

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on February 20, 2003, regarding Detailed Site Plan DSP-02049 for BRT Masonry, LLC, the Planning Board finds:

1. **Request:** The subject application is for the approval of the use of the subject property for the operation of a masonry contractor's business and ancillary outdoor storage. Previous use of the property was residential and the lot is improved with a single-family dwelling.

2. **Site Plan Data:**

	Existing	Proposed
Zone(s)	I-1	I-1
Use(s)	Contractor's office and storage	Contractor's office and storage
Acreage	17,000 square feet or .3992 acre	17,000 square feet or .3992 acre
Lots	1	1
Square footage/GFA	1,163 square feet	1,163 square feet
Dwelling Units:		
Attached	None	None
Detached	None	None
Multifamily	None	None

Other Development Data	Required	Provided
Parking Spaces Required	3 spaces	4 spaces
Loading Spaces Required	None	None
Area of Outdoor Storage Compound	N/A	5,200 square feet
10% Green Area required	1,700	7,451
Signs	None	None

3. **Location:** The property is located in Planning Area 81A, Council District 9, adjacent to the south side of Andrews Air Force Base. More specifically, it is located 500 feet northeast of the intersection of Alexandria Ferry and Delano Roads, at 7718 Delano Road in Clinton. The property is also known as Part of Lot 31 of the Bellefonte subdivision as is depicted on Tax Map 108 in Grid A4, and is located in the Industrial (I-1) zoning district.

4. **Surroundings and Use:** Land use adjacent to the subject site is exclusively industrial. The land use fabric surrounding the subject property, however, is a mix of industrial and residential. Largely because of the rezoning of the land to industrial, land use in the vicinity is evolving from residential to industrial use. Industrial use seems a better fit both because of the number of industrial uses already in the neighborhood and the proximity of Andrews Air Force Base. As is desired by the applicant, many of the single-family homes in the vicinity of the subject site have been converted to industrial offices, shops and ancillary uses. Some residential use persists in the vicinity, though the residential and industrial land uses appear to coexist remarkably peaceably.
5. **Previous Actions:** On May 9, 1989, the District Council granted a rezoning of the subject property in Zoning Ordinance No. 23-1989, Case No. A-9741-C. The application requested that 21.19 acres, which included the subject Part of Lot 31, be rezoned from R-R to I-1. The approval carried with it a condition that any proposed development of the property be subject to detailed site plan review, with particular attention paid to buffering and screening of adjacent residential areas, noise impacts, and building acoustics.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Map Amendment A-9741-C:** This amendment required that the detailed site plan show particular attention to buffering and screening of adjacent residential areas, noise impacts and building acoustics. The detailed site plan demonstrates compliance with buffering and screening requirements of the Zoning Ordinance. However, since the subject site has no adjacent residential use, any further “particular attention” to buffering and screening is unnecessary in this case. Additionally, noise impacts and building acoustics are not in issue since neither the proposed use (masonry contractor’s office and storage) nor the surrounding industrial uses generate substantial noise levels. Lastly, it has been determined that noise from Andrews Air Force Base has no significant negative noise impacts on the subject site.
7. **Zoning Ordinance:** The subject application has been reviewed against Zoning Ordinance requirements for the I-1 Zone and the site plan design guidelines, including parking, loading and signage.
 - a. The subject use, a contractor’s office with outdoor storage, is in conformance Part 11, Off-Street Parking and Loading (except as indicated in b. and c. below), Part 12, Signs, and the requirements of Section 27-469 for development in the I-1 Zone.
 - b. Per Section 27-563, the driveway width to the parking lot must measure at least 22 feet. Because this requirement has not been met in this application, the applicant is requesting a departure. Staff analysis of that application is included below.
 - c. The parking space for handicapped, per Section 27-560, requires 22 feet behind it, so as not to require backing out on the street. Additionally, Section 27-563 requires that all parking areas be connected to a street by a two-way driveway. These requirements have also not been met, so a departure has been requested for the location of the handicapped

space.

8. ***Landscape Manual:*** The project has been reviewed against the applicable sections of the *Landscape Manual* and found to be in compliance. More specifically, the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements, and Section 4.3.b.1, Perimeter Landscape Requirements, have been successfully incorporated into the plans. Section 4.2 requires a landscaped strip adjacent to the public right-of-way in front of the property and Section 4.3.b.1 requires a landscaped strip between the parking lot and the adjacent property line.
9. ***Woodland Conservation Ordinance:*** As per the Environmental Planning Section, the subject project is exempt from the requirements of the Prince George's County Woodland Conservation Ordinance because the lot is smaller than 40,000 square feet of gross tract area, there is less than 10,000 square feet of existing woodland, and there will be less than 5,000 square feet of woodland clearing.
10. ***Referral Comments:*** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:
 - a. The Department of Public Works and Transportation (DPW&T) will require:
 - Right-of-way dedication.
 - Frontage improvements in accordance with DPW&T's urban industrial road standards, unless another agreement is reached with the applicant.
 - Compliance with street tree and lighting standards.
 - Storm drainage systems and facilities must be in accordance with DPW&T and the Department of Environmental Resources requirements.
 - DPW&T also stated that the west side 19-foot entrance was adequate for the intended use.
 - b. Transportation¾ Noting that Delano Road is a 50-foot right-of-way, the Transportation Planning Section stated that the site plan is acceptable.
 - c. Stormwater Management¾ The Department of Environmental Resources stated that they had no objection to the project.
 - d. Subdivision¾ The Subdivision Section first noted that the applicant must demonstrate that Lot 31 was legally subdivided. Upon review of a deed recorded in Liber 5129 Folio 408, dated July 1979 (pre-1982) and a 1944 Plat of the Bellefonte subdivision, the section found that the lot was legally created pursuant to Section 24-107(C)(7).
 - e. Trails¾ The Trails Planner of the Transportation Planning Section stated that there would be no trails requirements for this project.
 - f. Environmental¾ The Environmental Planning Section has offered verbal comments on

the project that the application is exempt from the Woodland Conservation Ordinance; that there are no floodplains or wetlands on the site; and that the application does not appear to raise any noise issues.

- g. Permits¾ The Permits Section recognized the need for a departure from the requirement that the project be served by a two-way drive aisle measuring a minimum of 22 feet. They also noted that there must be 22 feet of back-up area behind the handicapped parking space. Lastly, they requested that the height and square footage of the existing structure be provided on the site plan.
 - h. Community Planning¾ The Community Planning Section found that the low-intensity industrial use is appropriate for the site, noting the proximity of Andrews Air Force Base making the site unsuitable for residential use.
11. The Detailed Site Plan, will represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development from its intended uses.

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 Detailed Site Plan DSP-02049, BRT Masonry, LLC.

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 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 Eley, seconded by Commissioner Scott, with Commissioners Eley, Scott, Lowe and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, February 20, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 13th day of March 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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