

Case No. CDP 0101-03 Central Wholesaler  
at Town Center Business Campus

Applicant: CWI Limited Partnership

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

ORDER OF APPROVAL

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument on July 20, 2015, that the application to approve Comprehensive Design Plan 0101-03, Central Wholesaler at Town Center Business Campus, to increase the overall trip cap for the project to allow for the ultimate build out of the site at 342,378 square feet, with approximately 120,000 square feet on Lot 3, in the Employment and Institutional Area ("E-I-A") Zone, located on the eastern side of Konterra Drive approximately 800 feet south of its intersection with Van Dusen Road, within Planning Area 60, Council District 1, be and the same is hereby APPROVED, subject to conditions.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, we hereby adopt the findings and conclusions within the administrative record regarding the proposed application, specifically the findings and conclusions set forth within PGCPB No. 15-24, as the District Council's findings of fact and conclusions in this case.

Approval of CDP 0101-03 is subject to the following conditions:

1. Prior to certificate approval of the comprehensive design plan (CDP), the applicant shall:
  - a. Revise the plans to indicate a denial of vehicular access to Lot 4 from its Konterra Drive frontage and provision of vehicular access via a vehicular

access easement as permitted by Section 24-128(b)(9) of the Subdivision Regulations, and the major external site access symbol at the northern portion of the lot shall be removed. Additionally, the major external site access symbol at the northern portion of the lot shall be removed.

- b. Revise Type I Tree Conservation Plan TCPI-004-01-03 as follows:
- (1) Revise the tree-line to be consistent with the first forest stand delineation (FSD)/tree conservation plan (TCP) that set the requirements for the site.
  - (2) Update the TCPI worksheet as necessary, and revise the site statistics table to correctly indicate the existing woodlands on-site per the first FSD that set the requirements for the site plus any additional woodlands that are now present on-site.
  - (3) Revise the TCPI plan by placing less of a visual emphasis on the proposed stormwater design elements on the plan such that the existing tree-line is more visible on the plan.
  - (4) Remove the symbol labeled “tree preservation area” from the legend and the TCPI plan.
  - (5) Remove the symbol labeled “prop. trees” from the legend and the TCPI plan.
  - (6) Remove the symbol labeled “15%–25% slopes” from the legend and the TCPI plan.
  - (7) Remove the symbol labeled “25% slopes” from the legend and the TCPI plan.
  - (8) Remove the symbol labeled “tree protection device” from the legend and the TCPI plan.
  - (9) Remove the symbol labeled “tree preservation sign” from the legend and the TCPI plan.
  - (10) Identify the area of offsite clearing on the TCPI.
  - (11) Change all references for “Virginia Manor Road” on the TCPI plan to “Konterra Drive” to accurately reflect the current name of this road.
  - (12) Add the Standard TCPI Notes required to be shown on a Type I TCP plan.

- c. Correct all references in the plan set from “Virginia Manor Road” to “Konterra Drive.”
- 2. An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable Prince George’s County laws.
- 3. Prior to the approval of the next SDP application or revision for the subject project, the applicant shall either show full conformance with the requirements of Section 4.7 of the 2010 *Prince George’s County Landscape Manual*, or seek relief from the requirements to be approved by the Planning Board and/or its designee.
- 4. Total development within the subject property shall be limited to uses which generate no more than 211 peak-hour trips and 197 PM peak-hour trips in consideration of the approved trip rates. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.
- 5. At time of SDP, the applicant shall show conformance with the following design standards or alternative buffering treatments which may include a wall or other form found acceptable to the Planning Board and/or its designee. Specific screening and buffering techniques, including the ten- foot-high wall in the condition shall be evaluated and be approved by the Planning Board and/or its designee.

<b>Parking Setbacks:</b>	<b>Front</b>	<b>30 feet minimum</b>
	<b>Side</b>	<b>15 feet minimum</b>
	<b>Rear</b>	<b>20 feet minimum**</b>
 <b>Building Setbacks:</b>	<b>Front</b>	<b>30 feet minimum</b>
	<b>Side</b>	<b>30 feet minimum</b>
	<b>Rear</b>	<b>25 feet minimum** (Excluding the minimum 10-foot-high masonry wall.)</b>
 <b>Building Height:</b>		<b>55 feet maximum</b>

**\*\*Note:** The rear yard setbacks are subject to the provision of a minimum 10-foot-high masonry wall on the subject site to screen the loading area from the adjacent Pines of Laurel development. The screen wall should be provided as close to the loading area as possible. The screen wall should be constructed of materials that are attractive and are compatible with the materials of the building and will not only screen the loading activities but provide some sound mitigation from trucks that use the site on a regular basis.

Ordered this 20<sup>th</sup> day of July, 2015, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, and Toles.

Opposed:

Abstained:

Absent: Council Member Turner

Vote: 8-0

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: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council