

Prince George's County Special Exception Application No. 4380

Applicant: Benjamin's Addition to Glen Dale

Location: Southeast corner of the intersection of Lanham-Severn Road and Glenn Dale Road

Request: To Establish a Vehicle Parts and Tire Store (including installation).

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

WHEREAS, the applicant has requested a special exception for a Vehicle Parts and Tire Store (including installation) in accordance with Sections 27-417.01 and 27-317(a) of the Prince George's County Zoning Ordinance; and

WHEREAS, the Technical Staff Report released on September 27, 2000, recommended APPROVAL with conditions; and

WHEREAS, after consideration of the Technical Staff Report and testimony at its regular meeting on October 26, 2000 the Prince George's County Planning Board generally agreed with the staff's recommendation; and

WHEREAS, the applicant proposed to revise the site plan to extend the building's footprint to include the area currently identified as a building envelope; and

WHEREAS, based on the applicant's proposal to revise the site plan, staff amended the Technical staff report, at the Prince George's County Planning Board hearing on October 26, 2000, to remove condition No. 1(b); and

WHEREAS, having heard testimony from the applicant and staff, the Prince George's County Planning Board further amended staff's recommendation by deleting the remaining condition No. 1(a); and

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 property is located at the southeast corner of the intersection of Lanham-Severn Road (MD 564) and Glenn Dale Road. The property consists of approximately 31,163 square feet (.72 acre) of land. The area of the requested special exception comprises 19,000 (.45 acre) square feet of land. The property is improved with a one-story vacant building with two former automobile bays. It has approximately 146 feet of frontage on Glenn Dale Road (west) and 204 feet of frontage on Lanham-Severn Road (north). St. George's Chapel and Cemetery Historic Site is located west of the subject site directly across Glenn Dale Road.
- B. History: Special Exception No. 996 was approved in 1964 for a gas station use on the property. The property was retained in the C-S-C Zone in the approved 1993 Sectional Map Amendment for the Glenn Dale-Seabrook-Lanham and Vicinity.

- C. Master Plan Recommendation: The 1993 Approved Master Plan for Glenn Dale-Seabrook-Lanham and Vicinity recommends the property for retail-commercial land use.
- D. Request: The applicant proposes to remodel and expand an existing 1,342-square-foot building with three bays to a 2,512-square-foot building with five bays to establish a vehicle parts and tire store (including installation).
- E. Neighborhood and Surrounding Uses: The neighborhood is defined by the following boundaries:

North - Lanham-Severn Road

East - Greenbelt Road/Glenn Dale Boulevard

Southwest - Duval Street

South - Pennsylvania Railroad

The immediate neighborhood is primarily commercial, sparsely developed with a mixture of uses including retail-commercial, office and services in the C-S-C, C-M and C-O zones. These uses are located along Lanham-Severn Road and Glen Dale Road north and west of the property. The area also contains a number of undeveloped properties. The subject property abuts unimproved C-M zoned property that was a subject of Zoning Map Amendment A-9748 to the northeast, C-O zoned vacant property to the south and a contractor's office on a C-S-C zoned property to the southwest. A US Post Office is located further southwest in the C-O Zone. St. George's Chapel and Cemetery Historic Site is located directly west of the property across Glenn Dale Road in the C-O Zone. To the north, directly across Lanham-Severn Road is a Citgo gas station in the C-S-C Zone.

- F. Specific Special Exception Requirements: **Section 27-417.01** sets forth the specific requirements:
- (a) **A vehicle parts and tire store, including installation facilities, may be permitted, subject to the following:**
- (1) **All sales and installation operations shall be conducted within a wholly enclosed building, with no outdoor storage;**
  - (2) **Installation activity on any motor vehicle shall be completed within forty-eight (48) hours or less. No vehicle may be stored on the property for longer than this period; and**
  - (3) **The demolition or junking of motor vehicles is prohibited.**

A note is included on the site plan in recognition of these requirements.

- G. **Parking Regulations:** Pursuant to **Section 27-568** of the Zoning Ordinance, the proposed vehicle parts and tire store requires three (3) parking spaces for every service bay in addition to one (1) parking space for every 500 square feet of additional gross floor area of the building (sales office, and storage).

The applicant's parking schedule is consistent with this requirement. The proposed project has five bays and a sales area with 500 square feet of gross floor area. A total of 16 parking spaces are required, and 17 spaces, including one van-accessible space are provided.

- H. **Loading Requirements:** **Section 27-582** of the Zoning Ordinance requires one loading space for every 2,000 to 10,000 square feet of gross floor area (GFA) for retail sales and service (per store).

The proposal conforms to this requirement. One loading space is required and provided for the proposed use which comprises 2,512 square feet of gross floor area.

- I. **Landscape Manual Requirements:** Subsequent to meetings with staff of Zoning, Urban Design Review and Planning and Preservation Sections, the applicant has submitted revised plans and architectural drawings. The plans and the drawings submitted are consistent with recommendations made by staff at the meetings. Also, the revised plans are in compliance with the *Landscape Manual* requirements.

- J. **Sign Regulations:** Because of the need for compatibility with the historic property to the west, the applicant relocated the proposed sign from its originally proposed location at the northwestern corner to the northeastern corner of the property. This location, which is on the property's Lanham-Severn Road frontage, is more sensitive and compatible with the adjacent historic site. The proposed sign meets the 10-foot setback from the street line. Specific dimensions of the sign are not provided. The sign must meet area and height regulations.

- K. **Historic Preservation:** The Subject property is located directly east of St. George's Chapel and Cemetery Historic Site (#70-52-27). The Historic Site consists of 1.9 acres of land contains a Victorian chapel, an ancient graveyard that surrounds the chapel on three sides, several modest twentieth century buildings, a parking area and a number of mature shade trees. Currently, construction of a new fellowship hall is underway on the northern portion of the site. The historic chapel was originally constructed in 1872, but destroyed by a cyclone in 1888. The present chapel was constructed in 1892 to replace the original chapel.

On August 9 and September 9, 2000, the applicant's development team met with staff to discuss the issues and concerns regarding design compatibility, aesthetic appearance, screening and landscaping in relation to the adjacent historic property. The meeting was also attended by Mr Burger of the Planning and Preservation Section and Ms. Whitmore of the Urban Design Review Section who provided specific recommendations with regard to design, materials, landscaping, screening and signage. Subsequently, the applicant submitted supplemental materials including, architectural

drawings, revised site and landscape plans. The supplemental materials address all of the major issues and concerns with regard to preservation, the master plan, landscaping and screening.

The architectural drawings submitted by the applicant on September 21, 2000 incorporate design specifications and details worked out between the applicant and staff to minimize potential adverse impacts on the adjacent historic site and the immediate neighborhood. The drawings were reviewed by the Urban Design Review Section and were found to be compatible with the adjacent historic site. The Urban Design Review Section described building features, materials and colors represented on the drawings as follows:

The roof line has a 6-12 pitch with asphalt shingles, grey in color. The facade of both the existing and proposed buildings have a Dryvit finish, beige in color with a brick veneer approximately 24' high from grade. The existing building has a proposed reverse gable and picture window with cross panes.

The architectural drawings have also been found to be acceptable by Historic Preservation Staff.

- L. Zone Standards: The site plan conforms to all other development standards of the C-S-C Zone
- M. 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.**

The fundamental purposes of the Zoning Ordinance, as found in Section 27-102, are to protect the health, safety and welfare of the public and promote compatible relationships between the various types of land uses. The applicant has worked with staff to address concerns and issues associated with this application which would have been the basis for potential conflict with the general purposes of this Subtitle. The Planning Board Prince George's County finds the applicant's revised plans and architectural drawings to be in harmony with the purposes of this Subtitle.

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

The subject property is located in the C-S-C Zone, which permits the proposed vehicle parts and tire store (including installation) as a special exception. The use will conform to all applicable requirements and regulations of this Subtitle.

**(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.**

The Approved Glenn Dale-Seabrook-Lanham and Vicinity Master Plan (November 1993) recommends retail-commercial land use for the property.

As noted, subsequent to meetings and discussions with staff, the applicant has submitted plans and architectural drawings addressing issues and concerns raised in referral comments of the Community Planning Division as well as other Divisions and Sections. With the revisions as reflected in the applicant's latest submissions, the proposed use will not substantially impair the integrity of the approved Master Plan for Glenn Dale-Seabrook-Lanham and Vicinity.

- (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.**

The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area, and there is no indication that it would be detrimental to the use or development of adjacent properties or the general neighborhood. As indicated, the applicant has worked with staff to ensure that the proposed development is well-designed and attractively landscaped in a manner that is compatible with the significant features of the adjacent Historic St. George's Chapel's site. Overall, with its revised architectural details and landscape screening, the proposed project will be a positive addition to the neighborhood.

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

A Tree Conservation Plan is not required because the property is less than 40,000 square feet in area, contains less than 10,000 square feet of woodland, and it does not have a previously approved Tree Conservation Plan (Per Letter of Exemption from Environmental Planning Section dated September 26, 2000).

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board recommends that Special Exception No. 4380 be APPROVED.

\* \* \* \* \*

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 Lowe, seconded by Commissioner Eley, with Commissioners Lowe, Eley and Hewlett voting in favor of the motion, and Commissioner Brown absent at its regular meeting held on Thursday, October 26, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of November 2000.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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