



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

Departure of Parking & Loading Standards

DPLS-345

Application	General Data	
Project Name: Linemark Printing Location: Located on the northwest corner of Prince Georges Boulevard and Trade Zone Avenue Applicant/Address: 501 Prince Georges Boulevard, LLC Seven St. Paul Street Baltimore MD 21202 Owner/Address: Same as above	Date Accepted:	03/18/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	6.73
	Zone:	E-I-A
	Dwelling Units:	N/A
	Gross Floor Area:	85,419
	Planning Area:	74A
	Tier:	Developing
	Council District:	04
	Municipality:	N/A
	200-Scale Base Map:	201SE14

Purpose of Application	Notice Dates	
Departure of 31 parking spaces out of 171 required for a printing shop.	Information Mailing	02/21/09
	Acceptance Mailing	07/17/09
	Sign(s) Posted on Site and Notice of Hearing Mailed:	05/26/09

Staff Recommendation		Staff Reviewer: Taslima Alam	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

June 9, 2009

TECHNICAL STAFF REPORT:

TO: The Prince Georges County Planning Board

VIA: Jimi Jones, Zoning Supervisor

FROM: Taslima Alam, Senior Planner

SUBJECT: **Departure from Parking and Loading Standards DPLS-345**

REQUEST: **Waiver of 31 from the required 171 parking spaces for a Printing Shop**

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 site comprises of 6.73 acres of land in the E-I-A (Employment and Institutional Area) Zone. The property is located in on the northwest corner of Trade Zone Avenue and Prince George's Blvd. The site is currently improved with 85,419 square-foot one-story building and associated parking area with 140 spaces. The applicant proposes to use the existing building and its parking lot for a printing shop. The property has frontage along Princes Georges Blvd. and Trade Zone Avenue with one 30-foot-wide driveway access on the west side of Prince George's Blvd. There is no access to the property from Trade Zone Avenue.

During the field inspection, it was noted that the site has an existing six-foot high chain-linked fence around the truck loading area and six existing loading spaces with loading docks. The site has many shade trees and bushes along the existing landscape strips and interior parking lot landscaping areas. Along the northwest corner of the property line, near the loading dock area, there is some existing natural wooded area which provides screening and buffering form the adjacent development. The asphalt paving of the existing parking lot areas are well kept.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	E-I-A	Unchanged
Use(s)	Warehouse	Printing Shop
Acreage	6.73	Unchanged
Lots	24 Block B	Unchanged
Parcels	N/A	N/A
Square Footage/GFA	85,419 sq. ft	85,419 sq. ft.
Dwelling Units:	N/A	N/A

- C. **History:** The subject property is part of the Collington Center, formerly known as the Prince George's County International Commerce Center. The previous approvals for the property include Specific Design Plan SDP-8744, which was approved in December 1987, to allow construction of the existing building. Subsequent to the original approval, three additional revisions have been processed for various reasons and approved. In May 1989, a revision to the Specific Design Plan SDP-8744/01 was approved to reconfigure the undeveloped portion of the lot to the owner of the neighboring lot. In April 1997, a second revision of Specific Design Plan SDP-8744/02 was approved to add 70 additional parking spaces to the site, totaling the parking spaces to 140 spaces. The most recent revision to Specific Design Plan SDP-8744/03 was approved in January 2000 to add a fence on the property.
- D. **Master Plan Recommendation:** The property is located in an area identified in the 2002 Approved General Plan as the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low-to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The application is in conformance with the land use recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity Sectional Map* Amendment. The 2006 approved Master Plan and Sectional Map Amendment (SMA) retained the existing E-I-A Zone for the subject property.

- E. **Request:** The applicant is requesting a departure of 31 parking spaces from the required 171 parking spaces in the Zoning Ordinance to accommodate a printing shop use within the existing commercial building. There are 140 existing parking spaces on the site.
- F. **Surrounding Uses:** The immediate area surrounding the site is generally characterized by commercial uses in the E-I-A Zone. The property is surrounded by the following uses:
- North— Adjacent to the site is Landscaping contractor services office (i.e. True Green) in the E-I-A Zone.
 - South— Across Trade Zone Avenue, are various commercial office establishments (i.e. banks, voter registration office, etc.) in the E-I-A Zone.
 - East— Across Prince George’s Blvd., opposite to the subject property is NASA Credit Union in the E-I-A Zone. Immediately south of the credit union, near the intersection of Prince George’s Blvd. and Trade Zone Avenue, is Prince Georges County Police station in the R-R Zone.
 - West— Contiguous to the site are the commercial office developments in the E-I-A Zone.
- G. **Design Requirements:**
1. Section 27-568(a)(5)(B) of the Zoning Ordinance requires one parking space for every 500 square feet of GFA for printing shop. For a proposed printing shop with 85,419 square feet, 171 parking spaces are required. The site plan proposes to provide a total of 140 parking spaces including six physically handicapped parking spaces with two van accessible spaces and six loading spaces.
- The previously approved specific design plan SDP-8744/02 showed 140 parking spaces of which four are handicap with an additional 13 loading spaces for a warehouse. The change in use from warehouse to a printing shop required the applicant to meet the new parking ratio. For this reason, the site plan is deficient by 31 parking spaces. A DPLS is therefore required to address this deficiency.
- Section 27-582(a) of the Zoning Ordinance requires one loading space for the first 2,000 to 25,000 square feet of gross floor area (GFA) and one space for each additional 40,000 square feet of GFA. In this instance, the proposed 85,419 square feet of printing shop requires three loading spaces and six are provided on the site.
2. ***Prince George’s County Landscape Manual:*** The site is exempt from the *Prince George’s County Landscape Manual* since no new building or outdoor parking areas are to be constructed.
 3. **Signs:** No freestanding signs are proposed for the subject use. Any sign that will be placed on the property must meet all area, height and setback requirements.
- H. **Required Findings:** Departure from Parking and Loading Standards.
1. Section 27-588 (b)(7)(A) of the Zoning Ordinance states the following:
 - (A) **In order for the Planning Board to grant the departure, it shall make the**

following findings:

- (i) The purposes of Section 27-550 will be served by the applicant's request.**

The purposes as to the proposed parking regulations stated in Section 27-550 are as follows:

(a) The purposes of this Part are:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the building uses;**
- (2) 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;**
- (3) To Protect the residential character of residential areas; and**
- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The intention of the parking regulations will be served by the applicant's request. The purposes seek to ensure sufficient parking and loading areas 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. The site consists of six loading spaces. Currently, only three loading spaces are required to satisfy the Zoning Ordinance requirement for a 85,419-square-foot printing shop.

The applicant is also providing enough parking spaces to meet the needs of its customers and employees. In order to determine the number of necessary parking spaces and needs projection to adequately serve the use on the site, a parking analysis was conducted by Linemark Printing Incorporated. The applicant's parking survey was conducted at the applicant's prior location in Largo, Maryland. Currently the applicant had relocated the business to the proposed site in Upper Marlboro, Maryland. The applicant's parking survey was performed Monday through Friday over a period of two weeks between the hours of 7:00 a.m. to 11:00 p.m. (first shifts 7:00 a.m.–3:00 p.m., second shift 3:00 p.m.–11:00 p.m. and third shift 11:00 p.m.– 7:00 a.m.). Based on the parking demand survey, the highest parking demand occurred during the first shift to second shift when a maximum of 70 of the 140 parking spaces or approximately 50 percent of the parking spaces were occupied leaving 70 extra parking spaces available. As a result, it appears that the existing 140 parking spaces are more than adequate to accommodate both employees and customers of the printing shop.

Upon reviewing the information provided by the applicant, the Transportation

Planning Section has indicated that there is no significant transportation issues associated with the departure request. The field survey cannot, however, duplicate the original parking study since the applicant has moved to the new location (the subject property). The transportation staff also conducted two site visits at times of critical shift changes. Staff found a maximum of 72 parking spaces occupied on the site. The applicants parking study is consistent with the staffs' field observation. Therefore, the staff is supportive of the departure. There are ample parking and loading accommodations to satisfy the printing shops needs.

Applicant had satisfied all the concerns the Permit Review Section addressed at the time of their review. The Environmental Planning Section, the State Highway Administration (SHA), the Department of Public Works and Transportation (DPW&T), the Community Planning Section, the Historic Preservation Section, the Urban Design Section, and the Public Facilities Planning Section have offered no objection to the departure.

The staff believes that there will be no disruption to traffic flow or parking conditions on the surrounding streets resulting from the proposed use. The projected use by its nature requires less parking than the prior use. For this reason, the purposes of this subsection will be served by the requested departure.

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

The low parking demand for the anticipated use itself is a circumstance that makes the departure minimum necessary. The applicant is using the existing parking lot on the property to provide the required parking spaces. There are plenty of unused available spaces which will prevent from any traffic congestion at the given time. Therefore, the departure is the minimum necessary, given the specific circumstances of the request.

(iii) 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 proposed use will not intensify or exasperate existing traffic and parking conditions in the area. The departure is necessary in order to alleviate particular circumstances special to Linemark Printing's proposed use of the property. The nature of the printings press operation does not generate a large number of customers at any given time; therefore, the excessive number of spaces the Zoning Ordinance requires in not necessary. The current available spaces are more than sufficient to accommodate the proposed use.

(iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and

All methods of calculation have been used and found impractical to further

reduce the parking requirement. The applicant is providing 24 compact parking spaces, 110 regular spaces; two van handicapped spaces and four regular handicap spaces. However, the two regular parking spaces near the south side of the handicapped spaces are not drawn to scale. These two spaces should be restriped to 9.5 feet by 19 feet to preserve the correct number of regular sized parking spaces. The existing striped parking lot contains a total of 140 parking spaces.

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

There are no residential areas in the vicinity of the subject property or the adjoining property on which the parking spaces are provided.

2. Section 27-588 (b)(7)(B) of the Zoning Ordinances states for the following:

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

(i) 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.

The area within 500 feet of the subject property is characterized by industrial and commercial uses. The adjoining and nearby uses have their own off-street parking and loading facilities. There is no indication of a shortage in parking and loading spaces within the general vicinity of this facility

(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

The proposed use of this site is in conformance with the recommendations of the 2006 Approved Master Plan and SMA for Bowie and Vicinity and will not impair the integrity of the master plan.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

This subject property is not within a municipality. There are no comments or recommendations submitted by a municipality.

(iv) 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 for this area.

3. Section 27-588 (b)(7)(C) of the Zoning Ordinance states the following:

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

(i) Public transportation available in the area.

The applicant's statement of justification indicated there is no public transportation available in the area.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

There do not appear to be any alternative design solutions to yield additional parking spaces. The parking demand that will be generated by the proposed use will be adequately satisfied with the existing parking spaces.

(iii) 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 proposed printing shop will operate Monday through Friday for 24 hours a day. Other surrounding properties within 500 feet of the subject property operate only during the normal business hours with the exception of police station operating 24 hours a day and seven days a week. The proposal will not affect the nature and hours of operation of other uses within 500 feet of the subject property. There will be no disruption to traffic flow or parking conditions on the surrounding streets resulting from the proposed use.

(iv) 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 E-I-A Zone; therefore, the above section is not applicable.

CONCLUSION:

Based on the preceding analysis and findings, it is recommended that this Departure from Parking and Loading Standards application DPLS-345 for a waiver of 31 parking spaces from the required 171 parking spaces be approved with the following conditions:

1. Conditions of the all prior approvals including Specific Design Plan SDP-8744 shall remain in full force and effect unless specifically excluded.
2. Prior to the certification of the site plan, the applicant must provide two 9.5 feet by 19 feet parking spaces to the east side of the building; south of the standard handicapped parking spaces to restore its existing 110 regular sized parking spaces.