

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Departure from Parking and Loading Standards Application No. DPLS-454, Harbor Place Apartments, a departure from parking and loading standards for a waiver of six parking spaces required for the proposed clubhouse in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on December 14, 2017, the Prince George's County Planning Board finds:

1. **Request:** This departure application is filed in conjunction with Detailed Site Plan DSP-15015, to construct a new 4,968-square-foot clubhouse at Harbor Place Apartments on Parcel B. The proposed clubhouse will feature a management office, leasing office, fitness center, and other amenities for the residents. This application is requesting a departure from parking and loading standards (DPLS) in Section 27-568(a) of the Zoning Ordinance, to allow for a reduction in six required parking spaces for the proposed clubhouse.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-18	R-18
Use(s)	Residential	Residential
Gross Acreage	10.37	10.37
Net Acreage	10.37	10.37
Parcels/Lots	1	1
Dwelling Units	606	606

OTHER DEVELOPMENT DATA

Parking Spaces for this DSP:**Residential Use – 1.25 spaces /1 unit***

Residential Units (226 units)	283 spaces
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Clubhouse (by use)

Office– 1,250 sq. ft.	5 spaces
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1/250 for first 2,000 sq. ft.	
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Club Room – 36 seats	9 spaces
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1 space/4 seats	
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Fitness Center – 1,040 sq. ft.	13 spaces
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1/80 sq. ft.	
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Total Required**310 spaces**

Parking Spaces Provided:

Standard spaces (9 ft. x 20 ft.) **	293 spaces
Handicap Spaces (13 ft. x 19 ft.)	11 spaces

Total Spaces Provided **304 spaces**

* Parking ratio based on approved (CNU Permit 1614-2001-UO ratio of 1.25 spaces /1 unit)

**Parking size based on approved (CNU Permit 1614-2001-UO 9 ft. x 20 ft.)

3. **Location:** The subject property is located on the south side of Palmer Road, approximately 1,300 feet east of its intersection with MD 210 (Indian Head Highway) in Planning Area 76B and Council District 8. More specifically, the site is located at 1103 Palmer Road, Fort Washington, Maryland 20744.
4. **Surroundings and Use:** The subject property is bounded to the north by the Henson Creek Trail System and open space in the R-O-S (Reserved Open Space) Zone, to the south are properties zoned R-R (Rural Residential) and R-80 (One-Family Detached Residential), to the west are properties zoned C-S-C (Commercial Shopping Center) and R-18, and to the east are properties zoned R-30C (Multifamily Low Density Residential – Condominium) and R-18. The neighborhood is predominately developed with a mix of residential homes north and south of the property, and includes commercial uses along Indian Head Highway to the west.
5. **Previous Approvals:** The property is the subject of a final plat recorded in Plat Book WWW 51-15. The property is also subject to a standard exemption for the site from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (E-043-16), which was issued on August 8, 2016 and is valid until August 8, 2021.

The property is subject to a Natural Resource Inventory equivalency letter (NRI-162-2016) for development activity in Prince Georges County, issued August 8, 2016, and is due to expire on August 8, 2021. Special Exception SE-1153, was approved for the site for a community swimming pool on March 19, 1965, however, the special exception is no longer valid because the use is now permitted in the R-18 Zone in accordance with Section 27-441 of the Zoning Ordinance. Permit 1614-2001-U certified the nonconforming apartments with 606 dwelling units, on June 5, 2001. Permit 28155-2008-U recertified the nonconforming apartments with 606 dwelling units, on November 17, 2004, and supersedes the previous approval. The current application must address the development data on the CNU site plan, and adhere to the development regulations set forth by the nonconforming use plan, which should be shown on the site plan. The property is the subject to Stormwater Management Concept Plan 65399-2016-00, approved by the Department of Permitting, Inspections and Enforcement (DPIE) on May 15, 2017 and valid until May 15, 2020.

The Planning Board notes, in addition to the regulations set forth by the CNU, that the new clubhouse is subject to current setbacks and the site will be subject to current green area requirements because this is new construction.

6. **Design Features:** The property was developed in the early 1960s with 606 multifamily residential apartments on three parcels of land known as Parcel A, Part I; Parcel A Part II; and Parcel B. The subject application is for the development of a 4,968-square-foot clubhouse on Parcel B, which is 10.37 acres and includes, four existing multifamily buildings (Buildings J, K, L, and M), an existing pool, pool house, and associated parking. The proposed clubhouse will feature a management office, leasing office, fitness center and other amenities for the residents.

When the property was developed in the early 1960s, it was subject to different development standards and does not comply with the current Zoning Ordinance. The proposed clubhouse is located on the western end of the property near the existing pool and pool house. The two-way driveway from Palmer Road to the proposed clubhouse also serves the pool, pool house, and Building J. Two existing surface parking lots are located in this area; one directly in front of Building J and one directly in front of the existing pool house and pool, adjacent to Palmer Road. The parking area in front of the pool house has 28 existing parking spaces and proposes to restripe and renovate the existing lot to include only 23 parking spaces, including two handicap parking spaces. The surface lot in front of Building J at the center of the site is proposed to remain, and is not included within the limit of grading and disturbance for the project.

Architecture: The clubhouse is rectangular and includes a multi-tiered roofline with the front of the facility facing Palmer Road. The proposed building is 33 feet tall and includes two stories. The building has been designed to incorporate a variety of materials, including stucco and stone veneer, creating a clean and contemporary design, which will complement the surrounding uses. Decorative pillars emphasize the entrance and ample fenestration is proposed on all sides. The building includes two distinct wings, which house the meeting room and offices for the facility.

Lighting: The site plan proposes lighting to illuminate the front of the building and parking areas for the clubhouse. The site plans show pole-mounted lighting in the parking area near the clubhouse, to provide a balanced lighting pattern. Building-mounted lighting is also proposed on the new community center to highlight building entrances and provide architectural accents. This light will provide patrons with a bright safe atmosphere while not causing a glare onto adjoining properties.

Signage: The existing sign showing the name of the apartment community will not be altered with this application and is proposed to remain. One freestanding sign is being proposed with this application near the entrance to the proposed clubhouse. It is proposed to be internally illuminated and has been designed with a modern scheme reflecting the complex's name and logo on the sign.

Freestanding signs associated with a nonresidential use allowed in a residential zone are permitted and regulated by Section 27-615 of the Zoning Ordinance, which requires conformance with the requirements for the least intensive Commercial Zone in which the nonresidential use is allowed. Section 27-614 of the Zoning Ordinance provides requirements for freestanding signs, and limits the maximum height to eight feet and a maximum allowed area for the sign based on street frontage, requiring that the sign area not be more than one-square-foot for each eight lineal feet of

street frontage of the property occupied by the use associated with the sign. The proposed freestanding sign is six feet in height and has a signage area of 33 square feet.

Therefore, the proposed signage for the club house has been found acceptable, and meets the requirements of Section 27-614.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The applicant has requested a departure of six parking spaces from the 310 spaces required for the existing multifamily dwelling units and proposed clubhouse. Pursuant to Section 27-588(b)(7)(A), (B) and (C), the Planning Board has made the following findings and included each required finding in **boldface** type below.

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

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;

The Planning Board has reviewed the purposes of Section 27-550 of the Zoning Ordinance with respect to the requested departure of six of the required 310 parking spaces and offers the following:

(1) 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 buildings and uses;

The automobile parking lots and loading areas on-site are sufficient to serve the parking and loading needs of all persons associated with the buildings and uses included in the application. Much of the user base for the proposed clubhouse will come from the surrounding multifamily residential buildings, thereby, reducing the need for parking, and will not substantially impact the parking and loading needs of the residents of the apartment complex or clubhouse.

(2) 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;

The project will aid in relieving traffic congestion on streets by providing all parking on-site and limiting the number of access points to parking for the subject project to a single point from Palmer Road. The size of the clubhouse building is not significant, and its purpose does not generate a high-volume of traffic.

(3) To protect the residential character of residential areas; and

In order to protect the residential character of the surrounding area, the architecture of the project is enhanced so that views from the residential properties into the project will be aesthetically pleasing and fit well with the surrounding residential properties. Additionally, the site is well buffered from the adjacent residentially-zoned land and the clubhouse will provide passive and active recreational areas, such as a fitness center and clubroom, for the residents of the apartment complex.

(4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.

The parking and loading proposed for the clubhouse is conveniently located for the residents of the community adjacent to the building in the existing parking lot, which has been restriped to include the required handicapped parking for the clubhouse use. The handicap parking spaces have been located in front of the entrance to the building with the remainder of the parking located in close proximity to the clubhouse.

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

The departure is the minimum necessary to provide for the clubhouse use and does not reduce the parking and loading spaces for the surrounding multifamily residential area, and allows the proposed parking lot to be used to its maximum potential effectively serving the needs of the residents.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

The clubhouse is located toward the western end of the existing Harbor Place apartment complex that has several site-related constraints that limit the ability to meet the required number of parking spaces. The gross floor area (GFA) of the clubhouse is based on the needs of the residents, and generates a specific parking requirement. The parking needs for the clubhouse cannot be met due to the constricted space, the addition of the required handicap spaces and the layout of the property. Therefore, the departure is necessary in order to alleviate circumstances, which are special to the subject use, given its nature at this location in accordance with this requirement.

- (iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

All methods for calculating the number of spaces required by the Zoning Ordinance have been used or found to be impractical in accordance with this requirement.

- (v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

More than 283 parking spaces will be provided meeting the requirements for the residential use on the subject property, and will not be reduced by the addition of the clubhouse use. The clubhouse use will have enough parking in accordance with the applicant's data, because many of the residents will walk to the clubhouse, thereby, reducing the parking need of the proposed uses within the clubhouse. Therefore, parking and loading needs of the adjacent residential areas will not be infringed upon if the departure is granted.

(B) In making its findings, the Planning Board shall give consideration to the following:

- (i) 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;**

There is sufficient parking within 500 feet of the subject property for the multifamily apartment buildings and clubhouse.

- (ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

The subject property is located in the Henson Creek-South Potomac Master Plan. The master plan is envisioned as a pedestrian-oriented village setting, and is a long-range redevelopment scenario for the area. The subject application will address the specific goals of the Master Plan by reinforcing the character of the established residential neighborhoods, and revitalizing older multifamily rental and condominium projects. The approval of this departure is aligned with the Master Plan's recommendation and will help to the revitalize the area.

- (iii) The recommendations of a municipality (within which the property lies) regarding the departure; and**

The subject property does not lie within a municipality. Hence, this requirement is not applicable to the subject project.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

No public parking facilities are proposed in the County's Capital Improvement Program within the general vicinity of the subject property.

(C) In making its findings, the Planning Board may give consideration to the following:

(i) Public transportation available in the area;

The subject property is served by public transportation, and is in close proximity to a public bus stop, which is approximately a quarter of a mile from the apartment complex.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

Alternative design solutions have been explored for off-street parking facilities. A condition has been included in the Recommendation section of this report that requires the addition of ten bicycle parking spaces, which will yield additional spaces that will serve the residential users of the clubhouse.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

The proposed use is for a clubhouse, which includes a recreation center, meeting room, and leasing office for use by the residents of the existing multifamily dwelling units. There are no other business uses within 500 feet of the subject property.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The multifamily dwellings are located within the R-18 Zone. However, the development of a clubhouse is being proposed with this application, not a multifamily building. It should be noted that the required number of handicapped spaces have been provided.

In summary, the Planning Board supports the Departure from Parking and Loading Standards, DPLS-454, for a departure from the number of required parking spaces.

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 to allow for the reduction of six parking spaces.

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.

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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 Bailey, with Commissioners Geraldo, Bailey, Washington, and Hewlett voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, December 14, 2017, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of January 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:ydw