



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

## DETAILED SITE PLAN (REMANDED) DSP-02063

Application	General Data
<b>Project Name:</b> Bellefonte, Parts of Lots 30 and 31  <b>Location:</b> North side of Delano Road, 724 feet east of Alexandria Ferry Road  <b>Applicant/Address:</b> United Foundations, Inc. P.O. Box 221916 Chantilly, VA 20153	Date Remanded: 11/24/2003
	Planning Board Action Limit: Waived
	Plan Acreage: 0.43
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 1,237
	Planning Area: 81A
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 201SE07

Purpose of Application	Notice Dates
<b>REAPPROVAL OF A DETAILED SITE PLAN FOR A CONTRACTOR'S OFFICE WITH OUTSIDE STORAGE YARD</b>	Adjoining Property Owners: 01/06/2003 (CB-15-1998)
	Sign(s) Posted on Site: 8/30/04

Staff Recommendation		Staff Reviewer: H. ZHANG, AICP	
APPROVAL	REAPPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 22, 2004

## MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steven Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-02063, Bellefonte, Parts of Lots 30 and 31  
(Remanded to the Planning Board for an evidentiary hearing and for various amendments to the Detailed Site Plan)

## BACKGROUND

Detailed Site Plan DSP-02063 for Bellefonte, Part of Lots 30 and 31, was accepted for review by the Development Review Division on December 31, 2002. The Development Review Division coordinated a review of the application with all offices having any planning activities that might be affected by the proposed development. DSP-02063 was approved by the Planning Board on April 24, 2003, and PGCPB Resolution No. 03-81 was adopted on May 15, 2003.

On June 9, 2003, the District Council elected to review this case. On November 24, 2003, the District Council voted to remand the case to the Planning Board in accordance with Section 27-290 of the Zoning Ordinance. The Order of Remand states that the case is:

**“REMANDED to the Planning Board, for the following reasons:**

- “A. This case and others in Bellefonte should be reviewed after revised Bellefonte design standards have been approved. These revised Bellefonte design standards apply to industrial properties off of Bellefonte Lane, Bellefonte Place, Sarakal Road, Delano Road, Poplar Hill Road, and Annbar Lane.**
- “B. For the purposes of modifying design standards, protecting residential properties, improving the appearance of industrial development in the area, enhancing property values, conforming to the site plan review condition in A-9741-C, and otherwise promoting the goals and objectives in the Subregion V and other applicable Master Plans, as well as the purposes of the Zoning Ordinance, the revised Bellefonte design standards shall address the following: fencing and walls; landscaping and other screening; location and design of parking and loading areas; sign design standards; and other, related standards, in the discretion of the Planning Board, as to building materials and site appearance.**

**“C. In this remand, staff and Planning Board shall show how the purposes of the Zoning Ordinance, as stated in Section 27-102 (a), are being fulfilled.”**

The evidentiary hearing required by the Order of Remand is scheduled before the Planning Board on November 4, 2004. The issues identified for analysis in the Order of Remand are discussed below.

#### RECOMMENDATION SUMMARY

The staff recommends that the Planning Board transmit this case to the District Council with the Council's mandated approval conditions as stated in Item D of the Order of Remand.

#### DISCUSSION SUMMARY

During review of the subject DSP in response to the Order of Remand (November 24, 2003), the Urban Design Section provided some design recommendations appropriate to the specific property to the District Council. The Council has expressed a desire for a more comprehensive study to identify appropriate design elements that could be applied through the regulatory process to achieve a general improvement of the area.

As indicated in the attached letter from the Planning Director to Councilmember Bland (October 8, 2004), the type of study requested in the Order of Remand requires resources beyond those available in the context of development review. Because no action was taken by the County Council on the request to add an item for a Bellefonte design study to the Planning Department's budget and work program, no design standards have been prepared and no further review of the subject DSP has been done by the Urban Design Section because the subject DSP had been reviewed previously for compliance with all current regulations and design standards.

#### FINDINGS AND CONDITIONS

The findings for the DSP are those adopted by the Planning Board in PGCPB Resolution No. 03-81 with the original approval conditions mandated by the Order of Remand (November 24, 2003), as contained in the companion resolution for the subject remanded case.

#### REVISED RECOMMENDATION

Based on the preceding discussion, the Urban Design Section recommends that that the Planning Board transmit this case to the District Council with the approval conditions as stated in Item D of the Order of Remand.