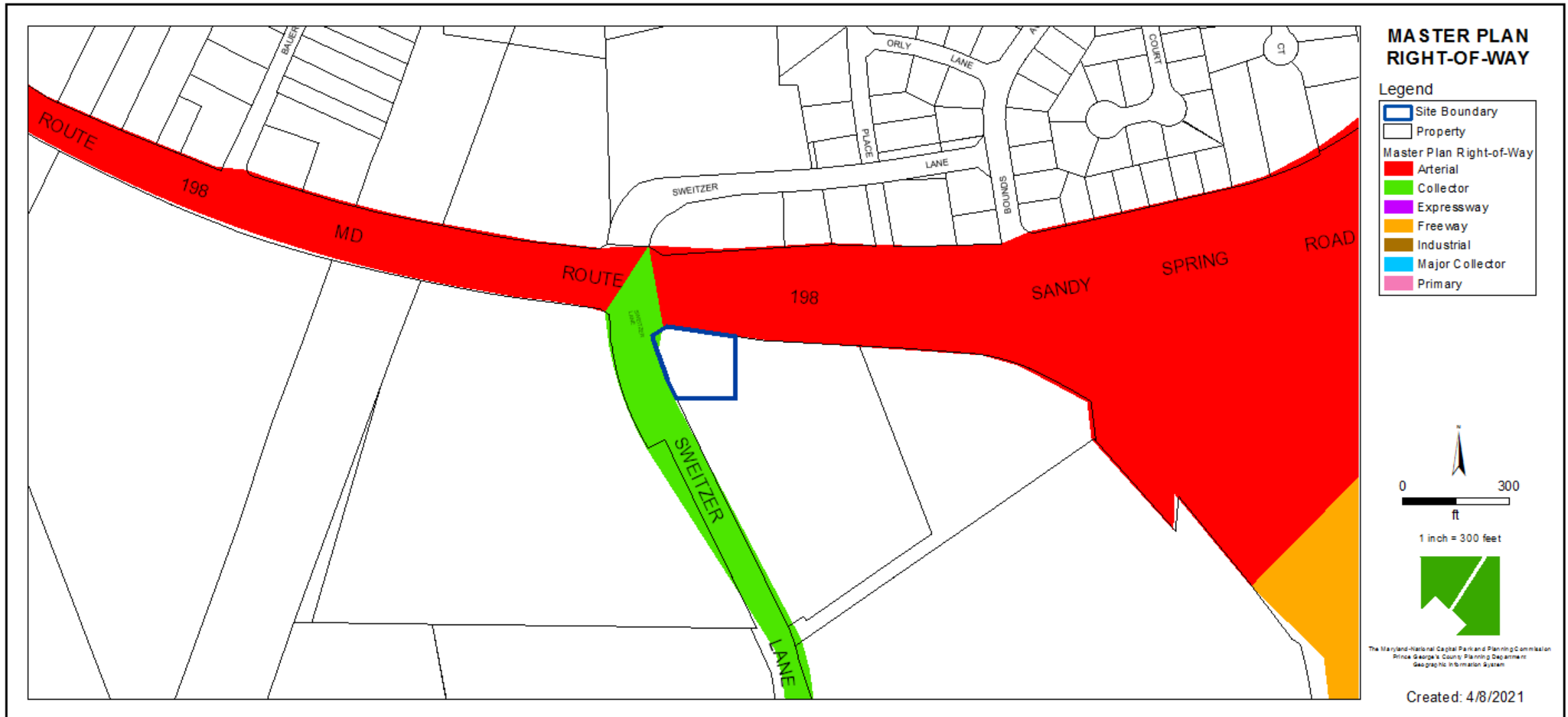
AERIAL MAP



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.

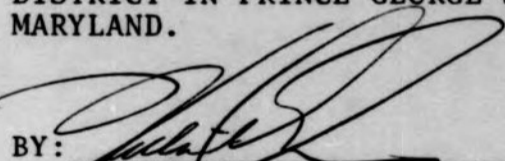
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SECTION 7. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance, being an amendment to the Zoning Map(s) for that portion of the Maryland Washington Regional District in Prince George's County described as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

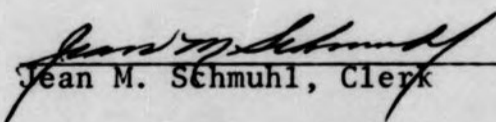
SECTION 8. AND BE IT FURTHER RESOLVED that the provisions of this resolution are severable and if any zone, provision, sentence, clause, section or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity, or unconstitutionality 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.

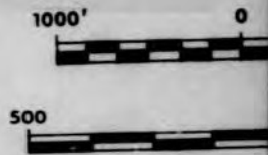
Adopted this 15th day of November, 1977.

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:

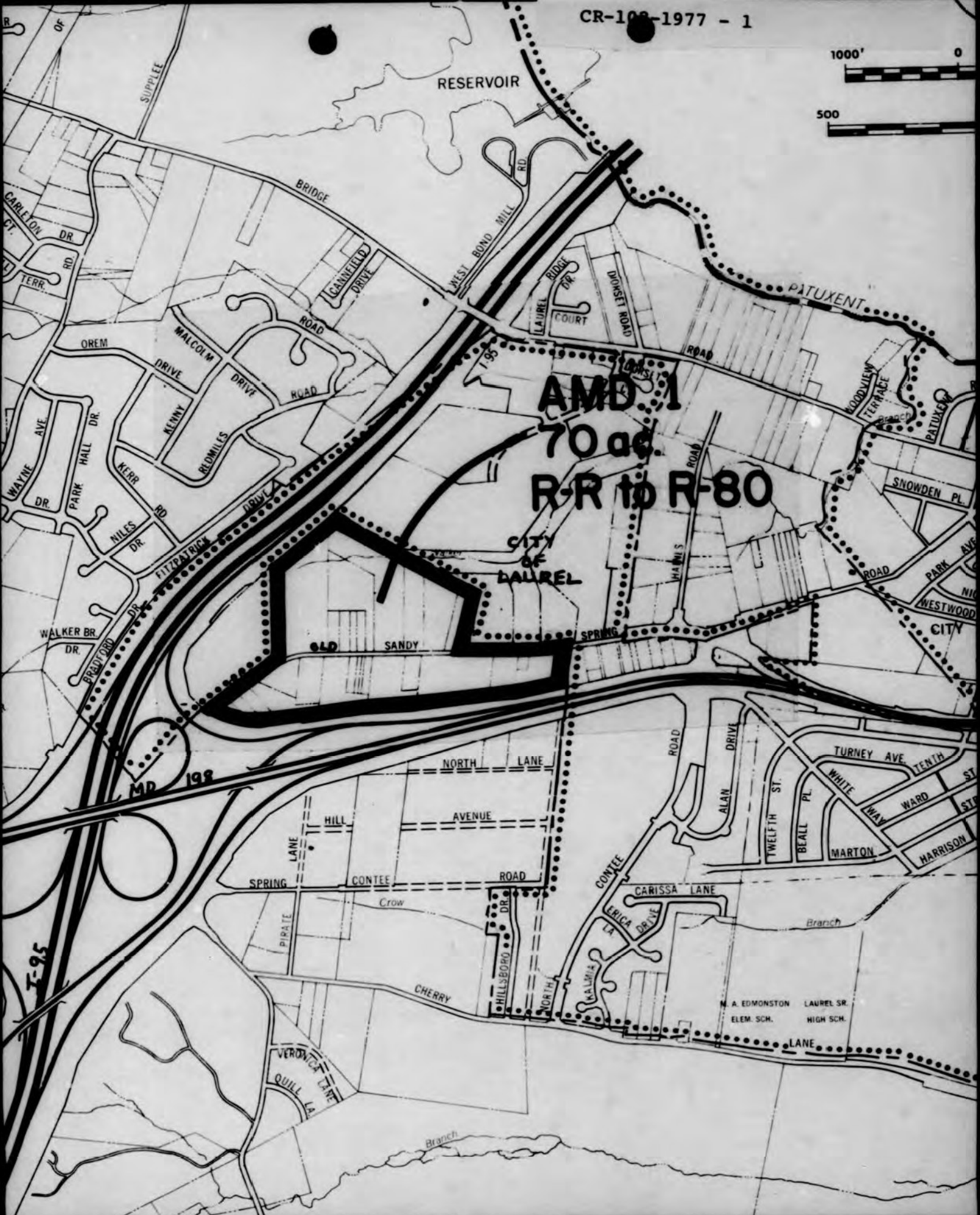

Jean M. Schmuhl, Clerk



RESERVOIR

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

CITY OF LAUREL





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)

CONTE

BRAYGREEN

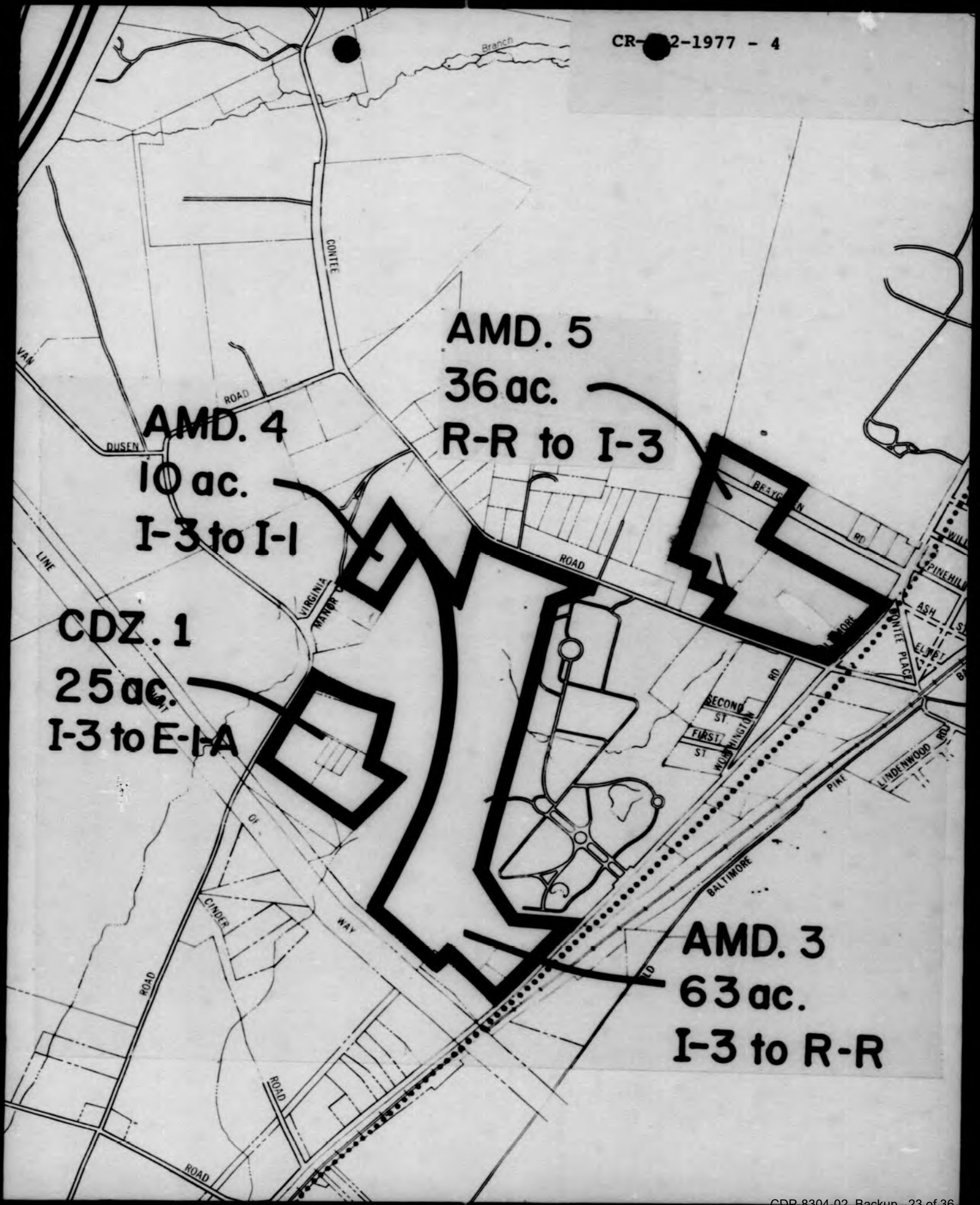
BALTIMORE

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

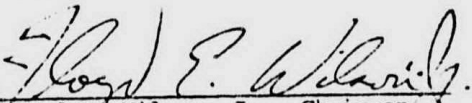
Opposed:

Abstained:

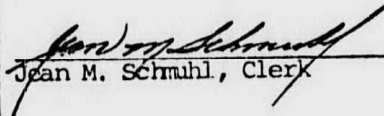
Absent: Council Member Herl

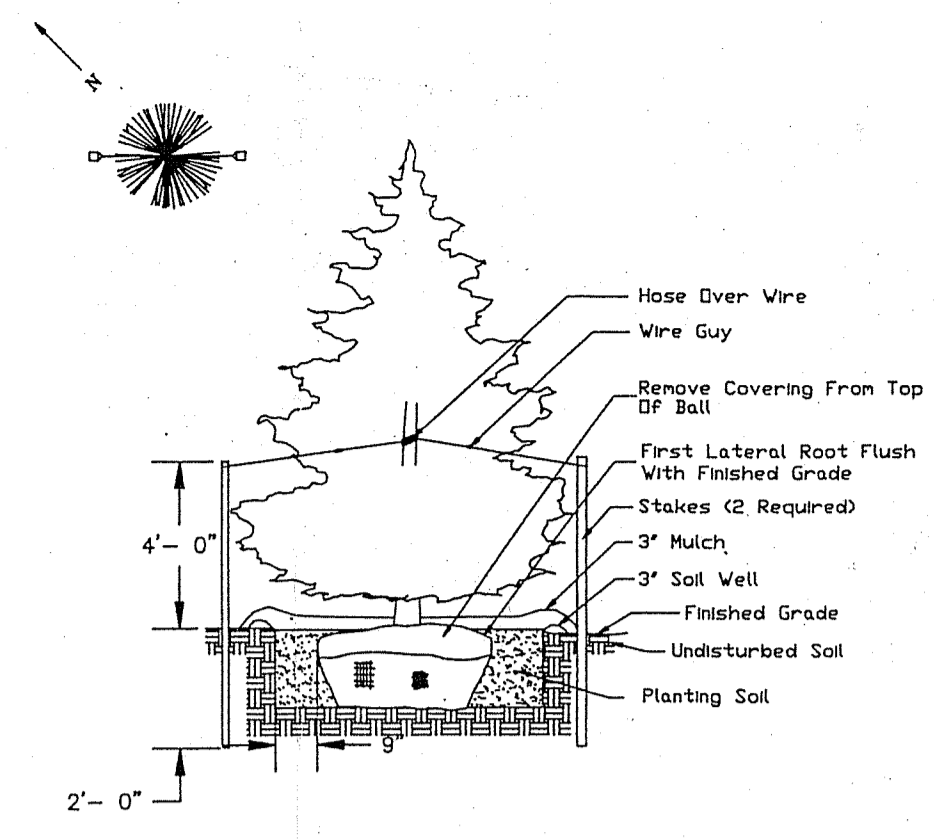
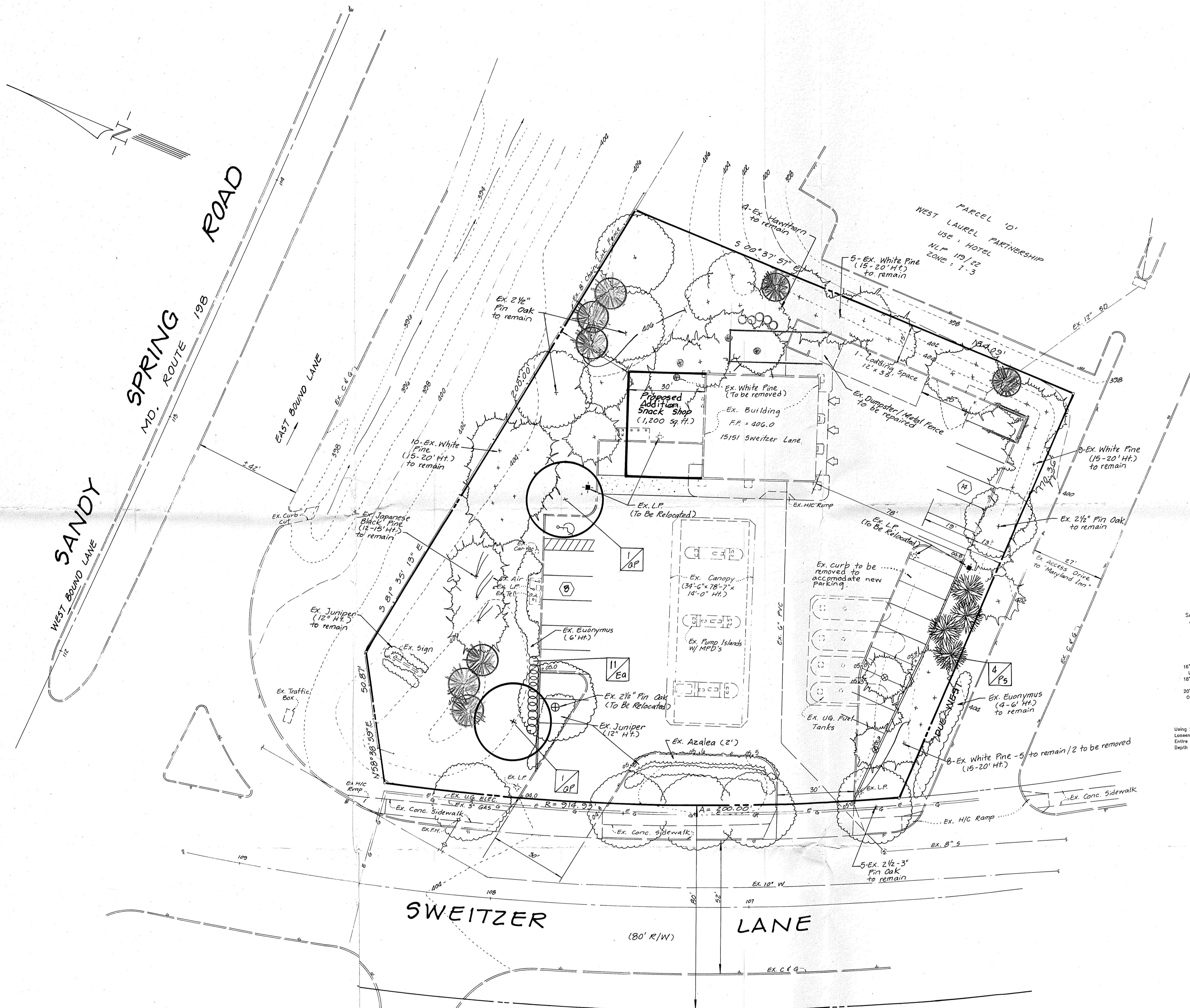
Vote: 8-0

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

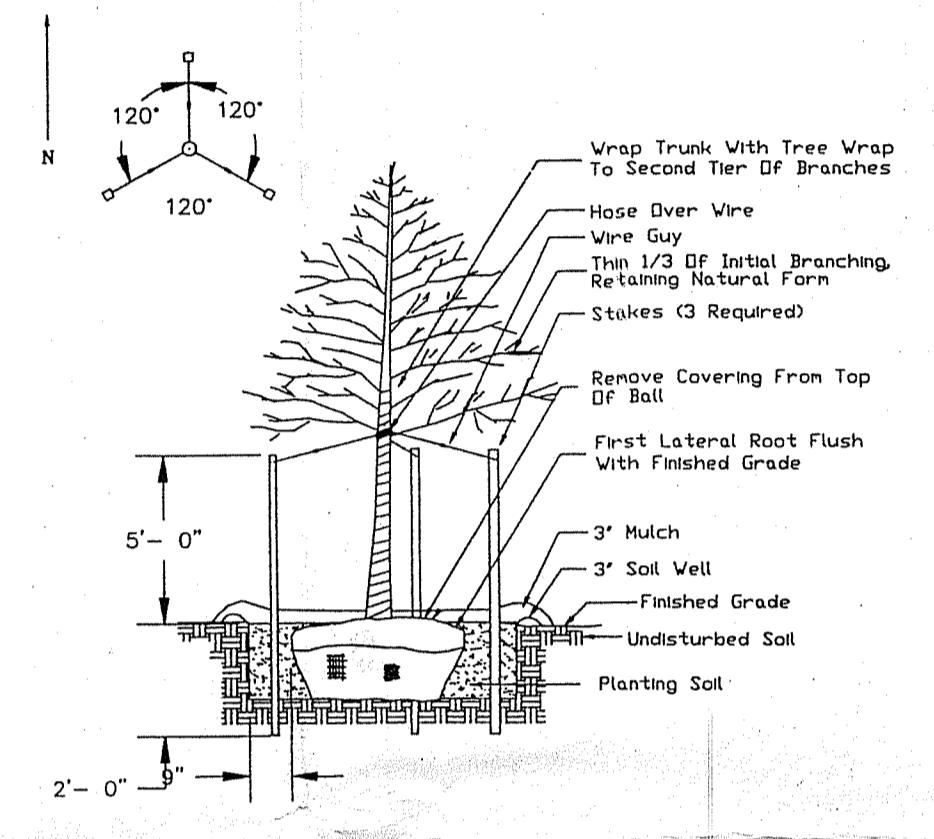
By: 
Floy E. Wilson, Jr., Chairman

ATTEST:

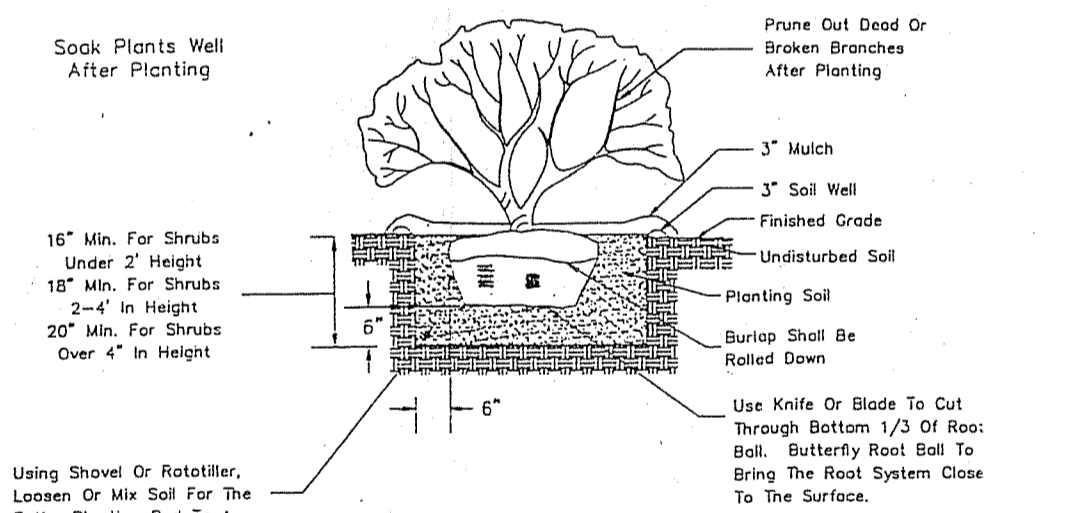

Jean M. Schuhl, Clerk



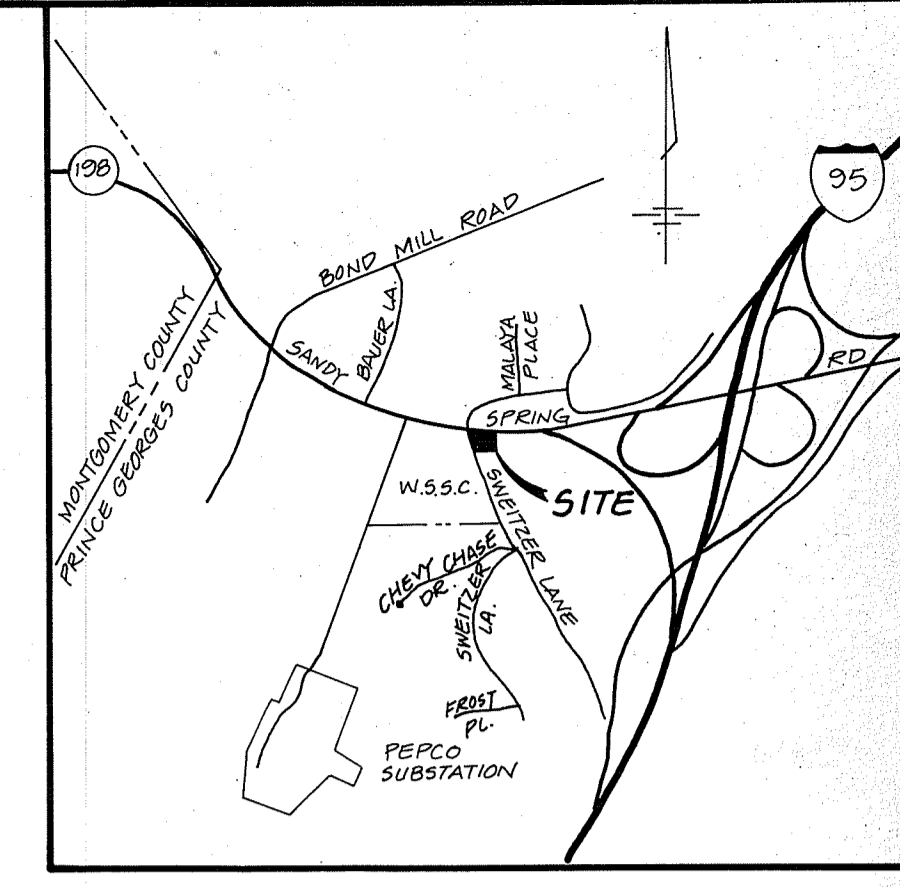
Planting Detail
Evergreen Tree
Not To Scale



Planting Detail
Deciduous Tree
Not To Scale



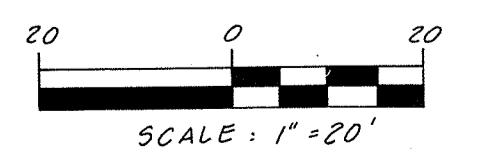
Planting Detail
Shrubs
Not To Scale



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 shall 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.

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



LANDSCAPE PLANT LIST

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

Professional Engineer Seal
Prince George's County, Maryland
Date: 4/11/93
Signature: [Handwritten]

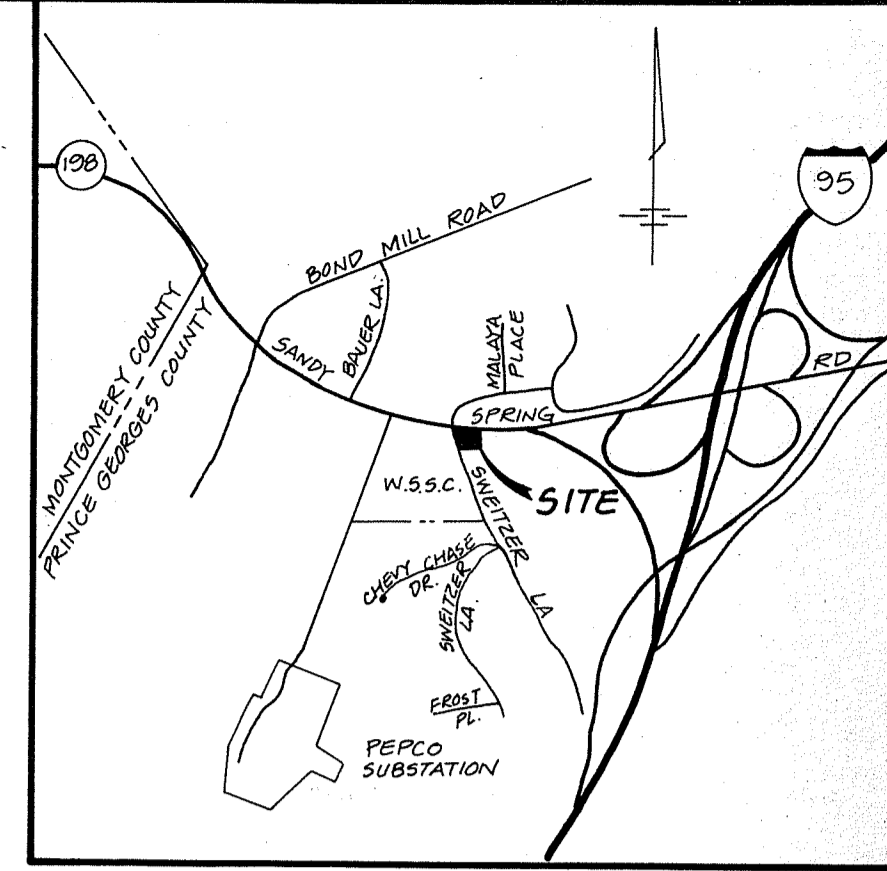
TAX MAP 5
CDP # 8304
BASIC PLAN # CR - 102 - 1977
WSSC 200 NE 8

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-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]

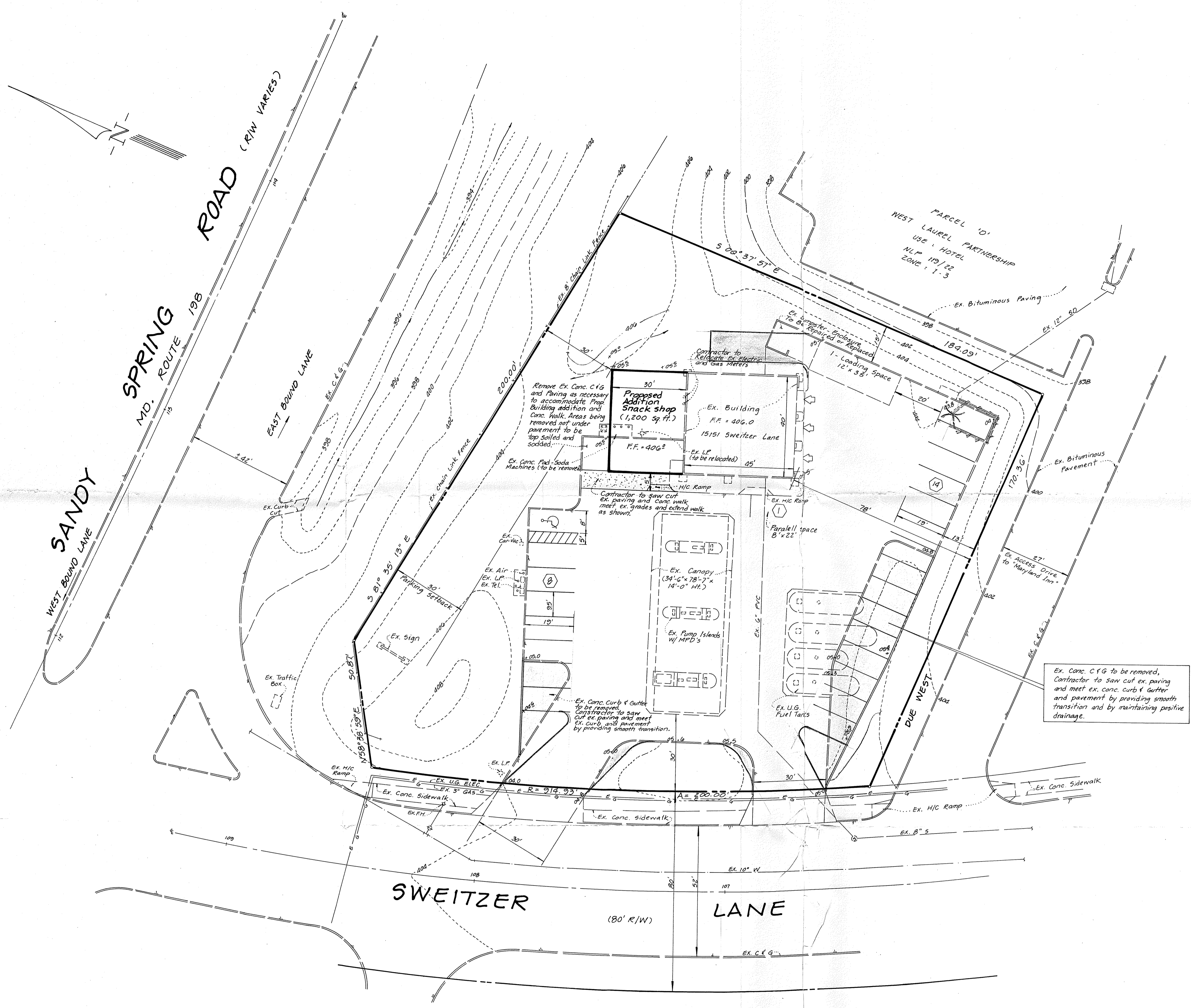
CDP # 8304
BASIC PLAN # CR - 102 - 1977
WSSC 200 NE 6

TAX MAP 5

SPECIFIC DESIGN PLAN
LAUREL EMPLOYMENT PARK - PARCEL C

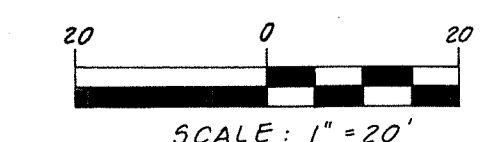
10 TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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



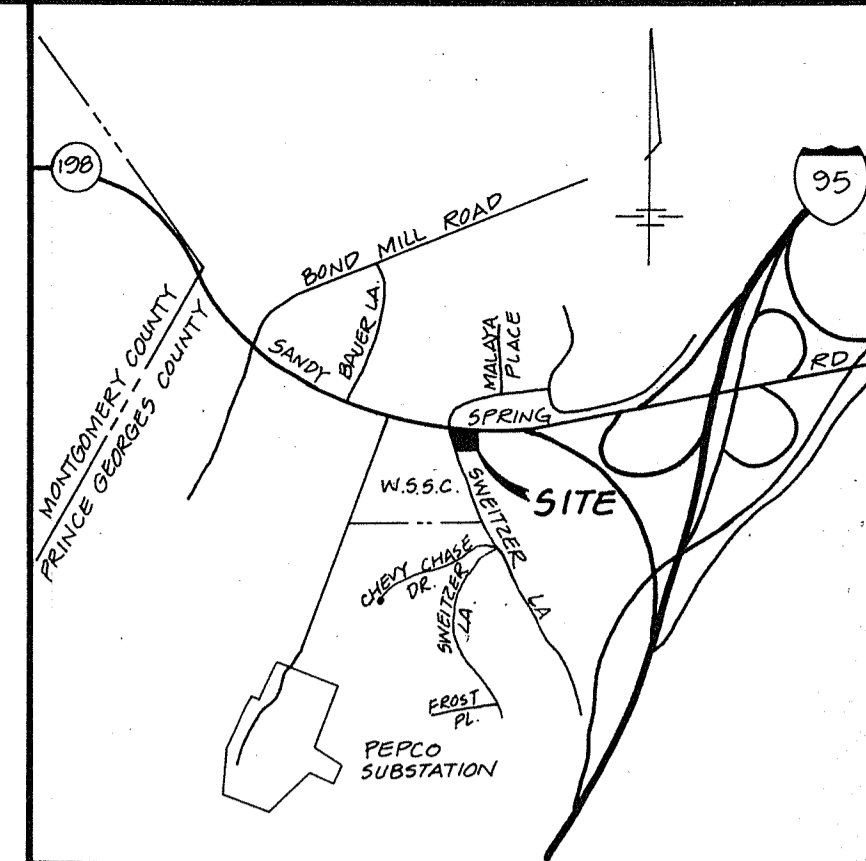
W.S.S.C. PATUXENT FILTRATION PLANT
ZONE: 1-3

PLAN
SCALE: 1" = 20'



Handwritten signature and stamp

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

- 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]

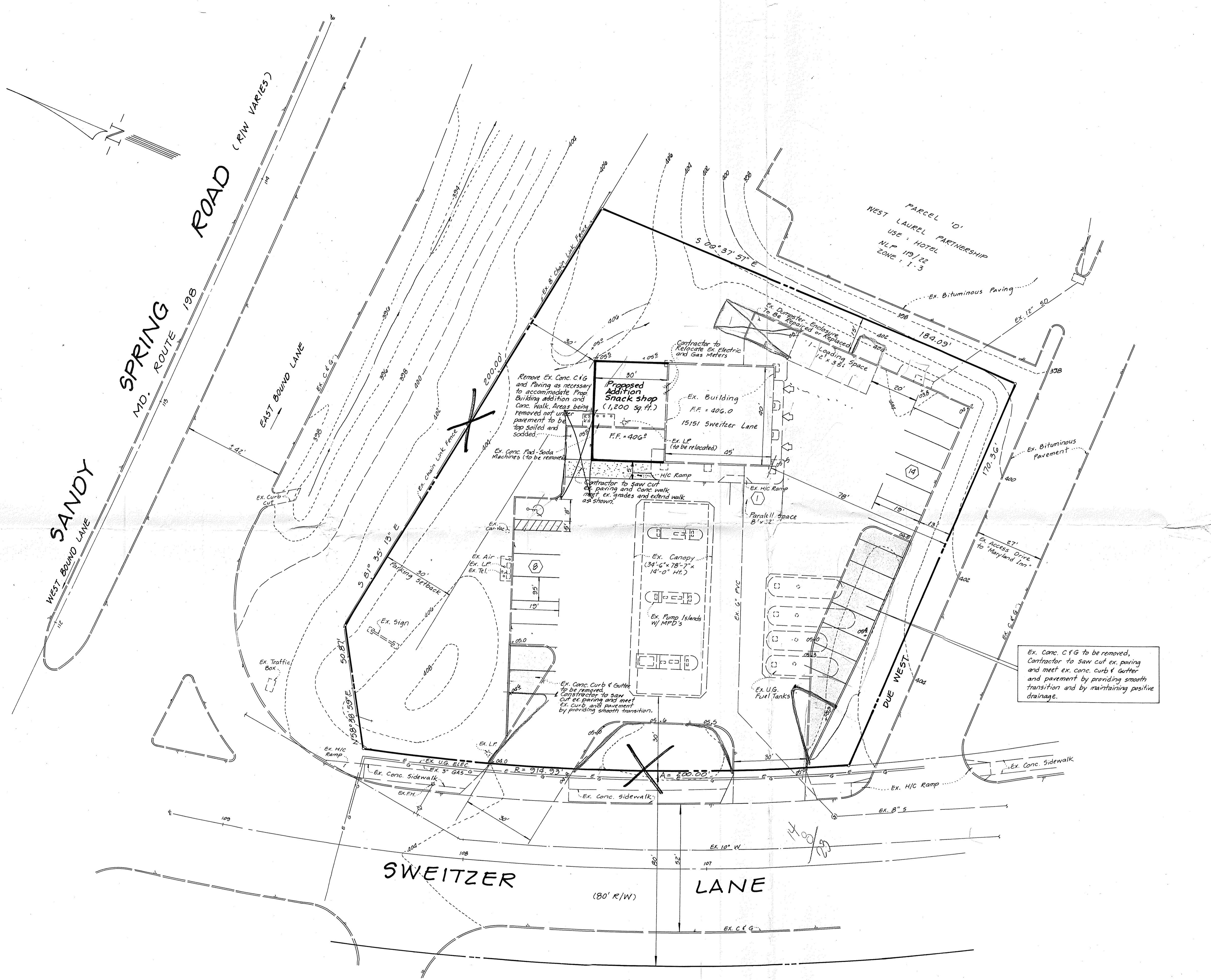
CDP # 8304
BASIC PLAN # CR - 102 - 1977
WSSC 200 NE 6

TAX MAP 5

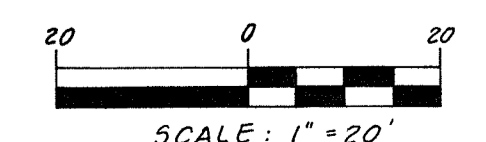
SPECIFIC DESIGN PLAN
LAUREL EMPLOYMENT PARK - PARCEL C

10 TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

<p>Macris, Hendricks and Glascock, P.A. Engineers • Planners • Surveyors Suite 120 9220 Wightman Road Gaithersburg, Maryland 20879 (301)670-0840</p>	Designed BJD	Drawn CW
	Date 4/11/93	Scale 1" = 20'
	Job No. 93-319	Sheet 1 of 1
	<p>CDP-8304-02_Backup 28 of 36</p>	



PLAN
SCALE: 1" = 20'



CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
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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:

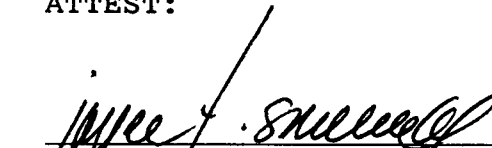
Absent: Council Members Castaldi and Del Giudice

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:

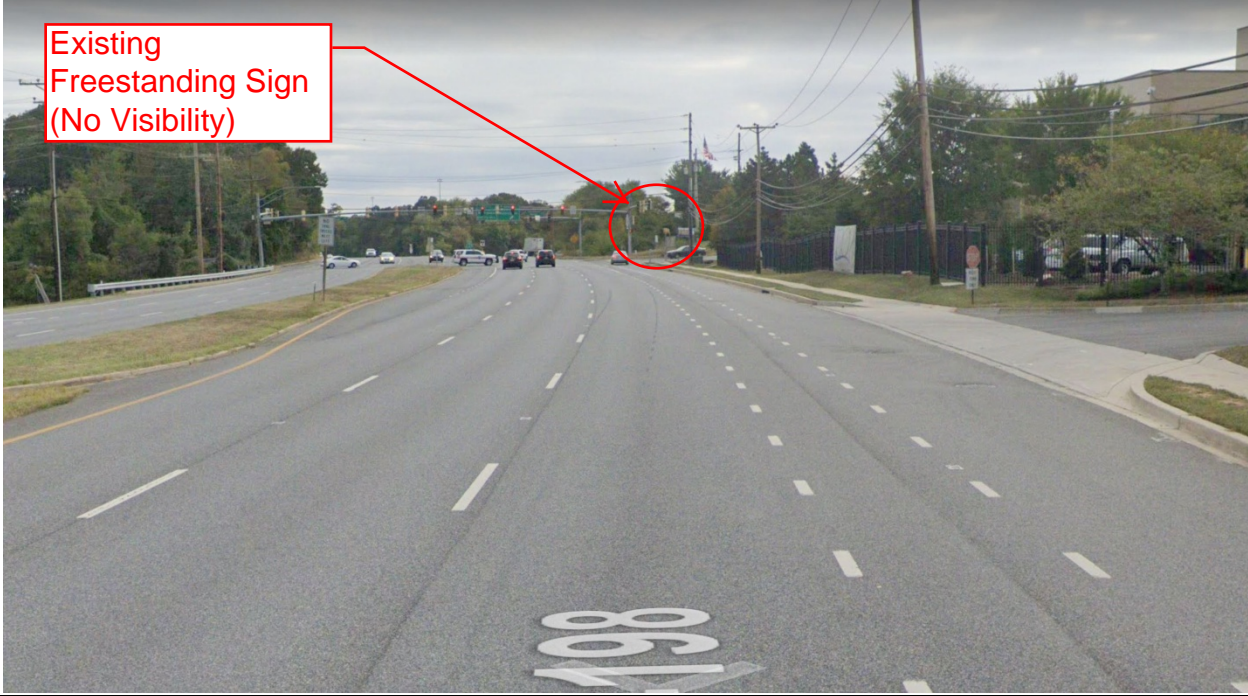
- a. *The proposed replacement of the Free Standing Price ID Sign with the new one with improved visibility to the costumers will serve and improve the safety and economy of the Laurel Employment Park area.*
- b. *The proposed plan is in conformance with the approved Basic Plan #CR-102-1977.*
- c. *The 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)



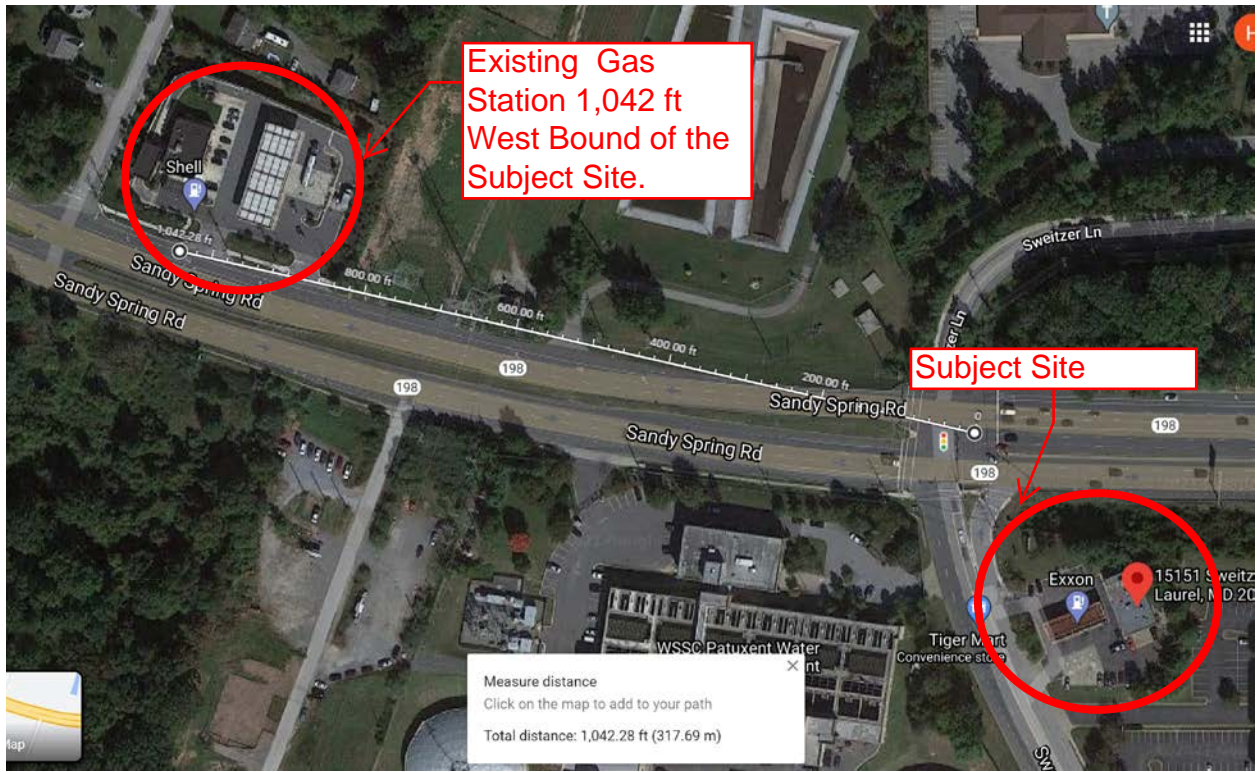
Existing image along Sandy Spring Road (East-West view)



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.