



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## DEPARTURE PARKING & LOADING STANDARDS (DPLS-318)

Application	General Data
<b>Project Name:</b> East Riverdale  <b>Location:</b> On the west side of Kenilworth Avenue. Approximately 250' north of its intersection with Jefferson Street.  <b>Applicant/Address:</b> Mexican Group Investment, LLC. 5506 Kenilworth Avenue Riverdale, MD 20737	Date Accepted: 3/15/2007
	Planning Board Action Limit: N/A
	Plan Acreage: 0.344
	Zone: C-S-C
	Dwelling Units: N/A
	Square Footage: 9,180
	Planning Area: 68
	Tier: Developed
	Council District: 03
	Municipality: Town of Riverdale Park
	200-Scale Base Map: 207NE05

Purpose of Application	Notice Dates
Departure of seven of the required 22 parking spaces.	Adjoining Property Owners Previous Parties of Record Registered Associations: 12/15/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 06/19/07

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

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

July 3, 2007

**TECHNICAL STAFF REPORT:**

TO: Prince George's County Planning Board

VIA: Jimi Jones, Acting Zoning Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: **Departure from Parking and Loading Standards DPLS-318**

REQUEST: **Waiver of seven of the required 22 parking spaces for the East Riverdale Office Building**

RECOMMENDATION: **APPROVAL with conditions**

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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.

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## **FINDINGS:**

- A. **Location and Field Inspection:** The subject 0.34-acre property is located in the C-S-C Zone and is on the west side of Kenilworth Avenue, approximately 250 feet north of its intersection with Jefferson Street, known as 5502-5506 Kenilworth Avenue, in Riverdale Park. The subject property is currently improved with a three-story office building consisting of approximately 9,180 square feet. The building was constructed in 1965. The property has approximately 60 feet of frontage on Kenilworth Avenue. There are five parking spaces in front of the office building and ten parking spaces at the rear. The five parking spaces in the front are accessed by a driveway along Kenilworth Avenue. The ten parking spaces at the rear are accessed by a shared driveway on the north side of the property. The driveway is shared with the adjacent shopping center to the north. There is a deed for the shared driveway. A condition of approval has been added to require review of the deed by the Subdivision Section.
- B. **History:** The 1994 approved master plan and sectional map amendment retained this property in the C-S-C Zone.
- C. **Master Plan Recommendation:** The property is located in an area identified in the 2002 General Plan as the Developed Tier. The vision of the Developed Tier is pedestrian-oriented, mixed-use neighborhoods. The application is in conformance with the commercial retail land use recommendations of the 1994 Approved Master Plan and Sectional Map Amendment for Planning Area 68 since offices are allowed in the C-S-C Zone.
- D. **Request:** The applicant is proposing to use the existing parking lot to provide the required spaces for the office building. There are 15 parking spaces in the existing parking lot. A total of 22 parking spaces are required for the office building. The applicant is requesting a departure of seven parking spaces from the required 22 parking spaces. The subject office building was constructed in 1965. Over the years, the building has changed ownership and various alterations have been made. The applicant is requesting a Departure from Parking and Loading Standards to obtain valid Use and Occupancy permits for the existing tenants in the subject building. The applicant is proposing to install a sign in the front parking lot that advises visitors that additional parking is located in the rear of the building. A condition of approval has been added to require a sign permit for the proposed sign.
- E. **Neighborhood and surrounding uses:**
- The property is surrounded by the following uses:
- West—Apartments in the R-10 Zone
- North— Shopping Center in the C-S-C Zone
- East—Kenilworth Avenue and retail and vacant property in the C-M and C-S-C Zones.
- South—Gas station in the C-S-C Zone
- F. **Parking Regulations:** Section 27.568(d)(6), Schedule of Parking Spaces, of the Zoning Ordinance requires one parking space for every 250 square feet for the first 2,000 square feet and one space for every 400 square feet above the first 2,000 square feet of gross floor area. The basement area used for storage purposes is excluded from the gross floor area for calculating the required parking.

The total gross floor area for parking calculations is 7,322 square feet.

<b>Total Square Feet for Parking Calculations</b>	<b>Required Parking</b>	<b>Proposed Parking</b>
For the first 2,000 square feet	2000/250=8 spaces	8
For the 5,322 square feet above the first 2,000 square feet	5322/400=13.3 = 14 parking spaces	7
<b>TOTAL</b>	<b>22</b>	<b>15</b>

**G. Referral Comments:**

1. The Permit Review Section (memorandum dated April 19, 2007) has no comments.
2. The Historic Preservation and Public Facilities Planning Section (memorandum dated March 28, 2007) states that the subject proposal has no effects on historic resources.
3. The Historic Preservation and Public Facilities Planning Section (memorandum dated March 29, 2007) states that the subject proposal has no effect on public facilities.
4. The Environmental Planning Section (memorandum dated April 30, 2007) states that there are no environmental issues associated with this application.
5. The Urban Design Section (memorandum dated April 19, 2007) has no comments.
6. The Transportation Planning Section (memorandum dated May 25, 2007) has no comments regarding this application. The Section has stated that there is an existing bus stop directly in front of the building. There is a bus service near the site every 30 minutes on weekdays and hourly on weekends. Kenilworth Avenue is a proposed arterial roadway with a 90-120-foot right-of-way.
7. The Community Planning Division (memorandum dated May 3, 2007) states that the property is located in an area identified in the 2002 General Plan as the Developed Tier. The application is in conformance with the land use recommendations of the 1994 Approved Master Plan and Sectional Map Amendment for Planning Area 68 since offices are allowed in the C-S-C Zone. The subject property is surrounded by commercial and church uses containing parking lots that are underutilized during the day when the office building is in use. Since the surrounding area is a highly developed pedestrian community, the parking areas of many businesses are rarely filled with vehicles. The subject departure will not impair the integrity of the Master Plan.
8. The State Highway Administration (memorandum dated April 16, 2007) has no objections to the subject application.

**H. Required Findings—Departure from Parking and Loading Standards:**

**(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 are as follows:**

- a. **The off-street and on-street parking areas are sufficient to serve the parking and loading needs of all persons associated with the building and use.**
- b. **To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points.**
- c. **To protect the residential character of residential areas.**
- d. **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

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.

Approximately 14 tenants currently occupy the building. Many of the employees of these tenants utilize public transportation to commute to work. There is a bus stop 70 feet north of the subject property. There is a bus service every 30 minutes on weekdays and hourly on weekends. The subject property is surrounded by commercial and church uses containing parking lots that are underutilized during the day when the office building is in use. Since the surrounding area is a highly developed pedestrian community, the parking areas of many businesses in the area are rarely filled with vehicles.

The existing parking will be adequate to serve the needs of the tenants in the subject office building. Therefore, there will be no need for the customers to use public streets for parking. The existing parking will not have any adverse impacts on the adjacent properties and the neighborhood.

The parking area is easily accessible from Kenilworth Avenue and the design of the parking lot provides safe and easy circulation of vehicles and pedestrians.

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

The applicant is using the existing parking lot on the property to provide the required parking spaces. The existing parking lot is not large enough to accommodate all the required parking spaces. The applicant cannot provide a larger parking lot without encroaching into the adjacent properties. Therefore, the departure is the minimum necessary, given the specific circumstances of the request.

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

The subject site is not located in an area that was developed prior to November 29, 1949 but it is located in a relatively older area of the County. The subject office building was constructed in 1965 under different standards. Therefore, it is often very difficult for older buildings to meet current standards with regards to parking. The subject lot is also very small and narrow. All of the available paved area around the existing building is at present used for parking. There is no space available to add parking. Therefore, strict compliance with the parking requirements is not feasible. The existing parking is adequate to serve the needs of the office building. The departure is 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 used the pre 1970 standards for calculating the required parking spaces. The subject application must meet the current regulations for parking. Therefore, staff has used the current regulations for calculating the required number of parking spaces. 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**

The surrounding residential areas are pedestrian oriented communities. Many of the existing commercial parking areas are underutilized. Therefore, the parking and loading needs of the adjacent residential areas will not be infringed upon if the departure is granted.

**(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.**

Although there is parking on the adjacent properties, the applicant does not anticipate the use of the parking on adjacent properties by the employees and customers of the office building.

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

The property is located in an area identified in the 2002 General Plan as the Developed Tier. The application is in conformance with the land use recommendations of the 1994 Approved Master Plan and Sectional Map Amendment for Planning Area 68 since offices are allowed in the C-S-C Zone. The subject property is surrounded by commercial and church uses containing parking lots that are underutilized during the day when the office building is in use. Since the surrounding area is a highly developed pedestrian community, the

parking areas of many businesses in the area are rarely filled with vehicles. The subject departure will not impair the integrity of the Master Plan.

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

The subject property is in Riverdale Park. A referral was sent to the City. No comments have been received as of this date.

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

According to the applicant there are no public parking facilities proposed in the County's Capital Improvement Program for this area.

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

- 1. Public transportation available in the area;**
- 2. Any alternative design solutions to off-street facilities which might yield additional spaces;**
- 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 property is within a developed area in the county. Public transportation is available in the area. There is a bus stop with frequent bus service within 70 feet of the subject property. Also, the subject site is in a pedestrian oriented community. There are underutilized parking areas in the vicinity.

The applicant has made optimum use of the existing parking lot to provide the maximum number of parking spaces feasible after exploring alternative designs for the parking lot.

The proposal will not have an adverse impact on the surrounding uses because the applicant does not anticipate the use of the parking on adjacent properties by its customers and employees.

**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 George's County Code.**

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

## **CONCLUSION:**

Based on the preceding analysis and findings, it is recommended that this Departure from Parking and Loading Standards application DPLS-318 for a waiver of 7 of the required 22 parking spaces be APPROVED with the following conditions:

1. Prior to certification of the site plan:
  - a. The applicant shall show the location of the proposed sign in the front parking lot that advises visitors that additional parking is located in the rear of the building.
  - b. The applicant shall submit a copy of the deed for the shared driveway to the Subdivision Section for review and verification. If the deed needs to be revised or if a new deed is required, the applicant shall submit a revised or new deed.
2. A sign permit shall be obtained for the proposed sign.