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DETAILED SITE PLAN

DSP-02031

Application	General Data
Project Name RAVANAS AUTO SALES Location NORTHEAST OF THE INTERSECTION OF ALEXANDRIA FERRY ROAD AND DELANO DRIVE Applicant/Address RAVANAS AUTO SALES, INC. 8531 DELANO ROAD CLINTON, MD 20735	Date Accepted 05/20/2002
	Planning Board Action Limit 7/29/2002
	Plan Acreage 0.69
	Zone I-1
	Dwelling Units NA
	Square Footage 400
	Planning Area 81A
	Council District 09
	Municipality NA
	200-Scale Base Map 210SE07

Purpose of Application	Notice Dates
DETAILED SITE PLAN FOR A USED CAR SALES LOT IN THE I-1 ZONE	Adjoining Property Owners 05/20/02 (CB-15-1998)
	Previous Parties of Record NA (CB-13-1997)
	Sign(s) Posted on Site 06/28/02
	Variance(s): Adjoining NA Property Owners

Staff Recommendation			Staff Reviewer: SRINIVAS, LAXMI
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 10, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-02031
Ravan's Auto Sales

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Zoning Map Amendment A-9741
- b. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-473 governing permitted uses in the I-1 Zone
 - Section 27-469 regarding the I-1 Zone (Light Industrial)
 - Section 27-568 regarding minimum parking requirements
 - Section 27-582 regarding minimum loading requirements
- c. The requirements of the *Landscape Manual*
- d. Referrals.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

- 1. The subject site (Lot 114), consisting of approximately 0.69 acres, is located on the south side of Delano Road and northeast of the intersection of Delano Road and Old Alexandria Ferry Road. The adjacent properties to the north, east and west are zoned I-1.2.
- 2. The proposed use is a used car lot with outdoor display of vehicles. A vehicle sales lot is a permitted use in the I-1 Zone. Access to the subject property is from a driveway along Delano Road. The

applicant is proposing a 400-square-foot sales trailer (10 feet wide and 40 feet long) along the eastern portion of the property. Handicapped access has been provided for the sales trailer. A gravel lot is proposed on the south and west sides of the sales trailer for outdoor display of vehicles.

3. The subject detailed site plan is being submitted according to the requirements of Zoning Map Amendment A-9741 which rezoned the subject property from the R-R Zone to the I-1 Zone. The condition of approval of Zoning Map Amendment A-9741 (Zoning Ordinance No. 23-1989) approved by the District Council on May 9, 1989 states that:

■Any proposed development of the property shall be subject to detailed site plan review. Particular attention shall be given to buffering and screening of adjacent residential area, noise impacts, and building acoustics.●

Compliance with the above condition is addressed in Findings #6 and #9.

4. Section 27-469, I-1 Zone (Light Industrial), of the Zoning Ordinance establishes the following parameters for landscaping, screening and buffering of development in the I-1 Zone:

(4) *At least ten percent (10%) of the net lot area shall be maintained as green area.*

The applicant has provided more than 10 percent of green area. A condition of approval has been added to require a note stating the total green area for the subject property.

(5) *Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.*

The proposed green area will not include the landscape strips adjacent to a public right-of-way.

A 25-foot front yard setback is provided for the sales trailer from the property line along the existing right-of-way on Delano Drive. Delano Drive is designated for widening to a 70-foot right-of-way according to the master plan. The applicant must provide the required 25-foot building setback behind the ultimate right-of-way along Delano Drive (i.e., beginning 35 feet from the center line of the road). A condition of approval has been added to require the same.

5. Section 27-568, Parking Requirements, and Section 27-582, Loading Requirements, of the Zoning Ordinance require the following:

Required Parking Spaces		Provided
For the 400-square-foot sales trailer	one for 500 square feet of gross floor area	1
For the 4,372 square feet of vehicle display area	1 for 1,000 square feet of gross display area	5
Total parking spaces required	6	6

Required Loading Spaces		Proposed
One for uses with 2,000 to 10,000 square feet of gross area	1	1

6. The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip), Section 4.3 (Parking Lot Requirements) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The proposed use is considered a medium impact use. Since the adjacent uses are compatible uses, no landscape buffers are required to meet the requirements of Section 4.7 along the property lines. However, a perimeter landscape strip is required along the property lines to meet the requirements of Section 4.3. A condition of approval has been added to require the applicant to provide landscape schedules and landscape strips that meet the requirements of the *Landscape Manual* and also to identify the uses on the adjacent properties.
7. The Transportation Planning Section (Masog to Srinivas meeting, July 3, 2002) has no comments regarding the proposal.
8. The Subdivision Section (Del Balzo to Srinivas meeting, July 3, 2002) has stated that there are no subdivision issues regarding this proposal.
9. The Environmental Planning Section (Metzger to Srinivas, June 17, 2002) has stated that the site is exempt from the requirements of the Woodland Conservation Ordinance because it contains less than 40,000 square feet in area and does not have a previously approved Tree Conservation Plan. A letter of exemption is required for the subject property. The applicant has obtained a letter of exemption.

According to the Air Installation Compatible Use Zone (AICUZ) Study, the subject property is located predominantly in the accident potential zone (APZ) and compatible use district (CUD). These designations imply that the parcel is situated in a zone where aircraft accidents could occur, and where the noise threshold is 75 dBA (Ldn). However, noise is not a concern due to the nature of the proposed use and the underlying zone. The Section has recommended a condition of approval requiring a note on the final plat regarding the noise from Andrews Air Force Base.

There are no streams on the site that require a stream buffer. A condition of approval has been added to revise the site plan to eliminate the symbol indicating a stream.

A condition of approval has also been added to require the applicant to submit a copy of the stormwater management concept approval.

10. The Permits Review Section (Gallagher to Srinivas, June 3, 2002) has requested minor changes to the site/grading and landscape plans. Conditions of approval have been added to require the same.
11. The Department of Environmental Resources (De Guzman to Srinivas, May 28, 2002) has stated that the proposal is consistent with the approved stormwater management concept plan # 34048-2001.
12. The Community Planning Division (Rovelstad to Srinivas, June 26, 2002) has stated that the site is located within one and a half miles from the end of the runway directly under the flight path for Air Force One and similar aircraft at Andrew Air Force Base. The current Air Installation Compatible

Use Zone (AICUZ) Study identifies the subject property to be in the accident potential zone.one (APZ1). Low-intensity uses such as proposed are appropriate for this location.

13. With the proposed conditions, Detailed Site Plan DSP-02031 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

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 DSP-02031 subject to the following conditions:

1. Prior to certificate approval,
 - a. the site/grading and landscape plans shall be revised to show the following:
 - (1) a note stating the total green area provided
 - (2) a 25-foot building setback for the sales trailer from the ultimate 70-foot right-of-way (35 feet from the center line of Delano Drive)
 - (3) landscape schedules and perimeter landscape strips along the east and west property lines according to the requirements of the *Landscape Manual*
 - (4) notes stating that Footnotes 33 and 38 of Section 27-473 governing permitted uses in the I-1 Zone of the Prince Georges County Zoning Ordinance do not apply to the subject property
 - (5) existing uses on the adjacent lots
 - (6) outdoor storage areas (if the rear of the property is to be used as outdoor storage)
 - (7) notes regarding the proposed lighting if the subject property is to be used at night. If the subject property is not to be used at night, a note stating the same must be added
 - (8) separate areas for the parking lot consisting of six parking spaces and the display area
 - (9) symbol indicating the presence of a stream eliminated
 - b. A copy of the stormwater management concept approval letter shall be submitted to the Environmental Planning Section
2. At the time of final plat, the following note shall be placed on the plat:

■This property is subject to high levels of noise from aircraft associated with Andrews Air Force Base.●