

Case No.: DSP-16030
JSF Largo

Applicant: Johnson Development
Associates, Inc.

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

FINAL DECISION—APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 & 2016 Supp.) and Section 27-290 of the Prince George's County Code (2015 Ed., as amended), the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 16030, ("DSP-16030").¹

The decision of the Prince George's County Planning Board in Resolution No. 17-51 ("PGCPB No. 17-51"), to approve a detailed site plan to construct a building with 134,439 square feet of consolidated storage and 4,965 square feet of commercial space and to modify the list of permitted uses to allow the consolidated storage use on the subject property, located in the northwestern quadrant of the intersection of Arena Drive and MD Route 202 in Planning Area 73, Council District 6, is hereby AFFIRMED.

As the basis for this final decision, and as authorized expressly within Titles 22 and 25, Land Use, Md. Ann. Code, and Subtitle 27 of the Prince George's County Code, the District Council adopts the findings of fact and conclusions of law set forth in PGCPB No. 17-51, except as otherwise stated herein, and APPROVE DSP-16030 as follows:

¹ See also *County Council of Prince George's County Zimmer Dev't Co.*, 444 Md. 40, 120 A.3d 677 (2015) (stating that the District Council is expressly authorized to review final decision of the county planning board to approve or disapprove a detailed site plan, and District Council's review results in a final decision).

- A. The Planning Board APPROVED the addition of consolidated storage use to the list of permitted uses of the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* for the subject property.

- B. The Planning Board APPROVED alternative development district standards for:
 - 1. **Urban Design Criteria/Build-to Line (page 135):** To permit a build-to line of 95 to 105 feet.
 - 2. **Architectural Design Criteria/Building Form (page 156):** To permit the building to be predominant along the increased build-to line.
 - 3. **Architectural Design Criteria/Building Form (Page 159):** To allow the percentage of fenestration as shown in the approved elevations, which is between zero and 39 percent.
 - 4. **Architectural Design Criteria/Building Materials and Elements (page 162):** To allow for exterior insulation finishing system within 16 feet of the grade of the site.
 - 5. **Parking Design Criteria/ Surface Parking Lots and Structured Parking Garages (page 165):** To allow the surface parking as proposed on the plan, between the front of the building and the street and within zero feet of the build-to line.
 - 6. **Signage Design Criteria/General Provisions (page 170):** To allow the total sign area of building-mounted signs to be 586 square feet.

- C. The Planning Board APPROVED Detailed Site Plan DSP-16030 and Type II Tree Conservation Plan TCPH-023-95-04 for JSF Largo, including departures to the number of loading spaces and their height, with the following conditions:
 - 1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Add site plan notes as follows:
 - “During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011

Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

- b. Provide all building dimensions on the site plan.
- c. Revise the DSP to correctly identify and demonstrate all of the approved development district standard amendments and departures.
- d. Provide documentation from the Prince George’s County Department of Permitting, Inspections and Enforcement that the DSP is in conformance with the approved stormwater management concept plan.
- e. Provide details for the proposed retaining walls in conformance with all applicable Development District Overlay Zone (D-D-O) standards. Remove the proposed chain-link fencing from the plan. Remove proposed lift gates which would restrict access to surface parking areas.
- f. Provide details and locations for seating and trash amenities within the seating area.
- g. Provide the correct Development District Overlay Zone (D-D-O) calculation and allowable/proposed square footages for the entire sign area on the sign detail sheet.
- h. The Type II tree conservation plan (TCPII) shall be revised as follows:
 - (1) Show the limits of the on-site floodplain on the plan and provide a symbol in the legend.
 - (2) Identify all woodland clearing in the floodplain and provide a symbol in the legend.
 - (3) Revise Standard Note 6 to state that the property is within “Environmental

Strategy Area One (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's County, George's 2035 Approved General Plan.*”

- (4) Provide a new Environmental Planning Section approval block with corrected numbering.
 - (5) Indicate the specimen trees on the plan and provide the standard table.
 - (6) Provide the standard language on the plan and in the notes of the variance approval.
 - (7) Have the revised plan signed and dated by the qualified professional who prepared it.
- i. The following revisions shall be made to the landscape plan:
- (1) The schedules for Sections 4.2, 4.3-1, and 4.10 shall be deleted.
 - (2) Label the native plants in the plant list.
 - (3) The Section 4.9 schedule and plant schedule shall indicate the same number and type of plant material proposed.
 - (4) Provide the correct tree canopy coverage schedule on the plan.
- j. Amend the sign detail sheet, which appears as DSP-13, to include the signage revisions as they appear on Applicant's Exhibit 1.
- k. The drive aisle between the two access points along the south side of the building shall be converted to one way traffic. A wayfinder sign with the message ‘Loading Entrance’ shall be placed at the western access point.

2. Prior to signature approval of the Type II tree conservation plan (TCPII) for this property, pursuant to Section 25-122(d)(1)(B) of the Prince George’s County Code, all woodland preserved, planted, or regenerated on-site shall be placed in a woodland conservation easement recorded in land records and the liber/folio of the easement shall be indicated on the TCPII. The following note shall be placed on the TCPII:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber_____ folio_____. Revisions to this TCPII may require a revision to the recorded easement”.

ORDERED this 16th day of May, 2017, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 9-0

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

By: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council