

PGCPB No. 2025-117

File No. DDS-24005

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Departure from Design Standards Application No. DDS-24005, Fairview, requesting a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, the Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Commercial, General and Office Zone (CGO); and

WHEREAS, pursuant to Section 27-1704(a) of the Prince George's County Zoning Ordinance, development approvals approved under the prior Zoning Ordinance prior to April 1, 2022 remain valid for the period of time specified in the prior Zoning Ordinance; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, unless the period of time under which the development approval remains valid expires, the project may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance; and

WHEREAS, the subject property received prior development approval for Preliminary Plan of Subdivision (PPS) 4-22050 (PGCPB Resolution No. 2024-055), which was reviewed and approved under the Prince George's County Subdivision Regulations effective prior to April 1, 2022 (prior Subdivision Regulations), and therefore, remains valid until June 13, 2026.

WHEREAS, Pursuant to Section 24-1704(b) of the Subdivision Regulations, until and unless PPS 4-22050 expires, the project may proceed to the next steps in the approval process (including any zoning steps that may be necessary) and continue to be reviewed and decided under the prior Subdivision Regulations and prior Zoning Ordinance.

WHEREAS, the applicant has elected to have this application for a Departure from Design Standards (DDS-24005) reviewed under the requirements of the prior Zoning Ordinance; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application in conjunction with an application for Detailed Site Plan (DSP-24015) approval under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, after consideration of the evidence presented at the public hearing on December 4, 2025, the Prince George's County Planning Board finds:

1. **Request:** This departure from design standards (DDS) application is for approval of a departure from Section 27-558(a) of the prior Prince George's County Zoning Ordinance, for a reduction in the size of standard, nonparallel parking spaces, from 9.5 feet by 19 feet to 9 feet by 18 feet.

In conjunction with this DDS, the Prince George's County Planning Board approved a Detailed Site Plan, DSP-24015 (PGCPB Resolution No. 2025-116) for development of 65 single-family attached (townhouse) dwelling units, with associated infrastructure and amenities.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	CGO	C-S-C
Use	Vacant	Single-family attached dwelling
Gross tract acreage	7.65	7.65
Net tract acreage	7.65	7.65*
Parcels	1	5
Lots	0	65

Note: *There is 0.08 acre of future road dedication for the widening of Whitfield Chapel Road, which will be dedicated at the time of recordation of the record plat for the subject development.

Parking Requirements (for the C-S-C Zone per Section 27-568(a) of the prior Zoning Ordinance)

	REQUIRED (min.)	EVALUATED
Townhouse or other one-family attached dwelling (2.04 per dwelling unit)	133	-
Standard parking spaces (garage + driveway) (9.5 feet x 19 feet)	-	153
Visitor nonparallel parking spaces (9 feet x 18 feet)*	-	11
Visitor nonparallel compact parking spaces** (8 feet x 16.5 feet)	Up to 44	14
Handicap-accessible space (8 feet x 18 feet)*** (including Van-accessible space)	2	3
Total	133	181

Note: *Departure from Design Standards DDS-24005 is approved for a reduction of the required nonparallel parking space size, from 9.5 feet by 19 feet, to 9 feet by 18 feet.

**A total of 44 parking spaces (one third of the requirement) may be compact, in accordance with Section 27-559(a) of the prior Zoning Ordinance.

***Of the visitor parking spaces, at least two shall be handicap-accessible (including one van-accessible space), in accordance with Section 27-566(b) of the prior Zoning Ordinance.

3. **Location:** The subject site is located in the northeast quadrant of the intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr Highway).
4. **Surrounding Uses:** The subject property is bounded to the east by Whitfield Chapel Road, and single-family detached dwellings beyond, in the Residential, Rural (RR) Zone, formerly the Rural Residential (R-R) Zone; to the north by Fairview Avenue, and single-family detached dwellings in the RR (formerly R-R) Zone; to the west by the Capital Beltway and unimproved Lots 3, 34, 35, and 36 in the Residential, Single-Family-95 (RSF-95) Zone, formerly the One-Family Detached Residential (R-80) Zone; and to the south by MD 704 and wooded area beyond in RSF-95 (formerly R-80) Zone.
5. **Previous Approvals:** The property has been the subject of several prior development approvals. Preliminary Plan of Subdivision (PPS) 4-04135 was approved on January 20, 2005, by the Prince George's County Planning Board (PGCPB Resolution No. 05-16), for 12 lots and one parcel in support of single-family detached residential development in the R-80 Zone. Subsequently, the applicant filed DSP-05108, which fell dormant and consequently did not receive approval. PPS 4-04135 expired in 2007.

In 2008, PPS 4-08041 was filed for 12 lots and one parcel for residential development. In that case, additional information was not received before the Planning Board hearing date, and the application was eventually withdrawn by the applicant. In 2009, PPS 4-09018 was filed, and approved by the Planning Board (PGCPB Resolution No. 09-166), for 12 lots and 2 parcels for residential development in the R-80 Zone. As further discussed below, the subject site was rezoned to C-S-C in 2015, and development of the property did not proceed in accordance with PPS 4-09018.

On May 12, 2015, Zoning Map Amendment A-10024-C, was approved by the Prince George's County District Council (Zoning Ordinance No. 10-2015), to rezone the property from the prior R-80 Zone to the prior C-S-C Zone. An amendment to A-10024-C was approved by the District Council on November 6, 2017 (Zoning Ordinance No. 12-2017), which included six conditions.

On July 26, 2018, PPS 4-16037 was approved by the Planning Board (PGCPB Resolution No. 18-87), for 37,900 square feet of commercial development on one parcel. However, this prior PPS has expired.

On May 18, 2021, Prince George's County Council Bill CB-14-2021 was enacted for the purpose of permitting townhouse uses in the C-S-C Zone, under certain specified circumstances. These specified circumstances are provided in Footnote 85 of Section 27-461(b), which is the Table of Uses for Commercial Zones. The subject application is in conformance with Footnote 85, which is discussed in PGCPB Resolution No. 2025-116.

On June 5, 2024, Certificate of Adequacy ADQ-2022-053 was approved by the Prince George's County Planning Director, subject to four conditions. This ADQ is valid for 12 years from the date of approval of PPS 4-22050, and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George's County Subdivision Regulations.

On June 13, 2024, PPS 4-22050 was approved by the Planning Board (PGCPB Resolution No. 2024-055), for 65 lots and 5 parcels for development of 65 single-family attached dwellings, subject to 16 conditions.

General Note 25 on the cover sheet of the site plan set provides the prior approval history of the project. The text of General Note 24, and first line of General Note 25 are overlapping. A condition is included in PGCPB Resolution No. 2025-116 requiring the applicant to revise General Notes 24 and 25 to be legible.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Departure from Design Standards DDS-24005:** The Departure from Design Standards (DDS-24005) allows a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet. Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance provides that, in order for the Planning Board to grant the departure, it shall make the following findings:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The purposes set forth in the prior Zoning Ordinance include protecting the health, safety, and welfare of the residents and workers in Prince George's County, and encouraging the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features. To accommodate an acceptable size within the proposed development, the DSP includes a nonparallel standard parking space dimension to be 9 feet by 18 feet. The purposes set forth in prior Subtitle 27 of the Prince George's County Code are to protect the health, safety, and welfare of the residents and workers in Prince George's County. The purposes of this Subtitle will be equally or better served by the reduced parking space, as the site will provide safe on-site circulation, meet the landscape buffer requirement, and provide attractive landscaping to enhance the property's scenic beauty. As such, the purpose of this Subtitle will be better served by the applicant's proposal.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The subject property abuts public right-of-way on all five sides, and each side requires a landscape buffer between 20 and 75 feet, pursuant to Section 4.6-1 of the Landscape Manual. As such, a compact development layout is required, and the departure is the minimum necessary to provide sufficient number and sufficient size for visitor parking spaces to the 65 dwelling units. The development includes 28 visitor parking spaces, out of which 14 are compact spaces, and 11 are with the proposed reduced dimensions, and 3 are handicap-accessible spaces with reduced length. It was further noted that pursuant to current standards of the Zoning Ordinance in Section 27-6306, the minimum dimensional standard for nonparallel parking space is 9 feet by 18 feet. This standard is consistent with the applicant's proposal, which is also generally consistent with other jurisdictions within proximity of Prince George's County. As such, the reduction of the parking size to 9 feet by 18 feet is the minimum necessary.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The site features unique circumstances. The subject property abuts public right-of-way on all five sides, and each side requires a landscape buffer between 20 and 75 feet, pursuant to Section 4.6-1 of the Landscape Manual. The arrangement of the townhouse lots, in response to the buffer requirements of the Landscape Manual, requires a slightly smaller parking space footprint which will allow for the more efficient placement of internal parking. The layout is compact, yet functional, and allows for the provision of a sufficient number of visitor parking spaces, while meeting the landscape requirement for the site. The Planning Board finds that the departure is necessary to alleviate circumstances specific to the site.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The reduced standard parking space size would allow sufficient parking space and parking number, as well as providing adequate spacing between buildings and substantial landscaping within the project. The departure request is minimal in nature, and the departure will enhance the visual, functional quality of the development. The site plan is in conformance to all environmental regulations. The Planning Board finds that the departure will not impair the visual, functional, or environmental quality or integrity of the site, or of the surrounding neighborhood.

Based on the analysis above, the Planning Board approves Departure from Design Standards DDS-24005, for a departure to allow standard, nonparallel parking space sizes of 9 feet in width by 18 feet in length.

7. **Community feedback:** The Planning Board did not receive any inquiries or feedback from the community regarding the subject DSP.

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 the above-noted application.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of 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 Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, and Barnes voting in favor of the motion at its regular meeting held on Thursday, December 4, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of December 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:MS:rpg


Approved for Legal Sufficiency
M-NCPBC Office of General
Counsel

Dated: 12/17/25