

September 22, 2011

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Zoning Supervisor, Development Review Division

FROM: Taslima Alam, Senior Planner, Zoning Section, Development Review Division

SUBJECT: **Supplemental Backup to the Addendum to Technical Staff Report analysis for Departure from Design Standards DDS-597 (Remanded)  
The Tire Depot, LLC for a vehicle parts or tire store including installation facilities.**

On September 7, 2011 the Zoning Section staff prepared an Addendum to Technical Staff Report in response to District Council's Remand Order for the above-mentioned case. These comments were based on a revised site plan submitted by the applicant on September 2, 2011. In the revised plan, the applicant proposed to remove its original use of the second floor as an auditorium (social hall) to an accessory office/storage that relates to the tire sales and installation operation. Subsequent to releasing the September 7, 2011 Addendum to Technical Staff Report, staff realized that the proposed change to the use of second floor resulted in an increase to the gross floor area (GFA) from 4,849 to 10,641 square feet. Consequently, two loading spaces were required for the entire use and only one loading space was provided on-site. On September 13, 2011, the staff prepared an Additional Backup Memorandum with three conditions which relates to compliance with parking and loading requirements per Section 27-582 (a), Schedule of Loading Spaces of the Zoning Ordinance.

Departure from Design Standard DDS-597 (Remanded) was scheduled for the Prince Georges County Planning Board hearing date of September 15, 2011. At the hearing, the applicant requested a continuance to October 6, 2011, which was granted by the Planning Board. Subsequently, on September 19, 2011, the applicant provided a second set of revised plans amending the use of the second floor to an office. The new use not only changes parking calculations reflected on the Addendum To Technical Staff report but also fulfilled all conditions of the parking and loading requirements set forth in the Additional Backup Memorandum and in the initial Addendum to Technical Staff Report. However, the revised site plan did not indicate the sizes and types of parking spaces provided in the parking schedule. The site plan should also note that the handicap parking space is calculated within the 45 grandfathered spaces as it has existed prior to 1949 zoning regulations.

For this reason, staff recommends the following conditions for DDS-597 (Remanded):

1. Prior to the certification of the site plan, applicant shall revise the parking schedule to show the sizes and types of parking on the parking schedule.
2. The site plan shall note that the van accessible handicap space is included in the 45 grandfathered parking spaces calculation.