

PGCPB No. 03-266

File No. DSP-03032

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 December 11, 2003, regarding Detailed Site Plan DSP-03032 for Knox Road Parking Lot, the Planning Board finds:

1. The Detailed Site Plan is for a private commercial parking lot at 4340 Knox Road in the City of College Park. The site is zoned M-U-I and located in Subarea 1b (Town Center) of the Approved College Park US 1 Corridor Sector Plan where Detailed Site Plan review is required in accordance with the Development District Overlay Zone (DDOZ). The commercial parking lot has been in operation without a valid permit for several years, and this Detailed Site Plan is to bring the use into compliance with the requirements of the sector plan so that the applicant can obtain a valid permit. A commercial parking lot is permitted in the M-U-I Zone if the site is located within two miles of a Metro station and shuttle bus service is provided to the station. The site is located within two miles of the College Park Metro Station, and the applicant has indicated that a shuttle bus stop is located on Knox Road across from the site.

The surrounding uses are as follows: The site is bounded to the west by dormitories of the University of Maryland, to the north by a commercial parking lot, to the east by existing retail establishments, and to the south by Knox Road, a 30-foot right-of-way with a 30-foot paving section.

2. Site data for the Detailed Site Plan is as follows:

	EXISTING	PROPOSED
Zone(s)	M-U-I	M-U-I
Use(s)	Commercial Parking Lot	Commercial Parking Lot
Acreage	0.5358	0.5358
Lots	0	0
Parcel	1	1
Square Footage/GFA	0	0
Dwelling Units:	0	0

Parking Spaces Required: 0

Parking Spaces Provided: 54

PGCPB No. 03-266
File No. DSP-03032
Page 2

Required Findings:

3. Section 27-548.25(a) of the Zoning Ordinance requires that a Detailed Site Plan be approved by the Planning Board in accordance with Part 3, Division 9, of the Zoning Ordinance. The Detailed Site Plan submitted has been reviewed in accordance with those provisions, and it can be found that the plan represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
4. Section 27-548.25 (b) requires that the Planning Board find that the site plan meets applicable development district standards. In general, the Detailed Site Plan meets the applicable development district standards. If the applicant intends to deviate from the development district standards, the Planning Board must find that the alternative development district standards will benefit the development and the development district and will not substantially impair implementation of the sector plan.

The development district standards are organized into three categories: Public Areas; Site Design; and Building Design. The following standards warrant discussion:

Public Areas:

P.2.C. Sidewalks

This standard requires that all sidewalks have accessible ramps and comply with Americans with Disabilities Act (ADA) regulations. The sidewalk along Knox Road does not appear to comply with this standard. The site plan should be revised to provide ADA-accessible ramps where the sidewalk meets the entrance drive to the parking lot.

P.3. Street Furniture

The applicant has not requested a modification to this standard. The applicant is working with the City of College Park to select appropriate street furniture for the site. The city has recommended a condition that has been incorporated into the Recommendation section for street furniture to be used on the site.

Site Design:

S2.J. Wheel Stops

This standard requires that wheel stops be provided to prevent damage to landscaping, among other things. The site plan should be revised to provide wheel stops for all parking spaces.

5. The Detailed Site Plan is in general conformance to the requirements of the Prince George's County *Landscape Manual*. The plan should be revised to identify the use on the adjacent property to the west as student housing. Student housing is not listed in the Use Category Tables

PGCPB No. 03-266
File No. DSP-03032
Page 3

of the *Landscape Manual*. Student housing should be classified as a low-intensity use. Student housing is not as intensive a use as a fraternity or sorority, which is classified as a medium-intensity use. Student housing should be considered a slightly more intense use than a multifamily dwelling since the activity levels are greater than standard multifamily residential. Therefore, an "A" bufferyard should be provided along the western property line and the appropriate schedule should be provided on the landscape plan. The plan currently meets the 10-foot-wide bufferyard requirement, and there appears to be enough existing plant materials to meet the plant unit requirements. However, additional plant materials may be needed to fulfill the requirements of Section 4.7.

Referrals

6. In a memorandum dated October 13, 2003 (Metzger to Wagner), the Environmental Planning Section offered the following comments:

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan, DSP-03032, stamped as received by the Countywide Planning Division on September 24, 2003. The Environmental Planning recommends approval of the Detailed Site Plan (DSP-03032) with no conditions.

Background

The Environmental Planning Section has not previously reviewed any applications on the subject property. This application seeks the approval of a Detailed Site Plan to establish a parking lot, on an open undeveloped parcel in an M-U-I zone. The subject property has an approved Stormwater Management Concept Approval Letter, # 22426-2002-01 that expires on July 9, 2005. The approval of Basic Plan, A-9915-C, (Estate of Sterling Byrd) by the District Council contains no conditions related to environmental issues. This property is located in Area 5 of the Adopted College Park US 1 Corridor Sector Plan.

Site Description

The 0.54-acre site is located on the north side of Knox Road, approximately 250 feet east of Baltimore Avenue. A review of the information available indicates that Marlboro clay, steep and severe slopes, 100-year floodplain, wetlands, and streams are not found to occur on this property. The site is located in the Northeast Branch watershed, which is a tributary to the Anacostia River Basin. The soil found to occur on this property according to the Prince George's County Soil Survey is Sunnyside urban land complex, which has no significant limitations with respect to the development of this property. There are no rare, threatened or endangered species located in the vicinity of this property based on information provided by the Maryland Department of Natural Resources-Natural Heritage Program. No historic or scenic roads are affected by this proposal. Baltimore Avenue is a four- to six-lane major collector, located approximately 250 feet from the subject property and not generally regulated for noise impacts. The proposed use is not anticipated to be a noise generator. This property is located in the Developed Tier as delineated on the approved *General Plan*.

PGCPB No. 03-266
File No. DSP-03032
Page 4

Environmental Issues Addressed in the College Park US1 Corridor Sector Plan

Design standards (Trees and Plantings)

“C: Afforestation shall be accomplished through the provision of shade and ornamental trees. Tree cover shall be provided for a minimum of 10 percent of the gross site area and shall be measured by the amount of cover provided by a tree species in 10 years. Street trees planted along abutting rights-of-way may be counted toward meeting this standard. Exceptions to this standard shall be granted on redevelopment sites where provision of 10 percent tree cover is not feasible due to existing buildings and site features.”

Comment: This requirement has been met through the preservation of existing trees on-site and proposed tree plantings.

Environmental Review

a. This site is exempt from the provisions of the Woodland Conservation Ordinance because it is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. A tree conservation plan is not required. A standard letter of exemption from the ordinance is required prior to the issuance of any building permit, and can be obtained from the Environmental Planning Section, Countywide Planning Division, on request in person or by mail.

Comment: A letter of exemption is required prior to the issuance of any permit. The letter of exemption should accompany all future applications for plans and permits.

b. The stormwater management concept approval letter dated March 25, 2003, includes the following condition of approval set as quotes in the memo: “Proposed construction of a 12-inch curb and adequate grading to allow runoff to flow onto Knox Road. No stormwater management is required. Fine grading permit is required.” The requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources.

Comment: No further information is required with regard to stormwater management.

7. In a memorandum dated July 15, 2003 (Masog to Wagner), the Transportation Planning Section indicated that the proposed parking lot layout was unacceptable. However, the applicant has revised the plan to make the layout of the parking lot acceptable.

8. The Urban Design Section has the following additional comments:

a. The brick wall directly adjacent to the entrance drive should be moved back from the curb a minimum of one foot for safety reasons.

b. The two brick walls should be attached, eliminating the five-foot-wide gap between the

PGCPB No. 03-266
File No. DSP-03032
Page 5

walls.

- c. Concrete curbs should be provided throughout the parking lot to define parking spaces and protect landscaping.
 - d. The entire parking lot should be resurfaced with new asphalt.
 - e. A concrete driveway apron and curb returns should be provided at the entrance in accordance with City of College Park Department of Public Works standards.
9. The City of College Park held a public hearing on the subject application on November 25, 2003, and voted to approve the site plan with 10 conditions, which were agreed upon by the applicant. Those conditions have been incorporated into the Recommendation section below.

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-03032, subject to the following conditions:

- 1. Prior to certification of the Detailed Site Plan, the following revision shall be made:
 - a. The site plan shall be revised to provide ADA-accessible ramps where the sidewalk meets the entrance drive to the parking lot.
 - b. The brick wall directly adjacent to the entrance drive shall be moved back from the curb a minimum of one foot for safety reasons.
 - c. The two brick walls shall be attached, eliminating the five-foot-wide gap between the walls.
 - d. Concrete curbs shall be provided throughout the parking lot to define parking spaces and protect landscaping.
 - e. A note shall be added to the plan stating that the entire parking lot shall be resurfaced with new asphalt.
 - f. A concrete driveway apron and curb returns shall be provided at the entrance in accordance with City of College Park Department of Public Works standards.
 - g. The plan shall be revised to identify the use on the adjacent property to the west as student housing.
 - h. An "A" bufferyard shall be provided along the western property line, and the appropriate

PGCPB No. 03-266
File No. DSP-03032
Page 6

Section 4.7 landscape schedule shall be provided on the landscape plan.

- i. The landscape plan shall be revised to provide a continuous shrubbery hedge to screen parking in lieu of the Blue Rug Juniper in the east bufferyard.
 - j. Provide two trash receptacles on site.
2. The applicant shall seek permission from the University of Maryland to extend the five-foot sidewalk along Knox Road to the existing curb at the western end of the property and make handicapped accessible.
3. The existing parking sign shall be removed. A sign plan with details shall be submitted for review and approval by the Planning Board's designee and the City of College Park if a new freestanding sign is proposed.
4. Prior to the issuance of a grading permit, the applicant shall provide evidence of a contract with an exterminator to attempt to eliminate rodents from the site.
5. The applicant shall provide a paved path at the northeast corner of the property to facilitate access between the adjoining parking lot (same owner) and adjacent businesses.

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.

PGCPB No. 03-266
File No. DSP-03032
Page 7

* * * * *

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 Vaughns, with Commissioners Eley, Vaughns, Squire and Hewlett voting in favor of the motion, and with Commissioner Harley absent, at its regular meeting held on Thursday, December 11, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of January 2004.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:GW:meg:wrc

Aspose.Pdf