



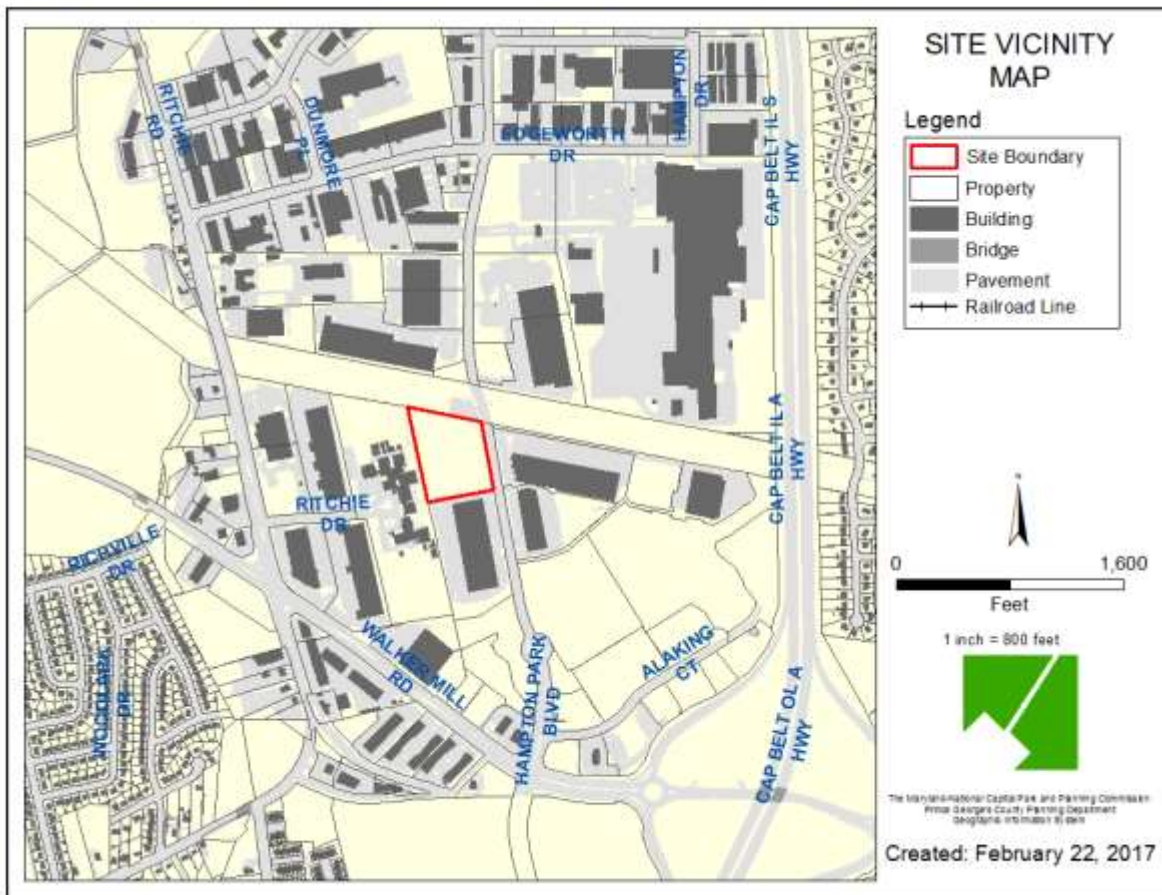
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

Departure from Parking and Loading DPLS-448

Application	General Data	
Project Name: Steeplechase 95, Building D Location: West side of Hampton Park Blvd, approx. 1,700 feet north of its intersection with Alaking Court Applicant/Address: Atapco Ritchie Interchange, Inc. One South Street, Ste. 2800 Baltimore, MD 21202 Property Owner: Same as Applicant	Planning Board Hearing Date:	09/21/17
	Staff Report Date:	09/08/17
	Date Accepted:	05/17/17
	Planning Board Action Limit:	07/27/17
	Plan Acreage:	6.44
	Zone:	I-1
	Gross Floor Area:	30,250 sq. ft.
	Lots:	N/A
	Parcels:	61
	Planning Area:	75A
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	202SE08

Purpose of Application	Notice Dates	
A departure from parking and loading of 216 parking spaces from the required 355 parking spaces required for a 30,250-square-foot launch trampoline park facility.	Informational Mailing	02/24/17
	Acceptance Mailing:	05/10/17
	Sign Posting Deadline:	08/14/17

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
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: Christina Pompa, Acting Subdivision and Zoning Supervisor
Development Review Division

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

SUBJECT: **Departure from Parking and Loading Standards DPLS-448
Steeplechase, Building D**

REQUEST: **Departure from Parking and Loading Standards of 216 parking spaces from the
required 355 Parking Spaces Required for a 30,250-square-foot launch trampoline
park facility.**

RECOMMENDATION: **APPROVAL**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of September 21, 2017. 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 online at http://www.mncppcapps.org/planning/Person_of_Record/ or 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.

FINDINGS

- A. **Location and Field Inspection:** Parcel 61, known as Steeplechase 95, Building D is part of Steeplechase Business Park, which consists of approximately 6.44 acres of land in the I-1 Zone for warehouse/office use. Steeplechase 95, Building D, is located on west side of Hampton Park Boulevard, approximately 2,200 feet north of its intersection with Ritchie Marlboro Road. The site is developed with a 61,200-square-foot facility. Building D is occupied by three businesses: The Fresh Direct (16,820 sq. ft.), G & M Auto (14,400 sq. ft.) and the proposed Launch Trampoline Park (30,520 sq. ft.). Ingress/egress to the site is via Hampton Park Boulevard.
- B. **Development Data Summary:**
- | | EXISTING | PROPOSED |
|---------|---------------------|---------------------|
| Zone | I-1 | I-1 |
| Uses | Industrial/Business | Industrial/Business |
| Acreage | 6.44 | 6.44 |
| Parcels | 1 | 1 |
- C. **History:** The property was previously the Subject of Preliminary Plan of Subdivision 4-03113, which was approved by (PGCPB Resolution No. 4-49) in 2004. Alternative Compliance AC-15008 was approved by the Planning Director on May 14, 2005. Building permit CGU-20764-2015 was approved in 2015. G&S Auto (CU-63020-2016) was issued a use and occupancy permit in January 2017. Fresh Direct (CU-5072-2017) was issued a use and occupancy permit in February 2017.
- D. **Master Plan Recommendation:** The subject property is located within the limits of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* and the 1985 *Approved Master Plan for Suitland-District Heights and Vicinity, Planning Area 75A and 75B*, in the Capitol Heights Community. Plan Prince George's 2035 designates this area as an Employment Area. The 1985 *Approved Master Plan for the Suitland-District Heights and Vicinity SMA* retained the property in the I-1 Zone. The site is exempt from the 2010 *Prince George's County Landscape Manual* (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 216 parking spaces from the 355 parking space requirement for other commercial-recreation uses in the Zoning Ordinance. The purpose of the request is to reflect the actual parking needs and usage for the proposed trampoline park. There are no physical improvements or revisions proposed to the building.
- F. **Surrounding Uses:** The property is surrounded by developed property with light industrial uses in the I-1 zone and a Development District Overlay Zone on the west side of the Capital Beltway. Residential uses are to the east across the Capital Beltway.
- G. **Design Requirements:**
1. **Parking and Loading Regulations**—The warehouse includes three distinctly different uses, each with its own parking requirement. Fresh Direct occupies 16,280 square feet with a mix of 2,500 square feet for office and 13,780 square feet for warehouse for a total requirement of 22 parking spaces. G&S Auto occupies 4,400 square feet for a showroom and four-vehicle-maintenance bays for a total requirement of 19 parking spaces. A twenty percent joint-use-reduction of three parking spaces was applied to the auto service, reducing the parking requirement to 16 parking spaces. The Launch Trampoline Park will occupy 30,520 square feet, or 49.8 percent of Building D. Section 27-568 of the Zoning Ordinance requires one parking space per 80 square feet of gross floor area (GFA), or

patron service area, for other commercial recreation use. Building D proposes to allocate 28,328 square feet of gross floor area (GFA) for the patron area for the Launch Trampoline Park.

Parking and Loading Standard by Use Per Section 27-568	Number of Parking Spaces Required
Fresh Direct: office and warehouse 16,280 square feet	<u>22</u>
Office: One space for every 250 square feet up to 2,000 sf of GFA.	8
One space for every additional 400 sf of GFA.	2
Warehouse: Three spaces for first 1,500 square feet of GFA.	3
One space for additional 1,500 square feet of GFA up to 100,000 square feet	9
Launch Trampoline Park: Other Commercial Recreation	<u>355</u>
Commercial Recreation: Patron Area, 28,328 square feet of GFA: One space for every 80 square feet of GFA or patron service area.	139
Departure requested	-216
G & S Auto: Showroom & Vehicle Maintenance 4,400 square feet	<u>16</u>
Showroom: One spaces for every 500 square feet of GFA.	7
Vehicle Maintenance: One space for each service bay (four bays)	12
20 percent Joint Use Reduction	-3
Total Parking Required for Building D	393
Departure Requested	-216
Total Parking Provided for Building D	177

The site plan includes a proposal to restripe the parking lot to reasonably increase the number of compact spaces, which will yield a total of 177 on-site parking spaces. There are no physical improvements or revisions proposed to the building.

2. **2010 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**—The applicant has provided illustrative signage details for the proposed directional signage. The signs as proposed are in compliance with the sign regulations. Any additional signage 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 to operate a trampoline amusement park. The proposed departure seeks to ensure sufficient parking to serve the needs of the recently established commercial warehouse and office uses (Fresh Direct and G&S Auto) and the proposed trampoline amusement park, a commercial recreation use. The subject site is not located near 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. The applicant revised the site plan to allow patrons to access the facility through a rear entrance, to improve on-site pedestrian circulation all of 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: The applicant is proposing a patron area of 28,328 square feet GFA, which requires 355 parking spaces. Per the Parking Standards (PAS Report 510/511) published by the American Planning Association, indoor amusement facilities are recommended to provide three parking spaces per 1,000 square feet of gross floor area, which would yield 85 required spaces. Given the use as a commercial-recreation facility, a departure of 216 parking spaces is the minimum necessary. This parking proposal serves to optimize the maximum number of parking spaces needed to support the commercial recreation use. Per the applicant's statement of justification (SOJ), a considerable amount of the square footage considered 'patron service area' is occupied by trampolines. Specifically, 14,200 square feet is occupied by activity areas, which if the parking generation were based on the 14,200 square feet used by patrons would generate a requirement of 176 parking spaces. Based on access restrictions identified in the SOJ, if all activity areas were in use at the same time by the maximum number of people, a total of 136 patrons would be engaged in activity. Launch Trampoline Park is a reservation-oriented facility. The operators anticipate that patrons will carpool in groups of four or more, unlike a gym or health club where patrons travel individually. Combine the projected 18 employees in one vehicle per employee (per the Letter dated April 11, 2017), with the 34 maximum number of vehicles (136 patrons arriving in groups of four) a minimum of 52 parking spaces

would be sufficient to serve the facility. Even using a more conservative estimate of two patrons per vehicle (68) plus the 18 employees, results in minimum necessary parking of 86 spaces. The applicant is providing 177 parking spaces, which is significantly more than their anticipated need. Approval of this departure request allows the parking lot to be utilized to its maximum potential during the proposed business hours.

- (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 proposed use as a trampoline amusement park is a relatively new use to Prince George's County. Given the use in the commercial warehouse space, the departure is necessary to allow for the most efficient use of the parking spaces on-site. The parking generation for the trampoline park (a commercial-recreation use) has resulted in an unattainable requirement of spaces allocated for this use. Reducing the requirement of spaces to reflect the activity in the warehouse space 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 proposed commercial-recreation 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**

Comment: The number of spaces required is calculated by building use and shown on the site plan. There is a reduction for joint uses that permitted the elimination of 3 required parking spaces, and 77 compact parking spaces are located at the rear of the warehouse. It is not feasible to increase the number of compact parking spaces to meet the parking requirement because the proposed activity relies upon group transportation, which means larger vehicles.

- (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: Properties within the general vicinity provide off-street parking and on-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 Approved General Plan* 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. The site is within one-half mile of bus stops with direct service to the Largo Town Center and Morgan Boulevard Metro Stations. The Route 26 line (Prince George's County Department of Public Works and Transportation "The Bus") has service every 45 minutes along Hampton Park Boulevard from 6:00 a.m. to 7:30 p.m. from Monday through Friday. The nature of the use, however, is not conducive to attracting transit trips.

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

Comment: The site plan indicates restriping the parking lot to include more compact parking spaces, which provides a small increase to the number of on-site parking spaces to 177.

(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 facility is proposed to be open seven days a week; opening during the school year in the afternoons 4:00 p.m. to 9:00 p.m., Monday to Thursday; 10:00 a.m. to 10:00 p.m. Friday and Saturday; and 10:00am to 7:00pm Sunday. The hours will change in the summer to 10:00 a.m. to 7:00 p.m. Sunday to Thursday; and 10:00 a.m. to 10:00 p.m. Friday and Saturday. 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 demand 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.

I. Referral Comments:

1. **Transportation Planning**—The site is adjacent to Hampton Park Boulevard, a master plan industrial facility with a planned 70-foot right-of-way. The subject site at the time of recordation dedicated the required 70 feet. The road is built, and no further dedication is required of this property.

The application requests a waiver of the parking standards in the Zoning Ordinance, to allow a reduction of the parking spaces. The Zoning Ordinance provides minimum standards for on-site parking and loading on the subject property for two primary reasons. The standards protect the patrons of the subject property from the problems caused by not having adequate and available parking at hand. The parking standards also protect neighboring property owners from the problems caused by persons residing on or visiting the subject property and using parking spaces on adjacent land or streets during that time.

The applicant proposes the departure to serve an indoor trampoline park of 30,520 square feet and requiring 355 parking spaces (the overall site contains 61,200 square feet of space) with the other uses requiring a total of 41 parking spaces. In reviewing the required findings and considerations regarding a departure from parking and loading spaces, the Transportation Planning Section has reviewed the information provided by the applicant, and offers the following comments:

- a. The applicant’s assertion that the “other commercial-recreation” use is a very broad use category is correct. The applicant has provided a floor plan that shows the utilization of the space. Launch Trampoline Park is a national franchise. It is possible to find pictures of facilities online, and those pictures seem to mirror the floor plan.
- b. It is agreed that there are no adjacent residential areas. It is also agreed that the site is served by bus transit service. The Route 26 line (Prince George’s County Department of Public Works and Transportation “The Bus”) has service every 45 minutes along Hampton Park Boulevard from 6:00 a.m. to 7:30 p.m. Monday through Friday. The nature of the use, however, would not be conducive to attracting transit trips.
- c. The justification notes that the use would engage up to 136 patrons at one time. Looking at other launch franchises, there is a definite capacity for the use. Other franchises state that, without booking an event or making a reservation, a walk-in patron might not be able to use the facility if the capacity has been reached. It would probably have been helpful if the Statement of Justification had definitively stated the capacity or the number of trampolines.

- d. A parking utilization study or some sort of survey on patrons per vehicle might have been helpful as well.
- e. It seems that, while a few spaces could be “found” through restriping or other means, there is not sufficient space on the site to avoid a large departure.

In conclusion, the Transportation Planning Section is inclined to support the departure. The use is essentially for children, so the patrons will typically come in groups with an adult. The statement that the use would accommodate approximately 136 patrons at a time is compelling, and it matches the online images. There is little evidence that the use would attract large crowds. There do not appear to be competitions that would attract larger crowds. Also, online imagery shows sites with limited nearby parking. While a departure of 216 of the required 355 spaces (and provision of 129 spaces for the use) seems like a huge departure that probably should have been justified better by the applicant, there is enough information provided – and corroborated by online information – to indicate that 129 parking spaces would adequately serve the use. Therefore, the Transportation Planning Section would raise no objections to the granting of the departure.

- 2. **Community Planning**—*Plan Prince George’s 2035 Approved General Plan* designates the area site in the Industrial/Employment Policy area. The vision for Industrial/Employment area is the highest concentration of economic activity where business growth is supported in the targeted industry clusters – concentrating new business development near transit, improving transportation access and connectivity, and creating opportunity for synergies. The property is not in the Safety Zone, but within the Military Installation Overlay (M-I-O) Zone Height Limit Surface B. However, the use is proposed in an existing building below the established height limit. Therefore, this application is not impacted by the M-I-O Zone. The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* retained the property in the I-1 Zone. There are no master plan issues associated with this application.
- 3. **Permit Review**—Staff provided a memorandum dated May 18, 2017, which is included as back-up material with this staff report. The applicant’s engineer revised the site plan and provided detailed comments addressing the memorandum.

CONCLUSION

The purpose of this departure is to maximize on-site parking opportunities for all uses within Steeplechase, Building D. There is adequate parking for both Fresh Direct and G&S Auto. The applicant is seeking flexibility to meet the parking requirement for the proposed trampoline park, which will feature 14,200 square feet of wall-to-wall trampolines. Other areas of the facility have limited and/or timed patron access. Also, it should be noted that the configuration of the facility was altered to allow the use of a second entrance at the rear of the building to facilitate pedestrian access from the rear parking area. Patrons using the facility for special events will use the same activity areas. It is also anticipated that those approximately 136 patrons will carpool to the facility in groups of four to participate in the activities. Those proposed patron numbers when combined with the 18 employees generate a need for 52 total parking spaces.

Proposed Parking Standard by Use	Number of Parking Spaces
Fresh Direct: office and warehouse 16,280 square feet	<u>22</u>
Launch Trampoline Park: Other Commercial-Recreation 14,200 square feet based on access restrictions for 136 patrons approximating 4 per car equals 34 parking spaces 18 employee parking spaces	<u>52</u> 34 18
G & S Auto: Showroom & Vehicle Maintenance 4,400 square feet (Includes 20% joint use reduction)	<u>16</u>
Minimum Parking Required for Building D Based Upon Use	90
Total Parking Provided for Building D	177

When parking for all the uses are combined, a total of 90 parking spaces are needed based upon the three uses at Building D. The applicant is providing 177 parking spaces, 125 parking spaces more than their anticipated need. If approved, the departure will have no impact on the surrounding uses. Therefore, based on the preceding analysis and findings, it is recommended that Departure from Parking and Loading Standards Application No. DPLS-448 for a waiver of 216 parking spaces from the required 355 parking spaces be APPROVED.