



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Departure from Design Standards Riverdale Laundromat (Wildercroft)

DDS-649

REQUEST	STAFF RECOMMENDATION
A departure from the design standards to reduce the setback of a proposed loading space from the adjoining property.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Departure from Design Standards DDS-649

Location: On the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway).

Gross Acreage:	0.629
Zone:	CGO
Prior Zone:	C-A
Gross Floor Area:	4,307 sq. ft.
Lots:	0
Parcels:	2
Planning Area:	69
Council District:	03
Municipality:	N/A

Applicant/Address:
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5258 Knight Arch Court
Fairfax, VA 22030

Staff Reviewer: Todd Price
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Planning Board Date:	12/07/2023
Planning Board Action Limit:	N/A
Staff Report Date:	11/21/2023
Date Accepted:	09/29/2023
Informational Mailing:	12/29/2020
Acceptance Mailing:	09/28/2023
Sign Posting Deadline:	11/07/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Departure from Design Standards DDS-649
Riverdale Laundromat (Wildercroft)

The Zoning staff has reviewed the departure from design standards for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This application for a departure from design standards is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903(c) of the Zoning Ordinance, which allows for development proposals of any type to utilize the prior Zoning Ordinance for development of a property. Staff considered the following in reviewing this application:

- a. The requirements of prior approvals;
- b. The requirements of the prior Prince George's County Zoning Ordinance;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

1. **Request:** The applicant requests a departure from design standards (DDS) from Section 27-579(b) of the prior Prince George's County Zoning Ordinance.

Section 27-579(b) provides design standards for site plans related to the location of loading spaces. The Zoning Ordinance states that no portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within 50 feet of any residential zone. The applicant has requested a 37.2-foot

departure for a 12.8-foot offset from a residential zone (Multifamily Medium Density Residential (R-18)) located to the west of the property.

Due to the confined nature of the property, site topography, and the location of the building, no feasible locations for a loading space or entrances to any loading space are feasible 50 feet or greater from a residentially zoned property. Therefore, the applicant requests this departure from the design standards.

2. **Development Data Summary:** The following chart summarizes the development for the overall Riverdale Laundromat (Wildercroft) property, which will remain unchanged by this application.

	EXISTING	EVALUATED
Zone	CGO	C-A (Prior)
Use(s)	Commercial	Commercial
Total Acreage	0.629	0.629
Number of Lots	0	0
Parcels	1	1
Total Gross Floor Area (GFA)	4,307 sq. ft.	4,307 sq. ft.

3. **Location:** The subject site consists of one parcel located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway). The property is known as Parcel 2, Block M of Wildercroft, which is recorded in Plat Book ME 261 page 32 of the Prince George's County Land Records. The property was in the Ancillary Commercial (C-A) Zone under the prior Zoning Ordinance.
4. **Surrounding Uses:** The subject site is bounded to the east by undeveloped land in the One-Family Detached Residential (R-80) Zone, and beyond by a substation owned by the Potomac Electric Power Company. Further east are single-family detached residences also in the R-80 Zone; to the south is undeveloped land in the R-80 Zone, and beyond is Veterans Parkway; to the west are multifamily residential developments in the R-18 Zone, and beyond is the intersection with Veterans Parkway; and to the north is Riverdale Road, and beyond are multifamily residential developments in the R-18 Zone.
5. **Previous Approvals:** The property is subject to Preliminary Plan of Subdivision (PPS) 4-18011, which was approved by the Prince George's County Planning Board on July 22, 2021 (PGCPB Resolution No. 2021-99). The PPS subdivided the property along the existing C-A and R-80 zoning line, creating two separate parcels. The subject property has been platted in accordance with the approved PPS.

The property has a Natural Resources Inventory (NRI-196-2016-02), which was issued on November 30, 2021, and is valid until November 30, 2026. The property also has a Type 1 Tree Conservation Plan (TCP1-008-2021) which was approved on September 9, 2021, and a Type 2 Tree Conservation Plan, TCP2-041-2022, that was approved on January 5, 2023.

The property has a landscape plan, Alternative Compliance AC-21015, which was approved on June 24, 2021. The AC reduced the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), along the eastern, western, and southern property lines.

The property also has a Stormwater Management (SWM) Concept Plan, 57204-2016-1, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement on July 3, 2023, and expires on July 3, 2026.

6. **Prince George's County Zoning Ordinance Requirements:** The criteria for approval of a DDS are set forth in Section 27-239.01(b)(7) of the prior Zoning Ordinance, which states the following:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The applicant requests a reduction in the setback for a loading space to the adjoining residential property. Given the limited area of the property, the location of the building, parking lot, and the presence of steep slopes on the eastern portion of the property, the applicant has located the loading space as close to the building as possible. The loading space will be screened in accordance with the Landscape Manual.

Staff reviewed the submitted site plan and landscape plan, as well as the approved AC, and believe that the proposed loading space will be adequately screened from the adjoining residential use.

(ii) The departure is the minimum necessary, given the specific circumstances of the request.

Given the specific site conditions, including the location of the building, parking lot, and slopes on the eastern portion of the property, staff find that the departure is the minimum necessary to accommodate the loading space.

(iii) The departure is necessary in order to alleviate circumstances, which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The departure is the minimum necessary to alleviate the constraints that are unique to this site. The proposed loading space is as close to the building as possible. Given the location of the building, parking lot, and slopes within the constraints of the property, strict adherence to the code would not be possible.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

As shown on the plans, the proposed loading space will not impair the visual, functional, or environmental quality or integrity of the site, or of the surrounding neighborhood. The property has an approved landscape plan, Alternative Compliance AC-21015, which adequately buffers the

development from the incompatible residential developments. This landscape plan includes vegetative screening and a 6-foot-high fence which runs along the entire length of the western, southern, and eastern property lines. The proposed loading space will be further screened by an additional 6-foot-high fence. Furthermore, it should be noted that the closest multifamily building is approximately 130 feet from the shared property line. This multifamily building is separated from the shared property line by a parking lot and a 24-foot-wide by 8-foot-deep concrete stormwater channel. These existing features provide additional separation from the subject property. Staff find that the proposed plantings and fencing adequately screen the loading space from the surrounding neighborhood.

As previously discussed, the site has an approved TCP2 and SWM concept plan. No additional impacts to regulated environmental features (REF) or County regulated 100-year floodplain are planned within the proposed limits of disturbance (LOD) of this DDS. No changes are required to the TCP2, as the DDS is in general conformance with the LOD of the TCP2.

Staff find that the proposed DDS meets the requirements of these findings.

7. **2010 Prince George's County Landscape Manual:** The development is subject to the Landscape Manual and has an approved Alternative Compliance (AC-21015). This DDS meets Section 4.4(c)(2), Screening Requirements, of the Landscape Manual, for screening of the loading space through the approved buffer and the additional screening fence.

Staff find that the combination of proposed plantings and fencing will adequately buffer the proposed loading space.

8. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has a Type 2 Tree Conservation Plan (TCP2-041-2022) that was approved on January 5, 2023. No additional impacts to REFs or County regulated 100-year floodplain are planned within the proposed LOD of this DDS. No changes are required to the TCP2, as the DDS is in general conformance with the LOD of the TCP2.
9. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on developments that request more than 5,000 square feet of disturbance. The property was zoned C-A and is required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The property is 0.629 acre in size and results in a TCC requirement of 0.0629 acre (2,740 square feet). The total TCC included on the property is 0.098 acre (4,275 square feet), and therefore, exceeds the requirement for TCC. The TCC schedule shown on the plans lists the site area as 0.66 acre. This is inconsistent with the acreage shown on the final plat. A condition has been included herein to address this discrepancy.
10. **Referrals:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and are summarized as follows:

- a. **Community Planning**—In a memorandum dated November 9, 2023 (Selvakumar to Price), the Community Planning Division provided an analysis of the subject application, and no issues were identified.
- b. **Transportation**—In a memorandum dated November 9, 2023 (Smith to Price), the Transportation Planning Section found the proposed location of the loading space acceptable and recommends approval of DDS-649, with one condition, which has been added in the Recommendation section of this technical staff report.
- c. **Permit Review**—In a memorandum dated November 6, 2023 (Jacobs to Price), the Permit Review Section offered no comments.
- d. **Environmental Planning**—In a memorandum dated November 3, 2023 (Juba to Price), the Environmental Planning Section provided an analysis of the subject application, and no environmental issues were identified. The Environmental Planning Section recommends approval of DDS-649, with no conditions.
- e. **Historic Preservation**—In a memorandum dated October 12, 2023 (Stabler to Price), the Historic Preservation Section found that the subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources, and recommended approval of DDS-649, without conditions.
- f. **Subdivision**—In a memorandum dated November 6, 2023 (Diaz-Campbell to Price), the Subdivision Section provided an analysis of the subject application’s conformance with PPS 4-18011 and found no issues. However, the Subdivision Section offered comments which have been included as conditions in the Recommendation section of this technical staff report.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning staff recommend that the Planning Board adopt the findings of this technical staff report and APPROVE Departure from Design Standards DDS-649, for Riverdale Laundromat (Wildercroft), subject to the following condition:

1. Prior to certification, the departure shall be revised as follows:
 - a. Provide shared-use bikeway signage and pavement markings within the right-of-way, along the subject site’s frontage of Riverdale Road, unless modified with written correspondence by the operating agency.
 - b. A bearing and distance are missing for the southernmost property line. According to the approved plat, this bearing and distance should be N 80°00’00” E 201.88’.
 - c. Revise the total property area listed on the plans (0.6583 acre) to be consistent with the area shown on the final plat (0.6294 acre).

- d. The title block indicates that the property is the “remainder of Liber 38146 at folio 610.” This deed reference predates Preliminary Plan of Subdivision 4-18011 and the final plat approvals and should be updated. The plan should instead reference the current plat recorded in Plat Book ME 261 page 32.