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Preliminary Plan 4-09007 Reconsideration Hearing

Application	General Data	
Project Name: Burgess' Addition to Ritchie Parcels D and E Location: Northeast side of Walker Mill Road, approximately 750 feet northwest of Hampton Park Boulevard. Applicant/Address: Hampton Walker Mill, LLC 116 Severn River Road Severna Park, MD 21146 Property Owner: Ly-Mar, LLC 12500 Jefferson Avenue Newport News, VA 23602	Planning Board Hearing Date:	03/18/10
	Memorandum Date:	03/03/10
	Planning Board Action Limit:	N/A
	Plan Acreage:	5.68
	Zone:	I-1
	Gross Floor Area:	96,996 sq. ft.
	Lots:	0
	Parcels:	2
	Planning Area:	75A
	Tier:	Developed
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	202SE08

Purpose of Application	Notice Dates	
RECONSIDERATION HEARING: On November 5, 2009, the Planning Board granted the applicant's request for a reconsideration of Condition 8 (PGCPB Resolution No. 09-123).	Previous Parties of Record Notice of Hearing Mailed:	02/16/10
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 3, 2010

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Alan Hirsch, Subdivision Supervisor

FROM: Whitney Chellis, Planner Coordinator, Subdivision Section

SUBJECT: Preliminary Plan 4-09007
Burgess' Addition to Ritchie
Reconsideration Hearing

The Planning Board approved Preliminary Plan 4-09007 on July 23, 2009, and the resolution of approval (PGCPB No. 90-123) was adopted on September 24, 2009. The subject property consists of approximately 5.68 acres of land in the Light Industrial (I-1) Zone. The property is located on the northeast side of Walker Mill Road, approximately 750 feet northwest of Hampton Park Boulevard. The applicant proposes two parcels, one containing existing development of 75,972 square feet (proposed Parcel D) and one with a proposal for 15,000 square feet of commercial building space (proposed Parcel E).

By letter dated October 8, 2009, the applicant requested a reconsideration, which was granted by the Planning Board on November 5, 2009. The Planning Board voted to reconsider Condition 8 of the resolution approving the preliminary plan. On January 22, 2010, the applicant submitted technical information in support of the reconsideration request. These materials have been reviewed and analyzed, consistent with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

Background for Reconsideration

Condition 8 of resolution PGCPB No. 90-123 reads as follows:

- 8. Development on Parcel D shall be limited to the existing warehouse use or uses generating no more than 30 AM peak hour, and 30 PM peak-hour trips. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

With this preliminary plan of subdivision, two parcels were proposed. Parcel E is proposed for the additional development within the overall site, and an appropriate trip cap condition reflecting the proposal was written as Condition 7 (PGCPB Resolution No. 90-123). The residual of the site, which is fully developed with an existing warehouse building, surface parking, and stormwater management facilities, is shown as Parcel D. Late in the process of reviewing the subdivision, it was determined appropriate to craft a trip cap condition for Parcel D that would effectively limit development to whatever was already existing. In crafting Condition 8 above, information provided by the applicant was relied upon which described the existing building as 75,972 square feet and the building use as warehouse.

Upon further examination by the applicant, it was determined that the existing development type and quantity was different than that provided to staff. The permit plans for the existing building indicate that 82,014 square feet was permitted and constructed and that a mix of warehouse and office was permitted. Furthermore, it is noted that a portion of the warehouse space is utilized as retail sales space consistent with the I-1 use table provided in Section 27-473(b) of the Zoning Ordinance. All needed documentation has been provided by the applicant, and all information is accurate.

Finally, it is noted that the transportation findings provided in the resolution include no specific findings that lead to Condition 8.

Recommended Revised Findings

Pursuant to a determination that a mistake of fact was made in crafting Condition 8 of resolution PGCPB No. 90-123, it is recommended that the following findings be added to Finding 8, Transportation (page 9):

- It is noted that all transportation findings contained herein are based upon the following uses with the following trip generation:
 - Parcel E: 15,000 square feet of commercial space, generating 20 AM and 72 PM peak-hour trips.
 - Parcel D: The existing development of 10,400 square feet of office space and 71,614 square feet of warehouse space (of which, up to 45 percent can be utilized for retail sales in accordance with the I-1 use table in Section 27-473(b)), generating 69 AM and 211 PM peak-hour trips.
- Although adequacy has been determined for the use(s) described, the plan should be approved with trip caps for each parcel consistent with the development quantity and type that has been assumed in the adequacy finding.

The building permit information provided by the applicant indicates that the existing building is 6,042 square feet larger than stated on the preliminary plan and should be revised, in addition to the resolution. Therefore, it is also recommended that the second paragraph of Finding 18, Background (page 11), be amended as follows:

- The property is 5.68 acres, zoned Light Industrial (I-1) and improved with an existing one story block building (~~75,972~~ **82,014** square feet), stormwater management and a surface parking lot. The applicant is proposing to subdivide existing Parcel B into Parcels D and E. Proposed Parcel D is 4.39 acres and will contain all the existing development.

Proposed Parcel E is 1.29 acres and is proposed for new development of approximately 15,000 square feet. The Zoning Ordinance (Subtitle 27) requires a minimum green area, as defined by Section 27-107.01(103), of ten percent in the I-1 Zone. The applicant has demonstrated conformance with the minimum green area requirement (Section 27-469) and setbacks for Parcel D which contains the existing development.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, staff recommends that the Planning Board adopt all of the findings and conditions contained in the original action (PGCPB Resolution No. 90-123) as now modified or supplemented by the findings of this report, and APPROVE Preliminary Plan 4-09007, subject to the following addition to the existing conditions:

8. Development on Parcel D shall be limited to the existing commercial warehouse uses or uses generating no more than ~~[30]~~ 69 AM peak hour, and ~~30~~ 211 PM peak-hour trips. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.