



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Departure from the Number of Parking & Loading Spaces

DPLS-305

Application	General Data
Project Name: Washington Home Doctors, Inc. Location: Northwest corner of Bladensburg Road and 40 th Place, known as 4012 Bladensburg Road. Applicant/Address: Washington Home Doctors, Inc. 3907 Lawrence Street Brentwood, Maryland 20722	Date Accepted: 2/10/05
	Planning Board Action Limit: N/A
	Plan Acreage: 0.09
	Zone: C-M
	Dwelling Units: NA
	Square Footage: 2,364
	Planning Area: 68
	Tier: Developed
	Council District: 05
	Municipality: Cottage City
	200-Scale Base Map: 205NE03

Purpose of Application	Notice Dates
Departure of nine of the nine off-street parking spaces required	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/6/05 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 03/21/05

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

May 4, 2005

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Acting Zoning Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: **Departure from Parking & Loading Standards No. 305**

REQUEST: **Departure of nine out of nine required off-street parking spaces**

RECOMMENDATION: **APPROVAL, WITH CONDITIONS**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date indicated above. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Development Review Division at the address indicated above. Please call 301-952-3530 for additional information.

FINDINGS:

- A. **Location and Field Inspection:** The subject property is a rectangular-shaped parcel located on the northwest corner of Bladensburg Road and 40th Avenue, known as 4012 Bladensburg Road. The property is developed with a small, one-and a half-story single-family detached home. The applicant is proposing a two-story 2,364-sq.ft. building that will be used as a contractor's office. No parking spaces are proposed on the property.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-M	C-M
Use(s)	Single-family Residential	Contractor's Office
Acreage	0.09	0.09
Lots	1	1
Parcels	N/A	N/A
Square Footage/GFA	920	2,364
Dwelling Units:	N/A	N/A

- C. **Master Plan Recommendation:** The Planning Area 68 Master Plan (1994) retained the C-M Zone and service commercial uses for the subject property.

- D. **Request: Section 27-568(a) of the Zoning Ordinance requires one parking space for 250 sq.ft. of the first 2,000 square feet of gross floor area and one parking space for 400 sq.ft. above the first 2,000 sq.ft. of gross floor area.**

For the first 2,000 sq.ft. of gross floor area = $2,000 / 250 = 8$ parking spaces

For the 364 sq.ft. of gross floor area over the first 2,000 sq.ft. of floor area = 1 parking space

Total number of parking spaces required = $8 + 1 = 9$ parking spaces

Total number of parking spaces proposed = None

The applicant is requesting a departure of nine parking spaces. Section 27-582 of the Zoning Ordinance does not require any loading spaces for buildings with less than 10,000 square feet of gross floor area. The applicant is not proposing any loading spaces.

- E. **Surrounding Uses:**

North— Vacant property in the C-M Zone

East— Electrical Contractor's office in the C-M Zone

South— Across Bladensburg Road are properties in the C-S-C Zone

West— Across 40th Place are properties in the C-M Zone

- F. **Landscape Manual Requirements:** The applicant had originally stated that the adjacent property to the east was a single-family residential use. The applicant could not provide adequate landscaping to meet the requirements of Section 4.7 along the eastern property line. So, an Alternative Compliance application for the requirements of Section 4.7 of the *Landscape Manual*

was submitted. The City of Cottage City later informed staff that the adjacent property to the east was used as an electrical contractor's office. Since an electrical contractor's office is a low impact use and the proposed use of the subject property is also a low impact use, the proposal is not subject to the requirements of Section 4.7 of the *Landscape Manual*. Therefore, the Urban Design Review Section determined that an Alternative Compliance application is no longer required and the requirements of Section 4.2 of the *Landscape Manual* can be met with conditions of approval. Section 4.2 of the *Landscape Manual* requires a minimum ten-foot-wide landscape strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage along a street, excluding driveway openings. The subject property requires 1 shade tree and 10 shrubs along the property line along Bladensburg Road and 3 shade trees and 27 shrubs along 40th Place to meet the requirements of Section 4.2 of the *Landscape Manual*. A condition of approval has been added to require the same.

- G. **Signs:** There are no signs proposed on the subject property. If the applicant intends to propose signs, the location of the signs must be shown on the site plan. All signs must meet the area, height and setback standards of Part 12 of the Zoning Ordinance.

H. **Other issues:**

1. The Permit Review Section (memorandum dated March 8, 2005) recommends the following minor changes to the site plan for compliance with the following specific requirements of the Zoning Ordinance:
 - a. **Section 27-462, Regulations of the Zoning Ordinance provides setbacks, lot sizes, lot coverage and height restrictions for all improvements in the C-M Zone.** Therefore, information regarding the lot size, the lot area, the proposed setbacks, the building heights, the location and height of the fences etc. must be provided on the site plan.
 - b. **Section 27-568, Schedule of Spaces of the Zoning Ordinance requires nine parking spaces for the proposed use.** A parking schedule showing the required and proposed number of parking spaces must be provided.
 - c. **Section 27-230, Criteria for granting appeals involving variances of the Zoning Ordinance provides criteria for granting variances.** If the proposal does not meet the setback requirements of the Zoning Ordinance, a Variance application must be filed for relief from the Zoning Ordinance requirements.

Conditions of approval have been added to require the above minor changes.

2. The Historic Preservation and Public Facilities Section (memorandum dated March 11, 2005) states that there are no public facilities issues associated with the proposal.
3. The Transportation Planning Section (telephone conversation, April 27, 2005) states that the existing and proposed right-of-way along Bladensburg Road is 100 feet and the existing and proposed right-of-way along 40th Place is 40 feet. The proposed right-of-way lines must be shown on the site plan.
4. The Environmental Planning Section (memorandum dated January 13, 2005) states that the proposal is exempt from the requirements of the Woodland Conservation Ordinance. A letter of exemption has been issued for the subject property.

5. The State Highway Administration (memorandum dated February 16, 2005) states that they have no objections to the Departure from Parking and Loading Spaces application.
6. The Urban Design Review Section (memorandum dated March 5, 2005) states that the proposal is subject to the requirements of Section 4.2 of the *Landscape Manual*. Conditions of approval have been added to require the same.
7. The Community Planning Division (memorandum dated April 11, 2005) states that the application conforms to the service-commercial land use recommendations of the 1994 Planning Area 68 Master Plan. The proposal is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier. The master plan acknowledges that the parking standards of the Zoning Ordinance are inappropriate for older communities such as PA 68. Many of the buildings and properties in this area were developed prior to the Zoning Ordinance and therefore, do not meet the development standards of the Ordinance. The parking standards rely on suburban standards that are based upon automobile usage as a predominant form of transportation. They do not account for patrons using alternative modes of transportation, including walking, and they do not promote shared parking.
8. The Subdivision Section (memorandum dated April 12, 2005) states that the applicant must provide copies of deeds prior to January 1, 1982, to show that the lots were divided prior to that date. If deeds cannot be provided to show that the lot was subdivided prior to 1982, the applicant will be required to go through the subdivision process (preliminary and final plat). A condition of approval has been added to require the same.

I. Required Findings:

(A) Section 27-588(b)(8) of the Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:

1. The purposes of Section 27-550 will be served by the applicant's request.

The purposes of the Parking Regulations will be served by the applicant's request. The purposes seek among other things to provide parking and loading areas sufficient to serve the needs of the use and to aid in relieving traffic congestion on the streets by reducing the use of public streets for parking and loading. On-street parking on 40th Place will be adequate to meet some of the parking demands of the subject site and the nearby businesses. The subject lot is very small and will not be able to accommodate all the required spaces even if the entire front yard is paved to create a parking lot. The size of the lot is similar to a residential lot and is not large enough to accommodate parking for a commercial use. The applicant proposes to use the existing foundation of the existing house for the proposed office. Therefore, the available front yard is only 18 feet in length. A driveway and parking spaces cannot be accommodated within the front yard. Therefore, strict compliance with the Zoning Ordinance will not be feasible and the property will not be useable as a commercial property. Also, the proposed office building will have only four employees. Therefore, the purposes of Section 27-550 will be served by the applicant's request.

However, the applicant can provide a driveway on the property. Even though parking spaces cannot be provided on the property, the driveway will provide

access from the street to the handicapped ramp of the proposed office building. A condition of approval has been added to require the applicant to provide a driveway with a minimum width of 11 feet on the property. The driveway shall not be located less than 20 feet from the existing or proposed ultimate point of curvature of the curb or the edge of the pavement of an uncurbed section (whichever forms the greater distance to the point of curvature of the fillet of the driveway apron) to meet the requirements of Section 27-563, Connection to street of the Zoning Ordinance.

2. The departure is the minimum necessary, given the specific circumstances of the request.

The departure is the minimum necessary given the small size of the lot and the narrow width of the lot. Strict compliance with the parking regulations is not feasible because the available front yard is only 18 feet in length and the minimum length required for a regular parking space is 19 feet.

3. The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949.

The subject use is located on a small and narrow lot. Strict compliance with the parking requirements is not feasible because of the small size of the lot and the narrow width of the lot. Many of the buildings and properties in this area were developed prior to the Zoning Ordinance and therefore, do not meet the development standards of the Ordinance. The master plan acknowledges that the parking standards of the Zoning Ordinance are inappropriate for older communities such as PA 68 and the subject lot. The departure is therefore necessary to alleviate circumstances, which are special to the subject use, given its nature at this location.

4. All methods for calculating the number of spaces required have either been used or found to be impractical.

The applicant has applied the correct method for calculating the number of spaces required. No other parking standard can be applied in this case.

5. Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

Parking and loading needs of adjacent residential and commercial areas will not be infringed upon if the departure is granted. The subject property will be used by a maximum of four employees and some customers. The on-street parking on 40th Place will be adequate to serve the needs of the subject property and the adjacent properties.

(B) In making its findings, the Planning Board shall give consideration to the following:

1. The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within 500 feet of the subject property.

There is ample on-street parking within 500 feet of the subject property to serve the needs of the subject property and adjacent properties.

2. The recommendations of an area master plan, or County or local revitalization plan, regarding the subject property and its general vicinity.

The Planning Area 68 Master Plan (1994) retained the C-M Zone and service commercial uses for the subject property. The proposed use of the property will meet the recommendations of the master plan. The master plan acknowledges that the parking standards of the Zoning Ordinance are inappropriate for older communities such as PA 68.

3. The recommendations of a municipality (within which the property lies) regarding the departure.

The subject property is located within the City of Cottage City. A referral was sent to the city. As of this date, no comments regarding the Departure from Parking and Loading Standards have been received.

4. Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

There are no public parking facilities proposed in the county CIP within the general vicinity of the property.

(C) In making its findings, the Planning Board may give consideration to the following:

1. Public transportation available in the area.

Staff notes that public transportation is available in the area. A Metro bus stop is located at the intersection of 40th Place and Bladensburg Road.

2. Any alternative design solutions to off-street facilities which might yield additional spaces.

There are no alternative design solutions for providing off-street parking facilities. The subject lot is very small and will not be able to accommodate all the required spaces even if the entire front yard is paved to create a parking lot.

3. The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within 500 feet of the subject property.

The subject business operates on weekdays between 8 a.m. and 4.30 p.m. and on weekends between 8 a.m. to 1 p.m. The other businesses within 500 feet of the subject property operate on weekdays between 8 a.m. and 5 p.m. The on-street parking on the adjacent streets is adequate to serve the needs of the subject business and other businesses in the vicinity.

4. **In the R-30, R-30C, R-18, R-18C, R-10A, R-10 and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince Georges County Code.**

The subject property is in the C-M Zone. The above section is not applicable to the subject property.

CONCLUSION:

Based on the preceding analysis and findings, it is recommended that this application be APPROVED subject to the following conditions:

1. Prior to certification, the site plans shall be revised to show the following:
 - a. The lot dimensions, the lot size, the lot and block numbers, the subdivision name, the lot coverage, the proposed building setbacks, the proposed area of the building, the height of the building and the height and location of existing fences.
 - b. Location of all existing and proposed buildings on the lot
 - c. The proposed use of the building
 - d. Names and widths of abutting streets
 - e. North arrow and scale of the plan
 - f. Parking and loading schedule that includes the required and proposed parking spaces
 - g. The zoning of the subject property
 - h. The centerline and right-of-way widths of all streets. The streets shall have a right-of-way of 70 feet unless otherwise provided on a Master Plan of Transportation, the General Plan, the County Capital Improvement Program and the Maryland State Five-Year Highway Construction Program.
 - i. All adjacent uses and zones
 - j. Landscape schedules and plant lists that meet the requirements of the *Landscape Manual*
 - k. The number of parking spaces to be waived
 - l. One shade tree and 10 shrubs along the property line along Bladensburg Road and 3 shade trees and 27 shrubs along 40th Place to meet the requirements of Section 4.2 of the *Landscape Manual*.
 - m. A driveway with a minimum width of 11 feet on the property. The driveway shall not be located less than 20 feet from the existing or proposed ultimate point of curvature of the curb or the edge of the pavement of an uncurbed section (whichever forms the greater

distance to the point of curvature of the fillet of the driveway apron) to meet the requirements of Section 27-563, Connection to street of the Zoning Ordinance.

- n. Location of all proposed signs. All signs shall meet the area, height and setback standards of Part 12 of the Zoning Ordinance.
- 2. If the proposal does not meet the setback requirements of the Zoning Ordinance, a Variance application shall be filed for relief from the Zoning Ordinance requirements.
- 3. The applicant shall provide copies of deeds prior to January 1, 1982, to show that the lots were divided prior to that date. If deeds cannot be provided to show that the lot was subdivided prior to 1982, the applicant shall be required to go through the subdivision process (preliminary and final plat).