

Case No.: DSP-16011
Woodmore Towne
Centre at Glenarden,
Lots 1 & 2, Nordstrom

Applicant: Woodmore Towne Centre, LLC

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 (“LU”), Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George’s County Code (2015 Ed., as amended) (“PGCC”), we have jurisdiction to issue the final decision in this Detailed Site Plan Application Number 16011, (“DSP-16011”).¹ Planning Board’s Resolution No. 16-88 (“PGCPB No. 16-88”) approving Applicant’s request for a 59,607-square-foot retail development including four individual buildings located on land known as Lots 1 and 2 as shown on Record Plat PM 231 at 31, within Woodmore Towne Centre at Glenarden, is hereby AFFIRMED.¹

As the basis for this final decision, and as expressly authorized by Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland and Subtitle 27 of the Prince George’s County Code, we hereby adopt the findings and conclusions set forth within PGCPB No. 16-88 and APPROVE Type II Tree Conservation Plan TCPII-053-07-04 (“TCPII-053-07-04”), and further APPROVE Alternative Compliance AC-16007, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made or information provided:

¹ See also *Cnty. Council of Prince George’s Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 569, 120 A.3d 677, 725 (2015) (The District Council is expressly authorized to review a final decision of the county planning board to approve or disapprove a detailed site plan and the District Council’s review results in a final decision).

- a. The loading space adjacent to Building C on Lot 2 shall be moved to a location where it will not conflict with drive-through traffic movements associated with that building.
- b. Within Lot 2, the plan shall be modified to reflect an acceptable internal sidewalk circulation plan to serve the uses within the lot.
- c. The plan shall be modified to show drive aisles within Lot 2 as the standard 22 feet in width.
- d. A note shall be added to the plan indicating the date of the approval of the most recent stormwater management concept plan and the expiration date.
- e. A note shall be added to the plan stating that all buildings shall be fully equipped with automatic fire suppression systems in accordance with applicable National Fire Protection Association standards and all applicable County laws.
- f. Either amend the declaration recorded in Liber 31436, Folio 114, to include Lot 1 as an easement parcel with non-exclusive rights of access across Lot 5 for the purpose of access to the loading space shown on Lot 1 or, in the alternative, the owner of Lot 5 shall grant an access easement to Lot 1 for access to the loading space.
- g. Revise the plan to indicate the limits of disturbance and to note the proposed improvements within the rights-of-way of Campus Way North and Woodmore Towne Center Drive.
- h. Label the DSP for the abutting properties (DSP-07011/01) on the coversheet.
- i. Provide one pedestrian walkway through the main parking lot of Lot 2, comparable to the pedestrian walkways constructed elsewhere in Woodmore Towne Centre.
- j. Provide a minimum five-foot-wide sidewalk with a five-foot-wide landscaped strip along the site's frontage of Campus Way North on Lots 1 and 2.

- k. Widen the existing sidewalk along the site's frontage of Woodmore Centre Drive to a minimum of eight feet where it abuts the commercial building on Lot 1, and mimic the pedestrian zone on adjacent Lot 5.
- l. Provide bicycle racks accommodating a minimum of 15 bicycle parking spaces at locations scattered throughout Lots 1 and 2 convenient to the building entrances. The location and type of the racks shall be included on the DSP.
- m. Provide clear information including the area of signage for the 10,010-square-foot building attached to the Nordstrom Rack building.
- n. Provide special paving and landscaping along the building frontage to enhance the pedestrian experience within the area, as shown between the building façade and back of curb. Provide crosswalks from the building to the parking area.
- o. Add brick to the bottom of the lowest horizontal architectural band on the towers of the northern, western, and eastern elevations as shown hatched on Applicant's Exhibit 2.
- p. Revise the landscape plan and schedules to reflect the correct requirements and Alternative Compliance approval for Section 4.2 of the 2010 *Prince George's County Landscape Manual*.
- q. For Lot 1, add a minimum of three ornamental trees and 25 shrubs near the intersection of Campus Way North and Woodmore Centre Drive.
- r. For Lot 2, add a minimum of three ornamental trees and 25 shrubs near the intersection of Campus Way North and Woodmore Centre Drive, and add a minimum of 80 shrubs along the Five Lees Lane frontage.
- s. The applicant shall prepare an exhibit depicting the limits of disturbance beyond the boundary of Detailed Site Plan DSP-16011 (Lots 1 and 2). This exhibit shall be placed in the file of Detailed Site Plan DSP-07011-02 and shall constitute a revision to improvements originally shown on DSP-07011-02, which occur as a result of development pursuant to DSP-16011.

2. Prior to certificate approval of the detailed site plan (DSP), the Type II tree conservation plan (TCPII) shall be revised as follows:
 - a. Revise the woodland conservation worksheet to reduce the areas in the column for the overall commercial phase of the project by the acreage of the current application. The column for the totals shall remain the same as previous approvals.
 - b. The current qualified professional signature shall be provided and the signature of the qualified professional who certified previous versions of the plan shall be removed from all sheets.
 - c. The approval block shall be updated to the current standard, with all associated case information filled-in.
 - d. Provide a set of the TCPII plans colored in accordance with the May 25, 2016 Development Review Bulletin regarding tree conservation plan application processes.

3. The architectural elevations, as approved for the Nordstrom Rack and the adjoining 10,010-square-foot building, shall constitute the established design and review parameters that will serve as the basis for review of all buildings on Lot 2. Prior to issuance of building permits for Lot 2, architectural elevations, as well as site placement for buildings, shall be reviewed and approved by the Prince George's County Planning Board, or its designee, subject to the parameters set forth herein. The number, configuration, size, access, and location of the buildings currently proposed for Lot 2 is conceptual only. Final details shall be the subject of the subsequent review and approval by the Prince George's County Planning Board or its designee.

ORDERED this 19th day of September, 2016, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Franklin.

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: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council