

Prince George's County Departure from Parking and Loading Standards Application No. 261

Applicant: Upshire Capital Partners, LLC, Owner

Location: The subject property is located northeast of the intersection of Lottsford Road and Campus Way North

Request: Parking and Loading Standards

### R E S O L U T I O N

WHEREAS, the applicant is requesting to provide 180 spaces on the site; and

WHEREAS, the advertisement of the public hearing was posted on the property in accordance with the adopted Rules of Procedure of the Prince George's County Planning Board; and

WHEREAS, the Technical Staff Report released February 14, 2000, recommends APPROVAL; and

WHEREAS, after consideration of the Technical Staff Report and testimony at its regular meeting on February 24, 2000, the Prince George's County Planning Board agreed with the staff recommendation; and

WHEREAS, the Prince George's County Planning Board decision is based on the findings and conclusions found in the Technical Staff Report and the following DETERMINATIONS:

1. The subject application, DPLS-261, is for a Departure of Parking and Loading Standards for 47 parking spaces.

The Zoning Ordinance, Section 27-568, requires the subject application to have 227 parking spaces. The applicant is proposing to provide 180 spaces on the site.

#### Required Findings of Section 27-588(b)(8) of the Zoning Ordinance

2. **The following purposes of the parking and loading requirements of the Zoning Ordinance will be served by the applicant's request:**
  - a. **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the building and uses.**
  - b. **To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points.**
  - c. **To protect the residential character of residential areas.**

**d. To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

Comment: The purposes of the parking requirements will be served by the applicant's Departure request. The proposal provides sufficient off-street parking for both the residents and the Community Center Complex. In addition the plan provides well defined internal circulation and ease of access which is not impacted by this departure request.

A minimum of 163.2 parking spaces are required for the residents and 63.4 parking spaces are required for the Community Center Complex, for a total of 227 parking spaces. The subject application will provide 180 parking spaces, 160 for the residents and 20 for the Community Center Complex. It is apparent by the nature of this project, in a planned retirement community most couples will have one vehicle and will most likely walk to the community center. It should also be noted that access to this site will be controlled, meaning that the residents who live in the development and their guests will be the only ones entering the site. Therefore, a reduction in the number of total parking and loading spaces will not endanger the health, safety, convenience and welfare of the residents of this development.

**3. The departure is the minimum necessary, given the specific circumstances of the request.**

Comment: The requested departure is the minimum necessary. Although the applicant is 47 spaces below what is required by the Zoning Ordinance, the plan does provide for parking in driveways and street parking. Increasing the parking spaces would significantly lower the areas of preservation that are required by the Woodland Conservation Ordinance.

**4. The departure is necessary to alleviate circumstances which are special to the subject use, given its nature and its location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949.**

Comment: The property and surrounding properties were not developed prior to November 29, 1949.

**5. All methods for calculating the number of spaces required have either been used or found to be impractical.**

Comment: All methods for calculating the parking and loading requirements have been used and found impractical to further reduce the number of required spaces.

**6. Parking and loading needs of adjacent residential areas will not be infringed upon if**

**the departure is granted.**

Comment: Parking needs of adjacent residential areas will not be affected by granting this departure since the proposed plan provides for secured access for the residents who live within the community.

7. **In making its findings the Planning Board shall give consideration to the following:**

- a. **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property.**

Comment: The parking and loading conditions within the general vicinity of the subject property and available on- and off-street spaces within 500 feet of the subject property are adequate. To the north and east of the subject property are single-family residential lots which have adequate on- and off-street parking spaces. To the north is the Collington Episcopal Life Care Center development that has a private off-street parking that serves its use. The property is bound on the west and east by Campus Way North and Lottsford Road, respectively.

- b. **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity.**

Comment: The Planning Area 73 Master Plan does not specifically address parking and issues related to planned retirement communities.

- c. **The recommendations of a municipality (within which the property lies) regarding the departure.**

Comment: The subject property is not located within a municipality. The plan was referred to the Enterprise Road Corridor Team, and at the time of the writing of this staff report, no referral response had been received.

- d. **Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

Comment: There are no public parking facilities that serve this area.

NOW, THEREFORE, BE IT RESOLVED, that Departure from Parking and Loading Standards Application No. 261 is hereby APPROVED.

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 adoption of this Resolution.

\* \* \* \* \*

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 McNeill, seconded by Commissioner Boone, with Commissioners McNeill, Boone, Brown and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, February 24, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of March 2000.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:LW:aj