



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN (REMANDED) DSP-02067

| Application | General Data |
|---|---------------------------------|
| Project Name: Bellefonte, Part of Lot 5 Location: Northwest side at end of Annbar lane, approximately 1.9 miles from the intersection of MD 5 and MD 223 Applicant/Address: Capital City Investments, Inc. 2630 Hayco Center Drive Woodbridge, VA 22191 | Date Remanded: 11/24/2003 |
| | Planning Board Action Limit: NA |
| | Plan Acreage: 0.85 |
| | Zone: I-1 |
| | Dwelling Units: NA |
| | Square Footage: 37,193 |
| | Planning Area: 81A |
| | Council District: 9 |
| | Municipality: NA |
| | 200-Scale Base Map: 107SE07 |

| Purpose of Application | Notice Dates |
|--|---|
| REAPPROVAL OF A DETAILED SITE PLAN FOR AUTOMOBILE STORAGE YARD | Adjoining Property Owners: 10-23-02 (CB-15-1998) |
| | Sign(s) Posted on Site: 08-30-04 |

| 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-02067, Bellefonte, Part of Lot 5
(Remanded a second time to the Planning Board for an evidentiary hearing and for various amendments to the detailed site plan)

BACKGROUND

Detailed Site Plan DSP-02067 for Bellefonte, Part of Lot 5, was accepted for review by the Development Review Division on October 28, 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-02067 was approved by the Planning Board on January 9, 2003, and PGCPB Resolution No. 03-08 was adopted on January 30, 2003.

On February 24, 2003, the District Council elected to review this case. On May 5, 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. The record does not show that the applicant and staff presented to the Planning Board a full picture of the area which includes the subject property. At this time that area is a mix of residential, commercial, and industrial uses; some residential uses are not adequately separated from nonresidential uses; and some commercial and industrial uses appear not in conformance with current County development standards, as to screening, buffering, landscaping, and general property upkeep. Planning Department staff should request that County Community Standards staff place in the record information about the immediate area (or neighborhood) around the subject property, determine whether this applicant complies with all County standards at its existing storage yard, and advise the District Council whether other properties in the immediate vicinity meet County standards. The Council intends to ensure that the subject property – on which a storage yard was started without required permits – is in full compliance and that other nearby properties are also in compliance.**

- “B. Photographs taken by citizens after the Planning Board hearing were not placed in the administrative record, and those photographs should be received at the remand hearing.**
- “C. The Planning Board and Planning Commission staff should state in this record whether development and storage yard uses on the subject property are buffered and screened from major roadways and adjacent uses. If they are not, it should be explained why buffering and screening are not needed.”**

The evidentiary hearing required by the Order of Remand was held before the Planning Board on September 11, 2003, at which time all issues raised in the order were thoroughly addressed. The Planning Board reapproved DSP-02067, for Bellefonte, Part of Lot 5, with additional findings and conditions. The Resolution PGCPB No. 03-08(A) was adopted on October 9, 2003.

On November 10, 2003, the District Council elected to review this case again. On November 24, 2003, the District Council voted to again 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 second 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 most recent 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. 03-08(A) with the original approval conditions mandated by of 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.