



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

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

Detailed Site Plan

DSP-16009-02

Departure from Sign Design Standards

DSDS-714

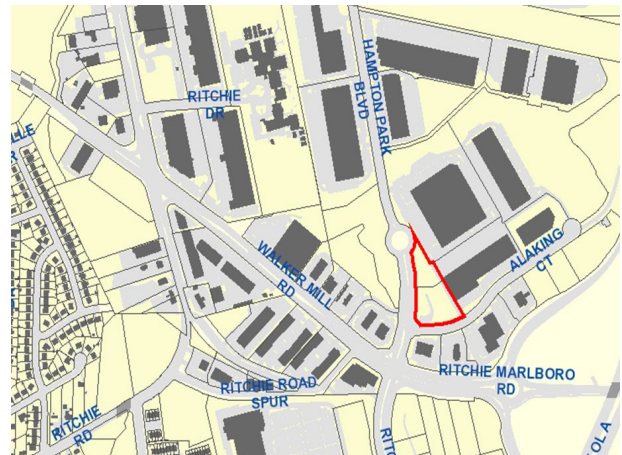
Departure from Parking and Loading Standards

DPLS-494

Steeplechase Business Park, Parcels 65 and 66

REQUEST	STAFF RECOMMENDATION
DSP: To construct a 5,200-square-foot multitenant commercial building on Parcel 66.	APPROVAL with conditions
DSDS: Departure from sign design standards for an additional 137 square feet of building-mounted signage and one additional freestanding sign.	APPROVAL
DPLS: Departure from parking and loading standards for the reduction of 33 parking spaces and one loading space.	APPROVAL

Location: In the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court.	
Gross Acreage:	2.70
Zone:	I-1/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	5,200 sq. ft.
Planning Area:	75A
Council District:	06
Election District:	13
Municipality:	N/A
200-Scale Base Map:	202SE08
Applicant/Address: Atapco Richie Interchange, Inc. 1 South Street, Suite 2800 Baltimore, MD 21202	
Staff Reviewer: Tierre Butler Phone Number: 301-952-2548 Email: Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	01/06/2022
Planning Board Action Limit:	01/07/2022
Staff Report Date:	12/21/2021
Date Accepted:	10/14/2021
Informational Mailing:	05/17/2021
Acceptance Mailing:	10/12/2021
Sign Posting Deadline:	12/07/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION.....	3
FINDINGS.....	3
1. Request	3
2. Development Data Summary	4
3. Location	5
4. Surrounding Uses	5
5. Previous Approvals.....	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA	8
7. Prince George’s County Zoning Ordinance.....	8
8. Preliminary Plan of Subdivision 4-03113	8
9. Departure from Sign Design Standards DSDS-714.....	9
10. Departure from Parking and Loading Standards DPLS-494.....	11
11. 2010 Prince George’s County Landscape Manual	12
12. 1993 Prince George’s County Woodland Conservation and Tree Preservation Ordinance	12
13. Prince George’s County Tree Canopy Coverage Ordinance.....	13
14. Referral Comments	13
RECOMMENDATION	15

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-16009-02
 Type 2 Tree Conservation Plan TCP2-128-90-12
 Departure from Sign Design Standards DSDS-714
 Departure from Parking and Loading Standards DPLS-494
 Steeplechase Business Park, Parcels 65 and 66

The Urban Design staff has reviewed the subject applications and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions of the detailed site plan, as described in the Recommendation section of this report.

EVALUATION

The detailed site plan and departures were reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone and Military Installation Overlay (M-I-O) Zones.
- b. The requirements of the 2010 *Prince George's County Landscape Manual*.
- c. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the departure from sign design standards, and the departure from parking and loading standards, the Urban Design staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) requests approval for the construction of a 5,200-square-foot multitenant commercial building for retail, service, and restaurant uses within the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zone.

The applicant also requests a departure from sign design standards (DSDS) for an additional 137 square feet of building-mounted signage and one additional freestanding sign.

The applicant also requests a departure from parking and loading standards (DPLS) for the reduction of 33 parking spaces and one loading space.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	I-1/M-I-O	I-1/M-I-O
Use(s) (Parcel 66)	Vacant	Retail, service, and restaurant uses
Gross Acreage (Parcels 65 and 66)	2.70	2.70
Total Gross Floor Area (Parcel 66)	0 sq. ft.	5,200 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces

Eating and Drinking Establishments	Required	Provided
Tenant #1: 1 space for every 3 seats (50 seats) 1 space for every 50 sq. ft. of gross floor area excluding storage and seating (450 sq. ft.)	26	13
Tenant #2: 1 space for every 3 seats (32 seats) 1 space for every 50 sq. ft. of gross floor area excluding storage and seating (450 sq. ft.)	20	10
Tenant #3: 1 space for every 3 seats (32 seats) 1 space for every 50 sq. ft. of gross floor area excluding storage and seating (450 sq. ft.)	20	10
Total	66*	33*

Note: *Total required and provided parking includes accessible and van-accessible spaces.

Loading Spaces

Retail Sales and Service (Parcel 66)	Required	Provided
1 space for 2,000 to 10,000 sq. ft. of gross floor area (5,200 sq. ft.)	1	0
Total	1	0*

Note: *The applicant proposes that tenants on Parcel 66 will share the existing loading space on Parcel 65, as part of their DPLS-494 request.

Sign Design Data—Building-Mounted Signage Area

Lineal feet of width at front of the building	Maximum Area	Area Requested	Departure Requested
80 feet	160 sq. ft.	297 sq. ft.*	137 sq. ft.

Note: *DSDS-714, for an additional 137 square feet of building-mounted signage, has been requested with this DSP.

3. **Location:** The subject property is known as Parcels 65 and 66, located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court, in Planning Area 75A and Council District 6.
4. **Surrounding Uses:** The subject property is bounded to the north by Parcel 54 of the Steeplechase Business Park developed with a warehouse in the I-1 Zone; to the east by a warehouse on Parcel 53 in the I-1 Zone; to the south by Alaking Court with two multitenant retail buildings and a Chick-fil-A beyond (Parcels 36, 50, and 63 of the Steeplechase Business Park) in the I-1 Zone; and to the west by Hampton Park Boulevard with commercial retail uses on Parcels K, 60, and 24 of the Steeplechase Business Park beyond in the I-1 Zone.
5. **Previous Approvals:** The property was originally subdivided pursuant to a plat of subdivision recorded in Plat Book SJH 244-45. On March 4, 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03113, for Steeplechase Business Park (PGCPB Resolution No. 04-49). On July 11, 2006, the Prince George's County District Council approved DSP-05044, for the retail portion of the development along Alaking Court. On July 23, 2007, the District Council approved DSP-05044-01, in conjunction with DSDS-641, for freestanding and building-mounted signage. DSP-05044-02 was approved by the Planning Board on June 25, 2009 (PGCPB Resolution No. 09-11). Four other Planning Director-level amendments have been approved since for minor site and architectural changes: DSP-05044-03 on February 4, 2010; DSP-05044-04 on October 6, 2010; DSP-05044-05 on August 11, 2011; and DSP-05044-06 on May 29, 2013. A seventh amendment, DSP-05044-07, was approved by the Planning Board on January 8, 2015, for a multitenant retail building and a restaurant (PGCPB Resolution No. 15-01).

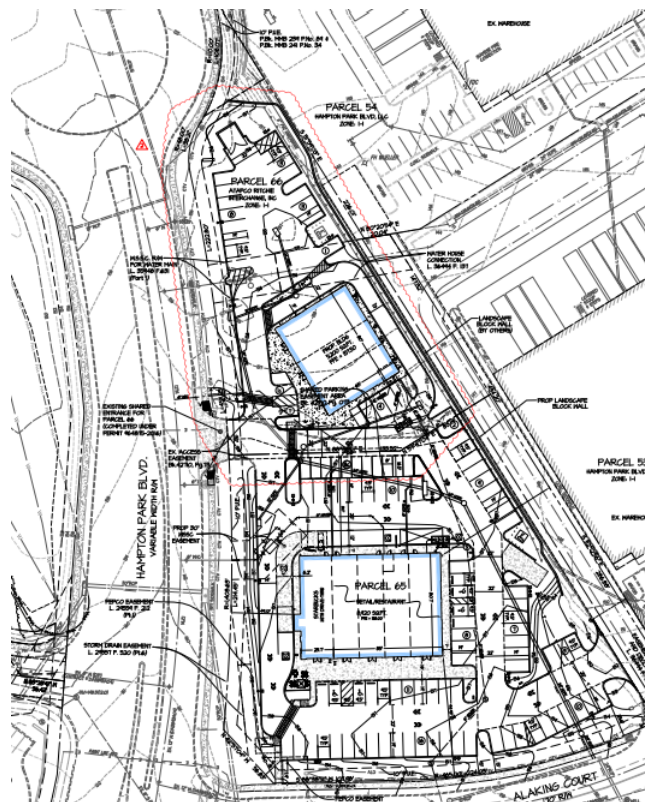
The 2010 *Glenn Dale Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* maintained the I-1 zoning on the subject property. On November 10, 2016, the Planning Board approved DSP-16009, for an 8,920-square-foot multitenant retail building on Parcel 65 with an associated DSDS-690 and DPLS-427 (PGCPB Resolution No. 16-133), which has since been constructed and is operational. None of the conditions of this previous approval are applicable to this amendment. DSP-16009-01 was a Planning Director-level amendment approved on March 5, 2021, for additional parking spaces on Parcel 65.

The current Stormwater Management (SWM) Concept Plan, 8004290-2000-09, was approved and is valid through April 23, 2023.

6. **Design Features:** The 2.70-acre site contains an existing 8,920-square-foot multitenant retail and restaurant building on Parcel 65, as approved with DSP-16009. This amendment

application proposes the construction of a 5,200-square-foot multitenant commercial building for retail, service, and restaurant uses on Parcel 66 facing Hampton Park Boulevard. Parcel 66 is accessed from Hampton Park Boulevard via a shared access easement with Parcel 65. The site proposes 33 parking spaces surrounding the building including one handicapped-accessible space and two inverted U-shaped bike racks. There will be an enclosed dumpster located in the northern corner of the site. A crosswalk and sidewalk provide a connection to the existing sidewalk within Hampton Park Boulevard.

A drive-through lane is shown wrapping the eastern and northern sides of the building. An alternative site plan sheet is provided showing this drive through being removed from the northern side of the building and additional parking being added. This alternative plan will be built if the future tenant does not need a drive-through lane.



Site Plan

Architecture

The proposed 5,200-square-foot multitenant building is a single-story and 22.5 feet high. The building façade includes a combination of brown brick, dark gray veneer stone, and an off-white exterior insulation finish system with concrete masonry units on the rear/eastern elevation. The flat roof will utilize a metal coping material and a raised parapet is used on the southwestern corner of the building for visual interest. The north, south, and west elevations include either a metal canopy or fabric awning above the storefront windows and doors for possibly three tenants. There is an alternative north elevation to include a storefront window to replace the drive-through window should the tenant not require that function.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 and M-I-O Zones and the site design guidelines of the Prince George's County Zoning Ordinance.

- a. This DSP is in conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in the I-1 Zone. Various types of stores, eating and drinking establishments, and services which could be potential tenants, are all permitted in the I-1 Zone.
- b. Section 27-474 of the Zoning Ordinance provides additional regulations for development in industrial zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. The subject DSP meets all these requirements, as shown on the submitted plans.
- c. As discussed herein, this DSP is in conformance with all of the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. The proposed plan meets all of the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, adequate lighting, and landscaping. Discussion relative to conformance with other site design guidelines can be found in Finding 6 above and in the referrals incorporated herein by reference.
- d. **Military Installation Overlay Zone:** The project is also located within the M-I-O Zone for height. The site is required to meet the applicable requirements for properties located in Transitional Surface (7:1) – Right Runway, Area Label: G. The proposed building height is 22.5 feet, which meets the height requirement.

8. **Preliminary Plan of Subdivision 4-03113:** PPS 4-03113 was approved by the Planning Board on March 11, 2004 (PGCPB Resolution No. 04-49), subject to 11 conditions, for an overall development of Steeplechase Business Park containing a total of 110.26 acres in the I-1 Zone. Four of the conditions are relevant to this proposed amendment, as follows:

3. **Development of this property shall be in conformance to the approved Stormwater Management Concept Plan 8004290-2000-00.**

An approved SWM concept plan (8004290-2000-09) and approval letter were submitted with the subject DSP. The approved SWM concept plan shows a layout approved with the PPS, and development matching that shown on the subject DSP.

4. **An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

The condition is referenced in Note 7 on the recording plat, in Plat Book SJH 244 Plat No. 45. This should also be noted on the DSP as a general note and will be

evaluated for conformance at the time of building permit for the proposed building on Parcel 66. A condition has been added herein, to add a general note to the DSP to satisfy this condition.

6. **Ritchie Marlboro Road at site access (aka. Hampton Park Boulevard): Prior to the issuance of any building permits within the subject property, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with DPW&T/SHA:**
 - a. **Along Ritchie Marlboro Road/Walker Mill Road, provide a westbound right-turn lane and an eastbound left-turn lane.**
 - b. **Along Hampton Park Boulevard at the approach to Ritchie Marlboro Road/Walker Mill Road, provide an exclusive right-turn lane and dual left-turn lanes.**
 - c. **Provide the necessary traffic signal warrant studies and install a traffic signal at Ritchie Marlboro Road/Hampton Park Boulevard, if warranted, at the time it is deemed necessary by the responsible transportation agency.**
7. **At the time of final plat approval, the applicant shall dedicate a right-of-way of a minimum of 70 feet in width along proposed Hampton Park Boulevard, as shown on the submitted plan. DPW&T shall have the authority to determine the scope of improvements within the right-of-way and adjust the size of the right-of-way if necessary.**

Both of these conditions have been satisfied, and a 70-foot right-of-way exists for Hampton Park Boulevard.

9. **Departure from Sign Design Standards DSDS-714:** The applicant is proposing to increase the building mounting signage from the allowed 160 to 297 square feet and provide one additional freestanding sign on the entire property. The applicant has requested a DSDS, in accordance with Section 27-612 of the Zoning Ordinance. Section 27-239.01(b)(7)(A) of the Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:

- (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal.**

Section 27-589(a) of the Zoning Ordinance contains the following purposes for regulating signs:

- (1) **To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**
- (2) **To encourage and protect the appropriate use of land, buildings, and structures;**

- (3) **To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;**
- (4) **To regulate signs which are a hazard to safe motor-vehicle operation;**
- (5) **To eliminate structurally unsafe signs which endanger a building, structure, or the public;**
- (6) **To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and**
- (7) **To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.**

In general, the purposes of the sign regulations are to promote the health, safety, and welfare of residents, workers, and motorists by increasing and enhancing sign visibility and readability. The proposed signage on Parcel 66 is appropriate and standard in terms of quantity and location within the Steeplechase Business Park, which has been almost fully developed. The applicant seeks to continue to provide a high-quality identity and image that will attract quality businesses and create a solid image that can be appreciated by diverse users, tenants, and patrons. The additional signage area provides for adequate identification and advertisement in a manner that is compatible with the business park land use. The signage will support the Section 27-589(a) purposes by guiding orderly growth and encouraging the appropriate use of land without being unsightly, unsafe, or hazardous.

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

The applicant considers the departure to be the minimum necessary to provide for visibility of signs for each tenant from the nearby road frontages and adjacent employment uses. Staff finds that the proposed sign's size, design, and location will be consistent with signage on other buildings and sites within the retail area of Steeplechase Business Park. For these reasons, staff finds that 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 unique to the site or prevalent in areas of the County developed prior to November 29, 1949.**

The site has an unusual triangular orientation to two streets: Hampton Park Boulevard and Alaking Court. In addition, the building on Parcel 66 will contain approximately three separate tenants, each of which will reasonably expect separate building-mounted signage. This combination of circumstances is unique to the site and justifies approval of the request for an increase in the maximum area of building-mounted signage. In addition, Parcels 65 and 66 create a long linear strip along Hampton Park Boulevard. It is important to have a freestanding sign at either

end of the property to identify the multiple tenants on both parcels for users coming from the north and south.

(iv) The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.

The requested departure assists in the overall effort to provide safe, attractive signage. The additional signage area provided for adequate identification and advertisement is consistent with the land use. The departure will not impair the visual, functional, or environmental quality or integrity of the surrounding neighborhood and nearby community. By contrast, it fits in with the overall commercial and industrial character of the immediate neighborhood.

Based on the analysis above, staff recommends that the Planning Board approve DSDS-714 for the proposed signage, which is designed at an appropriate scale for the size and type of development within the existing Steeplechase Business Park.

- 10. Departure from Parking and Loading Standards DPLS-494:** The applicant is proposing a departure from Section 27-568(a) of the Zoning Ordinance, for a reduction of 33 parking spaces, and Section 27-582(a) of the Zoning Ordinance, for a reduction of one loading space. The proposed development is required to provide 66 parking spaces and one loading space, and the applicant has proposed 33 parking spaces and a plan to share the existing loading space on Parcel 65. The required findings for the Planning Board to grant the departure in Section 27-588(b)(7)(A) of the Zoning Ordinance are as follows:

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

The applicant is proposing to use some of the existing convenient parking on Parcel 65, a site over which the applicant has complete control, to satisfy portions of the parking requirement on Parcel 66. Much of the traffic to this area of the business park is during meal hours when vehicle occupancy is high-and thus parking needs are less. Nevertheless, the parking provided on Parcels 65 and 66 will still be the highest ratio provided in the retail portion of the business park. Based on observed traffic patterns for patrons on the developed Parcel 65, most visitors stop by to pick up food as carry-out only and do not eat in the dining areas, leaving less occupied spaces for dining-in patrons. Lastly, there are sidewalks and crosswalks throughout the business park connecting into the subject site. Staff finds the applicant's request will serve the purposes of Section 27-550 of the Zoning Ordinance.

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

The applicant is seeking a 33-space reduction to the number of spaces it will construct on Parcel 66. This number of spaces, in conjunction with proximate parking within the applicant's overall development is deemed a more than adequate number of spaces to sufficiently handle the peak period usage with the overflow using the adjacent parking. The parking provided is the amount necessary

to serve the needs of the proposed uses and the departure requested 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 development is part of a commercial retail, service, and dining component of a larger business park. The District Council enacted legislation (Prince George's County Council Bill CB-97-2004) facilitating this type of development within the business park. The proposed development will operate as an addition to the existing commercial retail, service, and dining area, and granting the departure negates the construction of unnecessary parking and is necessary in order to alleviate circumstances which are special to the subject use, given its nature 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**

If parking were calculated using an integrated shopping center use, less parking would be required. Alaking Court's existence as a public street negates viewing Parcels 65 and 66 as part of the adjacent parcels, on the south side of Alaking Court, and thus part of that integrated shopping center. Nevertheless, the parking and access to that parking is very proximate. It is appropriate to consider several retail parcels in the immediate area as a single retail area and allow a departure based on that consideration. Based on the provided parking analysis, a reduction in spaces to serve the development is supported, and all methods of calculating the number of spaces have been used.

- (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 close proximity which would be impacted by granting this departure.

Based on the analysis above, staff recommends that the Planning Board approve DPLS-494 for the proposed parking and loading space reduction.

11. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of the 2010 *Prince George's County Landscape Manual* for Section 4.2, Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. The required schedules have been provided demonstrating conformance to the requirements.
12. **1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Woodland Conservation Ordinance because the property has previously approved Type 1 and Type 2 tree

conservation plans associated with it. A revised Type 2 Tree Conservation Plan, TCP2-128-90-12, has been submitted with the subject application to show the proposal on the plan.

No woodland clearing is proposed as part of this application, however, the overall subdivision approval for Steeplechase Business Park cleared trees for the development, in accordance with prior approvals. The woodland conservation threshold for this overall 110.28-acre property is 15 percent of the net tract area, or 14.97 acres. The total woodland conservation requirement, based on the amount of clearing proposed with prior approvals, is 26.00 acres. This requirement was satisfied with 1.87 acres of on-site preservation, 6.73 acres of on-site reforestation, 16.70 acres of off-site mitigation credits, and 0.70 acre of fee-in-lieu. The off-site woodland credits and fee-in-lieu requirements were satisfied with prior applications.

13. **Prince George's County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3, Tree Canopy Coverage Ordinance because it proposes more than 5,000 square feet of gross floor area. The requirement for the entire 110.26-acre Steeplechase Business Park, which includes Parcels 65 and 66, is 10 percent of the gross tract area, or 11.03 acres (480,293 square feet) based on the I-1 zoning. The submitted landscape plan provides a schedule showing the requirement being met within the entire business park through the preservation of existing trees and afforestation/reforestation areas shown on the TCP2, and landscape trees with a total of 12.43 acres of tree canopy coverage.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Community Planning**—In a memorandum dated December 2, 2021 (Byrd to Butler), the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Subdivision Review**—In a memorandum dated November 30, 2021 (Gupta to Butler), the Subdivision Section indicated that the DSP has been found to be in conformance with the PPS and the record plat, as discussed in Finding 8 above and conditioned herein.
 - c. **Transportation Planning**—In a memorandum dated December 7, 2020 (Burton to Butler), the Transportation Planning Section noted that the plan is acceptable and meets the findings required. Regarding the proposed development for Parcel 66, the applicant is proposing a 5,200-square-foot building to be used for retail, service, and restaurant uses. A pass-by trip reduction was factored into the trip generation, which resulted in 52 AM and 29 PM new trips. A traffic evaluation of the original site was provided to staff and shows that existing and pending developments have totaled 812 AM and 972 PM peak trips. The information in Table 1 below demonstrates that the proposed development will not exceed the trip cap from the original PPS 4-03113.

Table 1 – Trip Cap Evaluation		
	AM	PM
Trip Cap per PPS 4-03113	1,120	1,167
<i>Less development to-date</i>	<i>812</i>	<i>972</i>
Development cap remaining	308	195
<i>Less pending development (DSP-16009-02)</i>	<i>52</i>	<i>29</i>
Development remaining	256	166

In reviewing the proposed site plan, finds that access and circulating are adequate.

- d. **Permits**—In a memorandum dated December 7, 2020 (Bartlett to Butler), the Permits Section identified minor technical corrections to be made to the plan. Comments are provided as conditions herein.
 - e. **Environmental Planning**—In a memorandum dated December 6, 2021 (Schneider to Butler), the Environmental Planning Section provided a discussion of previous approvals and environmental features of the property resulting in a recommendation of approval with no conditions.
 - f. **Historic Preservation**—In a memorandum dated October 28, 2021 (Smith to Butler), the Historic Preservation Section noted that the subject property does not contain and is not adjacent to any Prince George’s County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - g. **Maryland State Highway Association**—In an email dated October 19, 2021 (Woodroffe to Butler), SHA indicated that no work is proposed in the state right-of-way, so they have no comments.
 - h. **Prince George’s County Fire Department**—In an email dated October 19, 2021 (Reilly to Butler), the Fire Department stated that they had no comments.
 - i. **Prince George’s County Health Department**—In a memorandum dated October 27, 2021 (Adepoju to Butler), the Health Department provided some standard comments to be addressed at the time of permitting.
15. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 16. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
 - (4) **The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and primary management areas are located on-site. Therefore, this finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-16009-02 and Type 2 Tree Conservation Plan TCP2-128-90-12, for Steeplechase Business Park, Parcels 65 and 66, subject to the following condition:

1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
 - a. Add a note to reference that the site is located in the Military Installation Overlay Zone.
 - b. Add a note to reference the case numbers for the departure from sign design standards and the departure from parking and loading standards.
 - c. Add a general note to state:

“An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate or not required based on the use.”
 - d. Include the space numbers and revise to use terminology from Part 11 of the Prince George’s County Zoning Ordinance in identifications (i.e., eating or drinking establishment including drive-through service).
 - e. Show the space numbers on both the site and landscape plans.
 - f. Include the locations of menu boards and clearance bars on the DSP.
 - g. Reference all previous approvals on the plan.
 - h. Provide an asterisk to the sign table total on sheet A-102 stating that Departure from Sign Design Standards DSDS-714 has been approved.
- B. APPROVE Departure from Sign Design Standards DSDS-714, to allow an additional 137 square feet of building-mounted signage and one additional freestanding sign.
- C. APPROVE Departure from Parking and Loading Standards DPLS-494, for the reduction of 33 parking spaces and one loading space.