

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on October 25, 2018, regarding Detailed Site Plan DSP-88114-02 for Salvation Army, the Planning Board finds:

1. **Request:** The subject application is a request for approval of a 20,400-square-foot addition to an existing building in the Heavy Industrial (I-2) Zone, and the construction of an open-sided, 6,000-square-foot pavilion. Specifically, the building addition is being constructed to store inventory for Salvation Army’s online retail sales and includes a truck servicing bay. The existing adult rehabilitation center use in the two existing buildings is proposed to remain.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	I-2	I-2
Use	Adult Rehabilitation Center	Adult Rehabilitation Center
Net lot Area	6.54	6.54
Parcels and lots	2	2
Square Footage	129,247 (to remain)	149,647 (20,400 proposed)

Parking and Loading Data

Residential/Industrial	Required
150 beneficiaries @ 1 space per 4 beneficiaries	38
25 staff @ 1 space per staff member	25
Retail 22,500 sq. ft @	
1 space / 150 sq. ft. for first 3,000 sq. ft.	20
1 space / 200 sq. ft. over 3,000 sq. ft.	98
Retail Warehouse 19,850 sq. ft. @	
3 spaces / for first 3,000 sq. ft.	3
1 space / 1,500 sq. ft. up to 100,000 sq. ft.	12
Service Bay (550 sq. ft.)	
1 service bay @ 3 spaces per bay	3

Total Required **199**
 (6 of which are required to be handicap)

Provided	
Standard (9.5 ft. x 19 ft.)	134
Compact (8 ft. x 16.5 ft.)	49
Parallel Compact (7 ft. x 19 ft.)	11
Handicap Accessible (13 ft. x 19 ft.)	4
Handicap Van Accessible (8 ft. x 19 ft.)	2
Total	200

Loading Spaces	Required
Residential (68,535 sq. ft.)	0
Industrial (38,212 sq. ft.)	2
Retail (22,500 sq. ft.)	2
Retail Storage (20,400 sq. ft.)	2
Total Required	6
Loading Spaces Provided	5*

Note: *The site plan only shows five proposed loading spaces, instead of the six required. Therefore, a condition is included in this approval requiring the additional space to be added.

3. **Location:** The property is located on Lot 4, Block C and Parcel 2, in Planning Area 69, Council District 5, on the west side of MD 201 (Kenilworth Avenue) at its intersection with 52nd Avenue.
4. **Surrounding Uses:** The subject parcel is bounded to the east by MD 201 (Kenilworth Avenue), to the west by CSX railroad tracks with property in the Heavy Industrial (I-2) Zone beyond, and to the north and south by industrial uses in the I-2 Zone.
5. **Previous Approvals:** The 6.54-acre site is currently improved with an existing adult rehabilitation center, which includes industrial, retail, and residential uses on Parcel 2 and Lot 4.

Parcel 2 is the subject of Preliminary Plan of Subdivision (PPS) 12-1537, which was previously approved for the subject property for which there are no available records. In addition, Lot 4, Block C is the subject of Preliminary Plan of Subdivision (PPS) 4-87268 (PGCPB Resolution No. 87-582), approved subject to three conditions, two of which are applicable to the subject application, and are discussed in Finding 9.

The original Detailed Site Plan, DSP-88114, for the adult rehabilitation center use was approved by the Prince George's County Planning Board with conditions on January 26, 1989 and has been revised once with Detailed Site Plan DSP-88114-01 approved by the Planning Director on September 6, 1990, for the purpose of changes to the parking compound and the addition of steps on the eastern building.

In addition, the site is the subject of Stormwater Management (SWM) Concept Plan 39989-2017-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on April 12, 2018 and is valid until April 12, 2021.

6. **Design Features:** The subject detailed site plan proposes the construction of a 43-foot-high, two-story, 20,400-square-foot addition to an existing 60,722-square-foot building for storage and truck servicing, and the associated loading and parking spaces.

The subject property is already developed with an existing 129,247-square-foot adult rehabilitation center use in two parallel buildings on Parcel 2. The proposed building addition is located on the north end of the eastern building, in the existing parking compound located on Lot 4. Vehicles will access the site from two existing two-way access points from Kenilworth Avenue, which are located on the northern and southern portion of the site and are not being modified with this application. A parking lot with a two-way drive aisle is located in front of the eastern building between it and Kenilworth Avenue with additional parking compounds located on the north and south side of the building. Four loading spaces are proposed between the eastern and western buildings and are screened from the public right-of-way by the building. A fifth loading space is proposed on the northern portion of the eastern building near the proposed building addition and is appropriately screened with landscaping. Stormwater management is proposed to be accommodated on-site using a micro-bioretenion facility in the northwestern corner of the site.

Architecture—The architectural elevations show the existing building and the proposed building addition. The existing building generally features a flat roof with cantilevered peaks and architectural accents at the entrance to the retail facility. The proposed building addition features a flat roof and is designed with materials, such as glass, metal, and exterior insulation finishing system (EIFS), and architectural accents to match the existing building. The elevations are attractive on all sides of the building and have been found acceptable.

Freestanding Signage—An existing freestanding sign is located on the property at the southeast corner of the site, along Kenilworth Avenue, and is not being modified with this application.

Building-Mounted Signage—Building-mounted signage is shown on two sides of the architectural elevations. In the I-2 Zone, the building-mounted signage is subject to the regulations of Section 27-613 of the Zoning Ordinance, which measures the allowed signage area of the building based on the length of the building with the primary entrance. The length of the existing building at the front entrance is 276 feet and the addition is 103 feet. This allows for the total building-mounted signage to be 400 square feet. The signage plan indicates conformance with this requirement, showing approximately 78 square feet of proposed building-mounted signage, as well

as approximately 179 square feet of existing signage, for a total of 257 square feet. However, the signage area schedule does not reflect the existing signage, which should be provided for clarification. Therefore, a condition has been included in this approval to show the signage area of the existing and proposed signage.

Lighting and Dumpster—The lighting fixtures proposed on-site include a combination of existing and proposed pole-mounted lighting in the parking lot, as well as wall-mounted sconces along the west side and rear of the building. The proposed lighting as shown on the site plan should not cause glare onto adjoining properties, none of which are residential, and includes full cut-off fixtures. No exterior dumpster enclosure is shown on the site plan and if proposed in the future should be appropriately screened from public views.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the regulations of the I-2 Zone and the site plan design guidelines of the Zoning Ordinance.

a. The subject application is in conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in the industrial zones. The proposed adult rehabilitation center use is permitted in the I-2 Zone, subject to Section 27-475.03(a) of the Zoning Ordinance, which provides additional requirements as follows:

(1) **Requirements.**

(A) **The Center shall be owned and operated by a bona fide nonprofit organization within the County, organized for the purpose of promoting any charitable, benevolent, educational, or religious objective, and not organized for the private profit or gain of any member of the organization.**

Conformance with the requirements of the Adult Rehabilitation Center were found with the original DSP and is adopted herein by reference (PGCPB Resolution No. 89-47). The proposed DSP does not change that finding because it still is owned and operated by a nonprofit organization and the proposed building addition will not change the ownership.

(B) **The Center shall be located on a minimum of five (5) acres of land and shall have three (3) separate components:**

(i) **Residential, providing room and board for the beneficiaries (may also include administrative offices, chapel, infirmary, recreation room, etc.);**

- (ii) **Industrial, providing workshop areas for the beneficiaries and/or staff to refurbish or repair donated goods for resale, such as furniture, appliances, toys, and clothing; providing a receiving area for the wholly enclosed storage of the unrefurbished and refurbished goods; and providing a loading dock for the receipt and transit of the goods; and**
- (iii) **Retail, providing for the sale of the donated goods to the public.**

Conformance with the requirements of the adult rehabilitation center were found with the original DSP. The property measures 6.54 acres and the use includes residential, industrial, and retail components as required.

- (C) **The residential component shall be located or oriented to the interior of the site to mitigate potential adverse impacts of adjacent industrial or commercial uses. Where this is not possible, screening shall be provided to shield the residential component from noise, dust, or activity generated by adjacent commercial or industrial uses.**
- (D) **The residential component shall be designed to achieve the maximum degree of privacy for the beneficiaries.**

Conformance with the requirements of the adult rehabilitation center regarding the residential component, as listed above, were found with the original DSP and are not being changed with this application.

- (E) **Access by the general public shall be limited to the administrative offices and the retail component, and the hours of operation of the retail component shall be restricted to 9:00 A.M. to 9:30 P.M., Monday through Saturday.**

Conformance with the hours of operation of the retail component will remain unchanged and are restricted to 9:00 A.M. to 9:30 P.M., Monday through Saturday.

- (F) **Any beneficiary must commit to a ninety (90) day minimum residence at the Center.**

Conformance with the timeframe for beneficiary commitment was found with the original DSP and is not being changed with this application.

- (G) A staff of a minimum of one (1) person for each ten (10) beneficiaries shall be at the facility at all times.**

Conformance with the minimum number of beneficiaries was established with the original DSP and is not being changed with this application and remains the same as previously approved. The submitted site plan indicates 150 beneficiaries and 25 staff members in conformance with this requirement.

- (H) There shall be no outdoor storage of articles found to be unsuitable for refurbishing or resale and such articles shall be promptly removed and properly disposed of.**

Outdoor storage is not proposed with the building addition, which is being constructed to house retail inventory for online sales.

- (I) Any beneficiary shall be discharged upon completion of the program, as determined by the operation of the facility, and shall not be housed for an extended or indefinite period of time on the premises.**

Conformance with the timeframe for beneficiary residence at the adult rehabilitation center is not proposed to change with this application and remains the same as previously approved.

- (J) There shall be no outdoor display of articles offered for resale.**

Outdoor storage is not proposed with this application.

- (K) Window advertisements or banners shall be prohibited.**

Window advertisements or banners are not proposed with this application.

- (L) The parking space requirements shall be computed as follows:**

- (i) For the retail component, the parking shall be calculated according to the requirements set forth in Section 27-568(a)(5)(A) of this Subtitle;**
- (ii) For the residential and industrial components, the parking shall be based on one (1) parking space per every four (4) beneficiaries based upon the maximum number of beneficiaries allowed at the facility; and**

- (iii) **For the staff, the parking requirements shall be based on one (1) parking space per staff member identified on the Detailed Site Plan.**

Conformance with the minimum number of parking spaces has been found acceptable and is calculated using the requirements of the adult rehabilitation center use.

(2) Site plan.

- (A) **A Detailed Site Plan shall be approved for the Center, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.**

This application has been filed in accordance with this requirement.

- (B) **In addition to the submittal requirements for a Detailed Site Plan set forth in Part 3, Division 9, the location and area of the residential, industrial, and retail components of the Center and the number of proposed beneficiaries and staff shall be identified.**

The residential, industrial, and retail components are shown in the parking schedule with the square footage, number of beneficiaries, and staff proposed in this application. However, these uses have not been clearly labeled on the site plan. Therefore, a condition has been included in this approval to clearly label the location and area of the residential, industrial, and retail components on the site plan.

- b. The subject application is generally in conformance with the requirements of Sections 27-470, and 27-474 of the Zoning Ordinance, which govern development in the I-2 Zone. Specifically, the proposed adult rehabilitation center meets the regulations for building setback and amount of green area, as shown on the submitted site plan.
- c. Section 27-283 of the Zoning Ordinance requires that a detailed site plan be designed in accordance with the same design guidelines for a conceptual site plan in Section 27-274. Discussion of this DSP's conformance with these guidelines is summarized as follows:

(2) Parking, loading, and circulation

- (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**

- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The DSP is in conformance with the site design guidelines regarding provisions for safe and efficient on-site pedestrian and vehicular circulation, as well as provisions for adequate illumination. Specifically, the plan shows a two-way entrance drive, and a 22-foot-wide travel lane circling the building to provide safe access and circulation. The required loading spaces are screened appropriately by landscaping or the building, and pedestrian walkways are designed to safely allow for pedestrian movement onto and through the site.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

The proposed light fixtures include pole-mounted lighting in the parking area surrounding the building and will provide a balanced lighting pattern throughout the property and on the sides of the building. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, the site's design character, and improve safety.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The proposed building has been designed to provide a modern, clean, and appealing street presence along the roadway. This plan is designed to preserve, create, and emphasize views from the public roads that surround the property, by providing enhanced landscaping and context-sensitive architecture. The site has frontage on Kenilworth Avenue along the eastern property line and is proposing a landscape strip along the road frontage.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

This DSP complies with the design guidelines regarding green area for this site by providing more than the required 10 percent green area. The applicant is providing 22 percent green area and improving the property with the construction of new stormwater management facilities.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The applicant is not proposing site or streetscape amenities as part of this application. However, the DSP proposes landscape strips along the street frontage that will contribute to an attractive and coordinated development pattern of the streetscape.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The development is being proposed on a property that has been previously developed and is an existing parking lot. Minor site grading will be required to construct the proposed building addition and adjust the associated parking lot. This grading will not impact the adjacent properties and proposes no environmental impacts.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

The DSP proposes loading areas on the central portion of the site between the two buildings. The loading spaces are shown adjacent to the eastern building and are appropriately screened from public roadways by landscaping and the building.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

The DSP does not propose any public space in this development, however, it is noted that a 6,000-square-foot open-sided pavilion is being proposed with this application in the location of the existing basketball court that was approved with the original DSP. This recreational facility is not required by the use, or any previous approval, but was provided for the beneficiaries of the center. The proposed open-sided pavilion is not considered additional gross floor area per Section 27-107.01, and is considered a canopy, which is subject to the same setbacks of the main building. The canopy is located on the north side of the western building, adjacent to the train tracks, and the canopy meets the required setbacks. It is noted that a detail has not been provided for the pavilion and should be shown for clarification. Therefore, a condition has been included in this approval requiring that construction details and specifications be provided for the open-sided pavilion.

(10) Architecture.

- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

The proposed building has been designed to incorporate a variety of materials to create visual interest and includes materials such as glass, metal, and EIFS to match the existing building, and architectural accents.

8. **Conformance with Preliminary Plan of Subdivision 12-3312:** Preliminary Plan of Subdivision 12-3312 covers Parcel 2 of the subject site and was previously approved; however, it is noted that there are no available records for this approval. The application was reviewed by the Planning Board and the DSP was found to be in substantial conformance with the approved record plat for this site.

9. **Conformance with Preliminary Plan of Subdivision 4-87268:** Preliminary Plan of Subdivision 4-87268, for Lot 4 of the subject site was approved subject to three conditions, two of which are applicable to the subject application, and are discussed below:

2. **Access to Kenilworth Avenue from Lot 4 will be determined by application to the State Highway Administration for a driveway entrance permit.**

The subject site was developed as both Lot 4 and Parcel 2, with surface parking and two buildings respectively. Lot 4 and Parcel 2 have frontage along Kenilworth Avenue. Direct access to Kenilworth Avenue exists on the southeast portion of the site and is proposed to remain.

3. **The 15-foot-wide area between the line labeled “Future Right of Way Line” and the right of way line for Kenilworth Avenue shall be an area of nondisturbance except for right of way improvements. This “Future Right of Way Line shall be used for all building setbacks.”**

There are no improvements proposed in the right-of-way, therefore, this condition is satisfied.

10. **Detailed Site Plan DSP-88114 and its amendments:** Detailed Site Plan DSP-88114 was approved by the Planning Board as embodied in PGCPB Resolution No. 89-47, subject to no conditions. The site plan was subsequently amended once with Detailed Site Plan DSP-88114-01, which was approved by the Planning Director with no conditions.

11. **2010 Prince George’s County Landscape Manual:** The proposal is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscaping of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). As shown on the submitted landscape plan, the required plantings and schedules are in conformance with the requirements of these sections.

It is noted that the previously approved landscaping that was shown on the original DSP is not shown and should be provided for clarification. Therefore, a condition has been included in this approval to revise the landscape plan to reflect the previously approved plant material.

In addition, Section 1.7 of the Landscape Manual requires that all landscaping, buffering, and screening be maintained in a healthy condition in accordance with the approved landscape plan. Diseased, or otherwise absent plants required by the original application should be shown as to be replaced in kind. Prior to certification, the applicant should submit a landscape plan for the entire property and indicate the disposition of the previously required landscaping. A condition has been included in this approval requiring the applicant to submit a Certificate of Landscape Maintenance in accordance with Section 1.7, which indicates that the required landscaping on-site has been provided or will be replaced.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:**
This property is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site contains less than 10,000 square feet of existing woodlands and the site has no previously approved Tree Conservation Plans. In addition, it is noted that the site has been issued a standard exemption letter (S-029-2017).
13. **Prince George's County Tree Canopy Coverage (TCC) Ordinance—**Subtitle 25, Division 3, the Tree Canopy Coverage (TCC) Ordinance requires a minimum percentage of tree canopy coverage on projects that require a grading permit. The landscape plan has been reviewed for conformance with the requirements and the appropriate schedule demonstrating conformance with the requirements has been provided.
14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation—** The Planning Board adopted herein by reference a memorandum dated August 1, 2018 (Stabler to Bishop), which noted that subject application will have no impact on any Prince George's County historic sites or resources. There are no known archeological resources that will be affected by the application. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Phase I archeology survey is not recommended. The Planning Board Approved the application of the subject application without conditions.
 - b. **Community Planning—** The Planning Board adopted herein by reference a memorandum dated August 9, 2018 (White to Bishop), which offered an in-depth discussion of the DSP's conformance with the 2018 *Approved Greater Cheverly Sector Plan*, which recommends industrial uses on the property. Additionally, it was noted that the General Plan recommends maintaining and enhancing existing public services, facilities, and infrastructure; however, master plan and general plan conformance is not required with this DSP.
 - c. **Transportation Planning—** The Planning Board adopted herein by reference a memorandum dated September 27, 2018 (Thompson to Bishop), which noted that the underlying Preliminary Plan of Subdivision 4-87268 did not establish a trip cap. However, the estimated trip cap generation for the proposed addition in this application is within five percent or less of the existing trip generation.

It is determined that this small change in trip generation is sufficiently minor to be covered under the finding made for the 1987 preliminary plan. Total development for the site should be limited to uses that would generate no more than 202 AM and 720 PM

peak-hour vehicle trips. Any development generating an impact greater than that identified herein should require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

On-site circulation and access will remain the same, with access from Kenilworth Avenue. Access and circulation is acceptable. Kenilworth Avenue is a Master Plan Arterial Facility with a proposed right-of-way of 90 to 120 feet and four to six lanes. There are no structures proposed within the ultimate master plan right-of-way. Therefore, no dedication is required.

- d. **Subdivision Review**— The Planning Board adopted herein by reference a memorandum dated September 21, 2018 (Turnquest to Bishop), which provided an analysis of the DSP for conformance with the approved Preliminary Plan of Subdivision (PPS) and noted minor technical corrections to the site plan, which have been incorporated into this approval.
- e. **Permit Review**— The Planning Board adopted herein by reference a memorandum dated August 16, 2018 (Jacobs to Bishop), which provided several comments that have been either addressed through revisions to the plans or are addressed through the conditions of approval of this detailed site plan.
- f. **Trails**— The Planning Board adopted herein by reference a memorandum dated October 01, 2018 (Lewis-DeGrace to Bishop), which noted that the site was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements.

In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2018 *Approved Greater Cheverly Sector Plan*, to implement planned trails, bikeways, and pedestrian improvements conditions were originally included as recommendations to improve the pedestrian walkway along the property's frontage and to add bicycle racks convenient to the front entrance of the retail space. However, the Planning Board determined that master plan conformance was not required, and an alternative condition requiring an easement to allow for future possible sidewalk construction was included.

The Planning Board revised the original condition to require the applicant to show a ten-foot-wide easement along the subject site's entire frontage of MD 201, prior to certification, and to require the applicant to grant the Maryland State Highway Administration (SHA), a ten-foot-wide easement for purposes of construction of a this shared-use sidepath (or wide sidewalk) prior to building permit. The new conditions of approval are included herein.

- g. **Environmental Planning**— The Planning Board adopted herein by reference an e-mail dated July 23, 2018 (Reiser to Bishop), which provided the following comments:

A Natural Resource Inventory Equivalency Letter (NRI-033-2017) was issued on February 3, 2017, because there are no woodlands, or any regulated environmental features located on the subject property.

A SWM concept and approval letter (39989-2017) were submitted and propose the use of micro-bioretenion facilities in conjunction with a stormwater management fee to provide on-site attenuation/ quality control measures.

- h. **Prince George's County Fire/EMS Department**—At the time of this approval, the Prince George's County Fire/EMS Department did not offer any comments.
 - i. **Washington Suburban Sanitary Commission (WSSC)**—At the time of this approval, WSSC did not offer comments on the subject application.
 - j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE provided comments in the Stormwater Management Concept approval letter (39989-2017) related to the development of this site and adopted herein by reference. The approved stormwater management plan will ensure that the development of this site will not result in any on-site or downstream flooding. Additional comments related to permits and stormwater management will be addressed through DPIE's separate permitting process.
 - k. **Prince George's County Health Department**—In a memorandum dated August 13, 2018 (Adebola to Bishop), adopted herein by reference, the Health Department provided recommendations which have been included as conditions in this approval.
 - l. **Verizon**—As of this approval, Verizon did not offer any comments.
 - m. **Pepco (Potomac Electric Power Company)**—As of this approval, Pepco has not offered any comments.
 - n. **City of Hyattsville**—As of this approval, the City of Hyattsville has not offered any comments.
15. As required by Section 27-285(b)(1), this DSP, if approved with the conditions below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
16. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must find that the regulated environmental features on site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5). This

property does not contain any regulated environmental features. Therefore, no preservation or restoration is necessary.

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 Detailed Site Plan DSP-88114-02 for the above described land, subject to the following conditions:

1. Prior to certification of approval of this detailed site plan (DSP), the following revisions shall be made to the plan or the following information shall be provided:
 - a. Provide construction details and specifications for the open-sided pavilion.
 - b. Revise the signage area schedule to reflect the existing and proposed sign area.
 - c. Revise General Note 2 to include "Lot 4, Block C" of Edmonds Subdivision as part of the legal description.
 - d. Delete General Note 12.
 - e. Revise the landscape plan to reflect the previously approved plant material and provide a Certificate of Landscape Maintenance, in accordance with Section 1.7 of the 2010 *Prince George's County Landscape Manual*, which indicates that the required landscaping on-site has been maintained or will be replaced.
 - f. Clearly label the location of the existing and proposed area of the residential, industrial, and retail components of the center on the site plan
 - g. Provide the method of erecting the new building signs, pursuant to Section 27-596(c)(4) of the Zoning Ordinance.
 - h. Show a ten-foot-wide easement along the subject site's entire frontage of MD 201, for future construction of a shared-use sidepath (or wide sidewalk).
 - i. Provide bicycle rack(s) accommodating a minimum of four bicycle parking spaces at a location convenient to the front entrance of the proposed retail space.
 - j. Provide one additional loading space, pursuant to Section 27-582 of the Zoning Ordinance.
 - k. Add the following general notes to the plan:

“During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”

“During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

2. Prior to building permit, the applicant shall grant to the Maryland State Highway Administration (SHA), a ten-foot-wide easement for purposes of construction of a shared-use sidepath (or wide sidewalk) along the subject site’s entire frontage of MD 201.

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 Doerner, with Commissioners Washington, Doerner, Geraldo, and Hewlett voting in favor of the motion, and with Commissioner Bailey absent at its regular meeting held on Thursday, October 25, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George’s County Planning Board this 15th day of November 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:gh