

Prince George's County Special Exception Application No. 4369

Applicant: Lincoln Memorial Park, Inc., Owner

Location: South side of Suitland Road, approximately 1,305 feet east of Southern Avenue.

Request: Cemetery in the O-S Zone.

R E S O L U T I O N

WHEREAS, the applicant has requested a special exception for a cemetery in the O-S Zone in accordance with Section 27-341 of the Prince George's County Zoning Ordinance; and

WHEREAS, the Technical Staff Report released June 21, 2000, recommended APPROVAL, with conditions; and

WHEREAS, after consideration of the Technical Staff Report and testimony at its regular meeting on June 29, 2000, the Prince George's County Planning Board agreed with the staff recommendation and adopts the staff analysis and recommendation as its own in this case.

WHEREAS, the Planning Board recommendation is based on the findings and conclusions found in the Technical Staff Report and the following DETERMINATIONS:

- A. Location and Field Inspection: The subject property is located on the south side of Suitland Road, 700 ∇ feet east of its intersection with Southern Avenue. The site is part of the Lincoln Memorial Park Cemetery. It is hilly in topography, descending gradually from east to west. This section of the cemetery is developed with a small two-story office at the entrance from Suitland Road as well as a maintenance facility, which is to be replaced by five 19-foot-high mausoleums.
- B. History: The cemetery was first established in 1927 and expanded in 1944, prior to the area's incorporation into the Regional District in 1949. Two small additions to the cemetery were approved in the early Seventies (SE-2246, which added 7.75 ∇ acres; and SE-2628, which added the maintenance facility to be replaced by this request.)

The 1986 *Sectional Map Amendment for Suitland-District Heights and Vicinity* placed the property in the O-S Zone.

- C. Master Plan Recommendation: The 1985 *Master Plan for Suitland-District Heights and Vicinity* recommends a public/quasi-public use for the site in recognition of its long use as a cemetery.
- D. Request: The applicant seeks permission to replace a maintenance facility (SE-2628, approved in 1972) with five 19-foot-high mausoleums within a 145 foot by 127 foot area. The applicant would also add a 4,000 square foot addition onto the existing office at the cemetery entrance off Suitland Road.

- E. Neighborhood and Surrounding Uses: The site is surrounded by the Lincoln Memorial Park Cemetery. It in turn, is surrounded by the following uses:

Northwest - A high rise apartment building in the R-10 Zone, townhouses in the R-T Zone, undeveloped land and single-family dwellings in the R-55 Zone.

Northeast - Across Suitland Road is the Cedar Hill Cemetery on the O-S Zone.

Southeast - Washington National Cemetery in the O-S Zone and the Suitland Federal Center in the C-O Zone.

Southwest - Suitland Parkway.

The neighborhood is defined by the following boundaries:

North - Pennsylvania Avenue (MD 4)

East - Silver Hill Road (MD 458), Suitland Road (MD 218) and the eastern edge of the Cedar Hill Cemetery

South - Suitland Parkway

West - Southern Avenue

The surrounding neighborhood is dominated by three large cemeteries and the Suitland Federal Office Center. A mixture of apartment, townhouse and single-family residential development is found along Southern Avenue and between Suitland Road and Pennsylvania Avenue.

- F. Specific Special Exception Requirements: Sec. 27-341. (Cemetery or Crematory).

A cemetery (including an animal cemetery) or a crematory may be permitted, provided that the use shall not be located within any proposed street or other public right-of-way, notwithstanding Section 27-259.

Finding: The subject property is not within a proposed or existing street right-of-way.

- G. Parking Regulations: The expanded office and mausoleums would require 19 parking spaces. The site plan shows an area labeled as 20 parking spaces, but does not show the space dimensions. The site plan should be revised to show the following:

1. Dimensions of the parking spaces and drive aisles.
2. A ramp or other means of accessing the buildings.
3. The parking schedule shall show the size of the spaces provided.

4. A note shall be provided exempting the chapel from off-street parking requirements since it was established prior to March 1, 1955.

- H. Landscape Manual Requirements: The applicant applied for Alternative Compliance to allow the existing mix of woods and large expanses of open space substitute for the required commercial landscaped strip along Suitland Road (AC-99022). This application was denied, in part, by the Planning Director. Therefore, the applicant has applied for a Departure from Design Standards (DDS-510) to reduce the commercial landscaped strip required along Suitland Road. Staff will analyze this request later in this report.
- I. Zone Standards: The proposal conforms to the requirements of the O-S Zone. No variances are required.
- J. Sign Regulations: No new signs are shown.
- K. Required Findings:

Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

- (1) The proposed use and site plan are in harmony with the purposes of this Subtitle.**

Finding: With the recommended conditions, the proposed use and site plan are in harmony with the purposes of the Zoning Ordinance. These purposes generally seek to protect and promote the health, safety, morals, comfort, convenience and welfare of the present and future inhabitants of the County. The proposal will simply expand a use that has occurred on the surrounding acreage for more than 70 years.

- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

Finding: The proposal is generally in conformance with the requirements and regulations of the Zoning Ordinance. In those instances where it is not, staff has recommended conditions of approval which will bring the site plan into compliance.

- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Master Plan, the General Plan.**

Finding: The proposed use will not impair the integrity of the 1985 *Master Plan for Suitland-District Heights and Vicinity*, which recommends a public/quasi-public use for the site.

- (4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**

- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

Finding: Special exception uses are those uses which are deemed compatible in the specific zone they are allowed, but are not permitted by right because they may have some potential impact on the health, safety and welfare of the area in which they are proposed. In the subject case, impacts to adjacent properties and the health, safety and welfare of those residents and workers in the area are not apparent.

- (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

Finding: The site is exempt from this requirement. A letter of exemption, dated September 2, 1998, was issued because the proposed development will not result in woodland disturbance, and the site does not have a previously approved Tree Conservation Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board recommends that Special Exception No. 4369 be APPROVED, subject to the following conditions:

1. Dimensions of the parking spaces and drive aisles.
2. A ramp or other means of accessing the buildings.
3. The parking schedule shall show the size of the spaces provided.
4. A note should be provided exempting the chapel from off-street parking requirements since it was established prior to March 1, 1955

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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 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, June 29, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of July 20, 2000.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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