



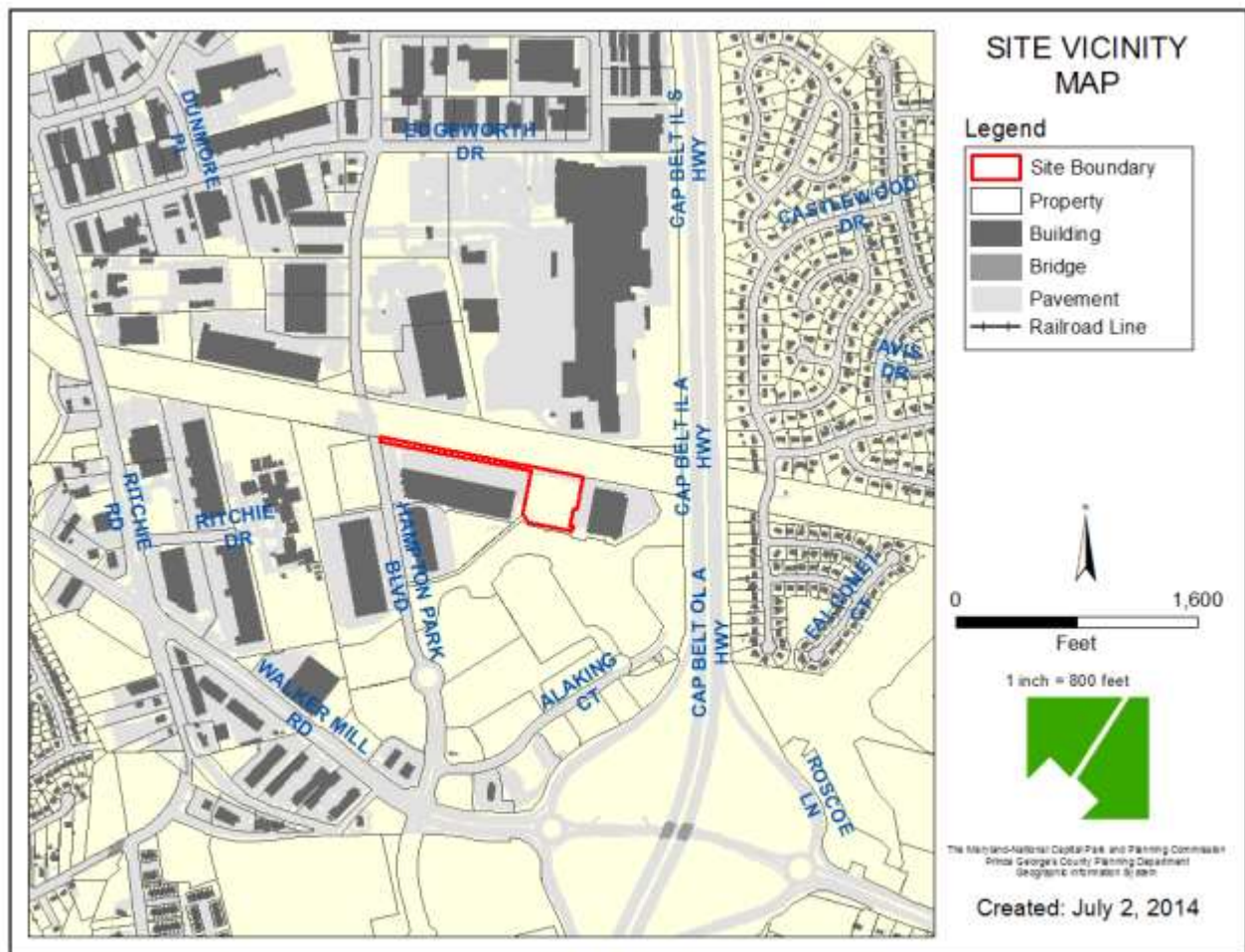
*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Departure from Parking and Loading Standards DPLS-412

Application	General Data	
<b>Project Name:</b> Steeplechase, Building F1  <b>Location:</b> East side of Hampton Park Boulevard, approximately 2,000 feet north of its intersection with Alaking Court.  <b>Applicant/Address:</b> Atapco Ritchie Interchange, Inc. One South Street, Suite 2800 Baltimore, MD 21202  <b>Property Owner:</b> Same as applicant	Planning Board Hearing Date:	12/11/14
	Staff Report Date:	11/24/14
	Date Accepted:	10/01/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	3.38
	Zone:	I-1
	Gross Floor Area:	48,557 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	75A
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	202SE08

Purpose of Application	Notice Dates	
Departure of 23 parking spaces from the 93 parking spaces required.	Informational Mailing:	07/16/14
	Acceptance Mailing:	09/30/14
	Sign Posting Deadline:	11/11/14

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ivy R. Thompson <b>Phone Number:</b> 301-952-4326 <b>E-mail:</b> Ivy.Thompson@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT**

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: **Departure from Parking and Loading Standards Application No. DPLS-412  
Steeplechase, Building F1**

REQUEST: **Departure of 23 parking spaces from the 93 parking spaces required.**

RECOMMENDATION: **APPROVAL**

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NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of December 11, 2014. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

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## FINDINGS

- A. **Location and Field Inspection:** Parcel 40 is part of Steeplechase Business Park, which consists of approximately 110.23 acres of land in the Light Industrial (I-1) Zone for warehouse/office use. The property is located in the northwest quadrant of the Capital Beltway (I-95/495)/Ritchie Marlboro Road interchange and north of Walker Mill Road. Access to the development is provided via a master plan road connection to Walker Mill Road. Parcel 40 is located on east side of Hampton Park Boulevard, approximately 2,000 feet north of its intersection with Alaking Court. Parcel 40 consists of 3.3891 acres and is developed with a single-story facility known as Building F1. The Metro Laundry occupies 22,121 square feet of Building F1 defined as an industrial laundry plant. The remaining 26,436 square feet is vacant warehouse space.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1	I-1
Uses	Industrial/Business	Industrial/Business
Acreage	3.3891	3.3891
Parcels	1	1

- C. **History:** The property was previously the subject of Preliminary Plan of Subdivision 4-03113, which was approved by the Prince George's County Planning Board in 2004 (Resolution No. 4-49). Metro Laundry was issued a Use and Occupancy Permit (30206-2013) for a laundry service plant on November 19, 2013.
- D. **Master Plan Recommendation:** The subject property is located within the limits of the 2010 *Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment* and the 1985 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B* (Suitland-District Heights Master Plan and SMA), in the Capitol Heights community. The *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) designates this area as an Employment Area. The Suitland-District Heights SMA retained the property in the I-1 Zone. The site is exempt from the 2010 *Prince George's County Landscape Manual* since no new building or outdoor parking areas are to be constructed.
- E. **Request:** The applicant's request is for a departure of 23 parking spaces from the 93 parking space requirement in the Zoning Ordinance. The purpose of the request is to reflect the actual parking needs of the current industrial laundry plant use (Metro Laundry) and to allow the allocation of additional parking spaces to the vacant warehouse space for future development.
- F. **Surrounding Uses:** The property is surrounded by developed properties with light industrial uses in the I-1 and I-3 (Planned Industrial/Employment Park) Zones on the west side of the Capital Beltway (I-95/495). Residential uses are to the east across the Beltway.
- G. **Design Requirements:**
1. **Parking and Loading Regulations**—Section 27-568 of the Zoning Ordinance requires two parking spaces per 1,000 square feet for an industrial use. Building F1 has 48,557 square feet of gross floor area (GFA) and is required to provide 93 parking spaces. Currently, there are 66 existing parking spaces. The site plan includes a proposal

to restripe the parking lot to incorporate compact spaces, which will yield a total of 70 on-site parking spaces (a total increase of four parking spaces). A departure of 23 spaces is required. There are no physical improvements or revisions proposed to the building.

<b>Parking and Loading Standard</b>	Section 27-568 of the Zoning Ordinance requires two parking spaces for every 1,000 square feet of GFA for an industrial use.
<b>Existing Parking</b>	66
<b>Parking Requirement</b>	93
<b>Departure Requested</b>	-23
<b>Total Proposed Parking (after restriping)</b>	70

2. **Prince George's County Landscape Manual**—Section 4.3, Interior Parking Lot Landscaping, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) is the only section of the Landscape Manual that might apply to the subject case. However, pursuant to Sections 1.1(d) and 1.1 (g)(4), the project is exempt on the basis that the requested application merely involves restriping.

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:** Section 27-588(b), procedures for departures from the number of parking and loading spaces required, of the Zoning Ordinance states the following:

**(7) Required Findings**

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

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

**Section 27-550. Purposes**

**(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 buildings and 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.**

**Comment:** The purposes of the parking and loading regulations will be served by the applicant's request. The proposed departure seeks to ensure sufficient parking to serve the needs of the established use (Metro Laundry) and any proposed future use for the vacant warehouse space. The subject site is not located in the vicinity of residential streets; therefore, there will be no impact to residential areas or the residential character of the surrounding community. The parking facilities provided are immediately adjacent to the building and convenient to the uses they serve, which benefits the regional district. The subject property is located in an area that is served by public transportation. Thus, nearby properties are not likely to be affected by the proposed departure.

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

**Comment:** A departure of 23 parking spaces is the minimum necessary. The parking proposal serves to optimize the maximum number of parking spaces needed to support the laundry industrial plant use and any future warehouse use. While parking requirements are based on the amount of square footage and anticipated number of employees working within the area, Metro Laundry employees use public transportation or carpool. Thus much of the existing available parking is unused. Metro Laundry submits that 22 spaces are sufficient to serve their business needs and it is part of their signed lease agreement. Approval of this departure request allows the parking lot to be utilized to its maximum potential.

**(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;**

**Comment:** The departure is necessary to allow for the most efficient use of the parking spaces on-site. The parking generation for the industrial laundry plant use has resulted in a surplus of spaces allocated for this use. Reallocating a portion of the surplus spaces to the vacant portion of the warehouse will allow for optimal use of the building and the parking facilities. The departure is therefore necessary to alleviate circumstances which are special to the current subject use as an industrial laundry facility which underutilizes existing parking at this location.

**(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**

**Comment:** All of the methods for calculating the number of spaces required resulted in a minimum requirement of 45 spaces, from which this departure seeks relief.

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

**Comment:** The subject property is not located adjacent to any residential areas; therefore, the parking and loading needs of 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:**

- (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 five hundred (500) feet of the subject property;**

**Comment:** The proposal has no effect on the nature and hours of operation of other commercial/retail uses within 500 feet of the subject property. Properties within the general vicinity include off-street parking facilities adequate to serve existing uses, if the departure is granted.

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

**Comment:** Plan Prince George's 2035 designates this area as an Employment Area and makes no recommendations concerning parking and loading spaces in employment areas.

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

**Comment:** The property is not within a municipality.

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

**Comment:** There are no public parking facilities proposed for this area.

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

- (i) **Public transportation available in the area;**

**Comment:** Public transportation is available. As noted in the letter of support from Metro Laundry, a significant portion of their employees commute to work via public transportation or carpool. The site is within one-half mile of bus stops with direct service to the Largo Town Center and Morgan Boulevard Metro Stations.

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

**Comment:** The site plan has proposed restriping the parking lot to include compact parking spaces, which will increase the number of on-site parking spaces to 70.

- (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 five hundred (500) feet of the subject property;**

**Comment:** The proposal has no effect on the nature and hours of operation of other commercial/retail uses within 500 feet of the subject property. Properties within the general vicinity include off-street parking facilities adequate to serve existing uses, if the departure is granted. The parking demands for the subject site will remain unchanged regardless of the hours of operation. Parking conditions on the surrounding streets and traffic flow will not be disrupted as a result of this proposal.

- (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.**

**Comment:** The subject property is in the I-1 Zone; therefore, the above section is not applicable.

## CONCLUSION

The purpose of this departure is to maximize on-site parking opportunities for both current and future uses within Steeplechase, Building F1. Metro Laundry, which currently leases 22,121 square feet of the warehouse, only uses one-third (22) of the existing parking spaces because employees use public transportation or carpool. The remaining 26,436 square feet of the warehouse is vacant. The applicant is seeking flexibility to meet the parking requirement for any future use in the vacant warehouse space through this departure. The applicant has proffered to restripe the existing parking lot to increase the total number of parking spaces from 66 to 70, and Metro Laundry has provided a letter of support and agreed to the use of only 22 on-site parking spaces. If approved, the departure will have no impact on surrounding uses. Therefore, based on the preceding analysis and findings, it is recommended that Departure from Parking and Loading Standards Application No. DPLS-412 for a waiver of 23 parking spaces from the required 93 parking spaces be APPROVED.