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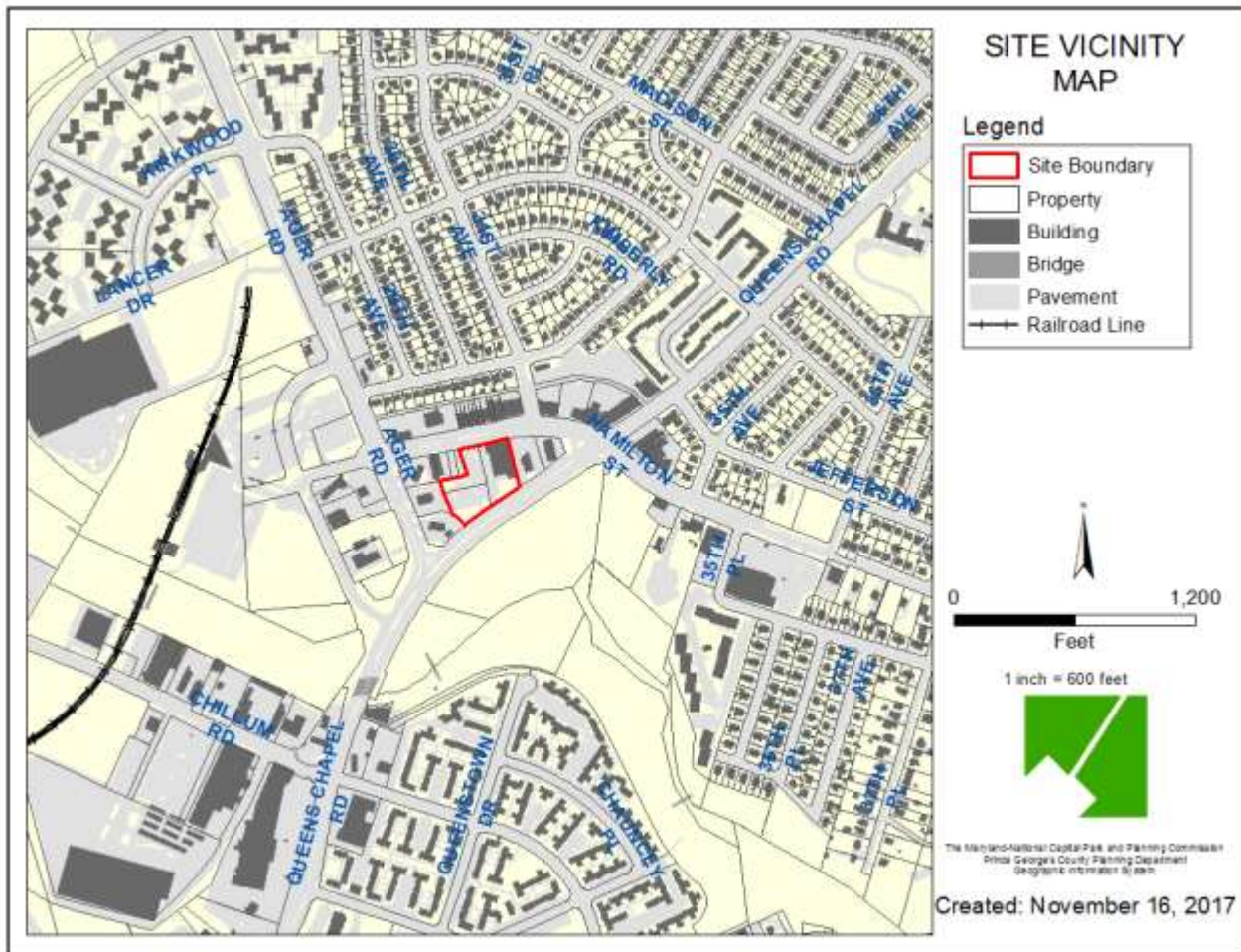
## Detailed Site Plan

## DSP-03012-04

Application	General Data	
<b>Project Name:</b> ALDI, Inc., Hyattsville  <b>Location:</b> Located within the southwest quadrant of the intersection of Hamilton Street and MD 500 (Queens Chapel Road), approximately 400 feet west of the intersection.  <b>Applicant/Address:</b> ALDI Inc. 8751 Gas House Pike Frederick, MD 21701	Planning Board Hearing Date:	07/19/18
	Staff Report Date:	07/13/18
	Date Accepted:	05/14/18
	Planning Board Action Limit:	07/23/18
	Plan Acreage:	2.29
	Zone:	M-X-T/T-D-O
	Gross Floor Area:	20,567 sq. ft.
	Planning Area:	68
	Council District:	02
	Election District	17
	Municipality:	Hyattsville
	200-Scale Base Map:	206NE03

Purpose of Application	Notice Dates	
Construction of a 3,161-square-foot addition and new signage to an existing food and beverage store.	Informational Mailing:	11/21/17
	Acceptance Mailing:	05/10/18
	Sign Posting Deadline:	06/19/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>E-mail:</b> Andrew.Bishop@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-03012-04  
ALDI, Inc., Hyattsville  
Lots 3, 6, and 7 of Queens Chapel Triangle

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

EVALUATION

The amendment to a detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the Transit District Overlay (T-D-O) and Mixed Use Transportation-Oriented (M-X-T) Zones;
- b. The 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone*;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests to construct a 3,161-square-foot addition to an existing food and beverage store and the addition of new building-mounted signage.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	M-X-T/T-D-O	M-X-T/T-D-O
Use(s)	Food and Beverage Store	Food and Beverage Store
Acreage	2.29	2.29
Lots	3	3
Building Square Footage/GFA	17,406	20,567

**On-Site Parking Data**

	<b>Existing</b>	<b>Proposed</b>
Standard Spaces	84	73
Handicap-Accessible Spaces	4	3
<b>Total</b>	<b>84 (4 Handicap-Accessible)*</b>	<b>73 (3 Handicap-Accessible)*</b>

**Notes:** \*The original Detailed Site Plan DSP-03012 approval conditioned a maximum of 84 surface parking spaces. The proposed building addition calls for the removal of 11 parking spaces, which will remain in conformance with the conditioned maximum.

\*\*The detailed site plan shows the required and proposed number of parking spaces, but has not broken the spaces out by type in the parking schedule for clarification. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the parking schedule to show the number of required and proposed handicap-accessible spaces.

3. **Location:** The site is in Planning Area 68 and Council District 2. More specifically, it is located within the southwest quadrant of the intersection of Hamilton Street and MD 500 (Queens Chapel Road), approximately 400 feet west of the intersection, within the City of Hyattsville. The property consists of Lots 3, 6, and 7 of Queens Chapel Triangle.
4. **Surrounding Uses:** The subject property is bounded to the north by Hamilton Street and across the street by commercially developed property in the Mixed Use Transportation-Oriented (M-X-T) Zone; to the south by Queens Chapel Road, with undeveloped property in the Reserved Open Space (R-O-S) Zone beyond; and to the east and west by commercial property in the M-X-T Zone.
5. **Previous Approvals:** The original Detailed Site Plan, DSP-03012, and Conceptual Site Plan CSP-03002 for the property were approved by the Prince George's County Planning Board on July 10, 2003, and are embodied in PGCPB Resolution No. 03-152 and PGCPB Resolution No. 03-153. Conceptual Site Plan CSP-03002 included a 16,400-square-foot food and beverage store with a 1,300-square-foot office. The DSP for the food and beverage store was approved with conditions and included amendments to the 1998 *West Hyattsville Approved Transit District Development Plan*. These conditions are no longer outstanding, as they were complied with and completed through the certification, permit, and construction processes. This application has been revised numerous times for a variety of reasons, which are outlined as follows:

**Detailed Site Plan DSP-03012-01** was approved at the Planning Director level on May 7, 2004, for the purpose of approving alternative architectural plans to add a window on the building elevation adjacent to Hamilton Street.

**Detailed Site Plan DSP-03012-02** was approved at the Planning Director level on December 22, 2014, for the purpose of adding an approximate 1,000-square-foot building expansion for storage.

**Detailed Site Plan DSP-03012-03** was approved at the Planning Director level on April 7, 2015, for the purpose of relocating the access door to the loading dock area and for the expansion of the dock area to accommodate the trash compactor.

6. **Design Features:** The existing food and beverage store is 17,406 square feet, and the subject application proposes to construct a 3,161-square-foot addition on the western side of the building, within the existing parking compound area on the property. The building addition continues the existing building frontage along Hamilton Street, which is set back approximately 14 feet behind the right-of-way line, along the sidewalk edge.

The property is a through-lot and is accessed from Hamilton Street and from Queens Chapel Road and proposes two-way ingress and egress points to the site, one from each roadway. A two-way traffic pattern on the western portion of the site provides 73 parking spaces, including three handicap spaces near the entrance on the west side of building.

#### **Architecture**

The building addition is primarily composed of red brick, matching the existing building, but also includes a variety of other materials along the building face, including fiber cement panels, glass, and metal. The building addition features a 24 foot-high architectural tower accenting the building's entrance and proposes a canopy along a portion of the building, adjacent to the parking compound, and along the frontage on Hamilton Street.

#### **Signage**

One freestanding monument sign is existing on the site. The freestanding sign is internally illuminated and is mounted on a base made of brick. The freestanding sign features the ALDI logo and is located on Queens Chapel Road, near the site's southern entrance. This freestanding sign is existing and was approved with the original application. It is not being revised with this application and, therefore, is not subject to the standards of the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* (West Hyattsville TDDP).

The two proposed building-mounted signs are to be internally illuminated and advertise the name of the food and beverage store. These signs are located on the northern and western elevations facing Hamilton Street and the parking compound, respectively. The signs are approximately 9.5 feet in height, 8 feet in width, and propose an approximate sign area of 76 square feet each, for a total of 152 square feet.

Staff notes that lettering for all signage is required not to exceed 18 inches in height, or width, in the West Hyattsville TDDP, and it is unclear if the application meets this requirement. Therefore, a condition has been included in the Recommendation section of this report requiring the applicant to provide additional information showing that the proposed signage meets the requirements of the TDDP.

### **Lighting**

The proposed pole-mounted lighting in the parking area, near the building and throughout the site, provides a balanced lighting pattern, and is not being revised with this application. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, and to improve safety, while not causing spill-over onto adjoining properties.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Prince George's County Zoning Ordinance:** The subject application is for an addition of 3,161 square feet to an existing food and beverage store. The West Hyattsville TDDP supersedes the table of uses for permitted uses in the Zoning Ordinance for the M-X-T Zone. In addition, it is noted that, since the food and beverage store exists and is proposing new construction above 10 percent of the gross floor area, the standards of the TDDP are applicable to the proposed improvements, and the site plan design guidelines of the Zoning Ordinance do not apply.

The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone (in **boldface** text, followed by staff comment):

- (1) **The proposed development is in conformance with the purposes and other provisions of this Division;**

Conformance to the purposes of the M-X-T Zone was found with the CSP approval and the original DSP, and is adopted herein by reference (PGCPB Resolution No. 03-153). The proposed DSP does not change that finding because it still promotes the orderly development of land, with the renovation of the food and beverage store, in close proximity to the major intersection of Hamilton and Ager Road and to the West Hyattsville Metro Station.

- (2) **For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

This does not apply, as the site was zoned M-X-T before October 1, 2006.

- (3) **The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed addition is being done to upgrade the existing food and beverage store and to create a more modern facility, which will allow it to integrate with the surrounding commercial uses. Therefore, the proposed DSP will have a positive impact on the existing development's outward orientation and its physical and visual integration with existing adjacent development.

- (4) **The proposed development is compatible with existing and proposed development in the vicinity;**

The expansion of the existing food and beverage store proposed in this DSP is compatible with the surrounding uses, which include a mix of commercial and retail tenants.

- (5) **The mix of uses, and arrangement and design of buildings, and other improvements reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The mix of uses will be enhanced by the expansion of the existing building, as limited by the conditions of approval, to better enable the food and beverage store to sustain an independent environment of continuing quality and stability.

- (6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The subject DSP is not phased. The building addition will be constructed in one phase that is designed to be self-sufficient and will allow for the overall integration of the development at completion.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity with the development;**

The food and beverage store is located within one-half mile of the West Hyattsville Metro Station and is surrounded by sidewalks around the entire block, specifically on the eastern and western edges of the property along Hamilton Street and Queens Chapel Road, which provides connections to the pedestrian system within the transit district area. The proposed building addition, as limited by the conditions of approval, will not reduce or compromise the convenience or design of facilities provided for pedestrians in or around the development.

- (8) **On the Detailed Site Plan, in areas of development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial).**

The existing food and beverage store already provides a moderate level of quality urban design, with a human-scaled building located close to a comfortable streetscape space that includes lighting, landscaping, and specialty paving. The proposed expansion, as limited by the conditions of approval, will not reduce or compromise the existing quality of urban design in the area.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed**

**development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

The subject site application is a DSP, therefore, this required finding does not apply.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.**

The preliminary plan of subdivision (PPS) and the CSP approved for the property are more than six years old. The Transportation Planning Section noted that, in 2017, during review of PPS 4-15020 (Riverfront at West Hyattsville), the three nearest intersections to this site (MD 500/Hamilton, MD 500/Ager, and Ager/Hamilton) were reviewed, and it was determined that all three intersections operated well within the Level-of-service E standard. In addition, it was determined that the building expansion would generate a *de minimis* number of trips. Therefore, it has been determined that the property would be adequately served, within a reasonable period of time, by existing or programmed transportation facilities.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

This requirement does not apply, as the property contains less than 250 acres.

- 8. 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone:** The TDDP places the subject site in the Mixed-Use/Office Preferred Land Use category.

This application is subject to the standards of the overlay zone because the addition is more than a 10 percent increase to the gross floor area of the existing store. This DSP is required by Note 5 for nonresidential development (page 38 of the TDDP). Note 5 states the following:

- 5. Nonresidential development. An addition to a nonresidential structure that was lawful and not nonconforming on the date of TDDP/TDOZ approval is exempt from the TDDP standards and site plan review if the addition does not increase the GFA by more than ten percent.**

Therefore, the standards of the transit district apply, and the following standards warrant discussion:



a. **Building Façades** (page 104)

1. **Materials.**

The limitations on the building materials that are permitted for the transit district are not consistent with the subject application. The building elevation is proposing faux wood fiber cement panels on the building face near the entrance. Faux wood grain is prohibited in the transit district.

The prohibition of specific materials in the transit district is intentional and designed to provide architectural characteristics with respect to building form, fenestration, pattern, and quality. The applicant has requested an amendment of this standard to allow for the use of a faux wood grain on the fiber cement panels.

Staff supports the amendment because the use of this material is only being proposed on a portion of the western elevation, and it does not detract from the surrounding properties or the built environment surrounding the development. Additionally, it is noted that the use of this material is consistent with other ALDI locations, and is in keeping with the store's marketing and brand. For these reasons, staff recommends **approval** of the amendment request.

b. **Signage** (page 108)

1. **Sign lighting:**

**Building signs shall be illuminated with external lighting only. Lighting shall provide full cut-off fixtures to reduce sky glow and glare. Flashing, traveling, animated, or intermittent lighting shall be prohibited on the exterior of any building or building sign whether such lighting is of temporary or long-term duration.**

The limitations on the illumination of building-mounted signage allowed for the transit district are not consistent with the subject application, which proposes internally illuminated building-mounted signs on the northern and western elevations. The applicant has requested an amendment of this standard to allow for the internally illuminated building-mounted signs.

Staff supports the amendment because the proposed building-mounted signs are in substantial conformance with what was approved with the original DSP-03012 application. The original signs were internally illuminated and were located on the northern and western building faces. These signs were subject to the 1998 *West Hyattsville Approved Transit District Development Plan*, and internally illuminated signs were permitted at that time.

The proposed signage is internally illuminated and being located on the same northern and western building faces, in a similar building placement on the proposed addition. The signage is only slightly larger than the existing signage and features a revised logo. Due to the similar building placement, illumination, and size, staff recommends **approval** of the amendment request.

c. **Parking Standards** (page 109)

3. **Pedestrian Access to Off-Street Parking:**

a. **Surface Parking: Pedestrian walkways through parking areas shall be prohibited.**

Pedestrian walkways through parking areas are prohibited. The pedestrian walkways through the parking area are existing and were previously approved. These are not being revised with this application and the pedestrian walkways will remain. The applicant has requested an amendment of this standard to allow for the pedestrian walkways through the parking area.

Staff supports the amendment because the pedestrian walkways through the parking area were approved with the original DSP-03012 application. The walkways are located on the southern portion of the parking compound and provide safe pedestrian circulation to the building's entrance. These pedestrian walkways through parking areas were subject to the 1998 *West Hyattsville Approved Transit District Development Plan* and were permitted at that time. Due to the existing nature of these walkways, the scope of the application, and because they are not being revised with the application, staff recommends **approval** of the amendment request.

d. **Bikeways and Bicycle Parking** (page 118)

5. **Bike Parking Security:**

b. **Bicycle Locker: Lockable enclosures shall be provided for the storage of bicycles for security of bicycle property.**

The subject application does not propose bicycle lockers. Therefore, the applicant has requested an amendment of this standard.

The TDDP requires lockable enclosures for the storage of bicycle property. Bicycle racks have been provided with this application, but bicycle lockers have not been proposed.

Staff supports the amendment because the site is located approximately one quarter-mile west of the West Hyattsville Metro Station, which has long-term bicycle locker facilities available. Due to the auto-oriented nature of the proposed use, the limited amount of time a user would visit the establishment, and the property's proximity to the West Hyattsville Metro Station with lockers available, staff recommends **approval** of the amendment request.

9. **Conceptual Site Plan CSP-03002 and Detailed Site Plan DSP-03012:** Conceptual Site Plan CSP-03002 and Detailed Site Plan DSP-03012 were approved by the Planning Board on July 10, 2003 (PGCPB Resolution Nos. 03-152 and 03-153), subject to conditions. None of the conditions are applicable to the subject DSP review.

10. **2010 Prince George's County Landscape Manual:** The development district standards of the West Hyattsville TDDP replace the requirements of the *Prince George's County Landscape Manual*. Conformance was found with the applicable landscape standards with the approval of DSP-03012. It should be noted that this application is proposing to replace all dead or removed landscaping that was approved with that application.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland on-site and has no previous tree conservation plan approvals. A standard letter of exemption from the WCO was issued for this site (S-040-2017), which expires on March 2, 2019.
12. **Prince George's County Tree Canopy Coverage Ordinance—**Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that disturb more than 5,000 square feet. The site is required to provide a minimum of 10 percent of the gross tract area in TCC. This project is 2.29 acres, which results in 9,975 square feet of required TCC for the site. Staff notes that the plans appear to meet these requirements, however, a schedule demonstrating conformance to the Tree Canopy Coverage Ordinance is not shown on the plans, and should be included. Therefore, a condition has been included in the Recommendation section of this report requiring the applicant to provide a schedule showing conformance to the Tree Canopy Coverage Ordinance.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
  - a. **Historic Preservation—**In a memorandum dated May 25, 2018 (Stabler to Bishop), the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low, and the subject application will have no effect on identified historic sites, resources, or districts.
  - b. **Community Planning—**In a memorandum dated June 28, 2018 (Sams to Bishop), the Community Planning Division offered an in-depth discussion of the DSP's conformance with the Transit District Overlay (T-D-O) Zone, that has been incorporated into Finding 8 above.
  - c. **Transportation Planning—**In a memorandum dated June 7, 2018 (Radford to Bishop), the Transportation Planning Section provided an analysis of the subject application and noted the following:

The site is within the M-X-T Zone, and it must be determined if the Zoning Ordinance requirements, as identified in Sections 27-546(d)(9) and 27 546(d)(10), regarding a finding of adequacy is required as part of the transportation review. This property was reviewed under prior Conceptual Site Plan CSP-03002, which was based on conformance with a parking cap for the transit district. It is noted that the store on this site was developed more than six years ago, outside the six-year time limit given by Section 27-546(d)(10). Conformance with this section is discussed in Finding 7 above.

Review of the site is required so that it complies with the West Hyattsville TDDP. The purpose of the T-D-O Zone is to create orderly, planned, efficient, and economic development. In order to fulfill the vision of this plan, it calls for a pedestrian-oriented community that fosters multi-modal transportation opportunities and reduces automobile dependency.

The Transportation Planning Section noted that Hamilton Street is a master plan collector facility and that Queens Chapel Road is a master plan arterial facility. For both, sufficient right-of-way has been previously dedicated or provided, and no structures are proposed within the ultimate right-of-way. Access and circulation are being slightly modified and are acceptable, as shown. The number of parking spaces will be reduced from 84 to 73 spaces; this adjustment is acceptable.

From the standpoint of the Transportation Planning Section, it is determined that this plan is acceptable and meets the finding required for a DSP, as described in Section 27-285 of the Zoning Ordinance. Furthermore, it is determined that the development proposed will be adequately served by transportation facilities, within a reasonable period of time, in accordance with the finding required for a DSP, as described in Section 27-546.

- d. **Trails**—In a memorandum dated June 18, 2018 (DeGrace to Bishop), the Transportation Planning Section reviewed the DSP application for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the West Hyattsville TDDP in order to implement planned trails, bikeways, and pedestrian improvements. This application is for a DSP; therefore, it is not subject to Section 24-124.01 of the Subdivision Regulations and the “Transportation Review Guidelines, Part 2.”

**Review Comments (Master Plan Compliance and Prior Approvals)**

The original DSP-03012 approval for the subject application has two conditions of approval that affect bicycle and pedestrian access that have been satisfied.

1. **Prior to signature approval, the site and landscape plans shall be revised as follows:**
  - c. **Show a minimum eight-foot-wide walkway along the entire streetscape at both Hamilton Street and Queens Chapel Road, in accordance with figures seven and eight.**
  - l. **Provide parking rack(s) for seven bikes near the entrance to the store.**

The conditions for the wide sidewalk and bicycle racks have been fulfilled. The current site has a robust pedestrian network connecting Queens Chapel Road and Hamilton Street to the entrance of the building. The connection from Queens Chapel Road to the building entrance does not have pedestrian ramps that meet current Americans with Disabilities Act (ADA) standards, including truncated dome pads. The applicant shall install ADA ramps at all appropriate locations along this pedestrian route, and the plans should be revised to include this modification.

- e. **Subdivision Review**—In a memorandum dated July 3, 2018 (Onyebuchi to Bishop), the Subdivision Review Section indicated that the proposed development did not exceed 5,000 square feet of gross area and that a PPS is not required, and there are no other subdivision issues with this application.
- f. **Environmental Planning**—In an e-mail dated May 21, 2018 (Reiser to Bishop), The Environmental Planning Section noted that a natural resources inventory equivalency letter has been issued for the property and the site has been issued a standard exemption letter from the WCO because the site contains less than 10,000 square feet of woodland and has no previous tree conservation plan approval. In addition, it has been determined that there are no regulated environmental features located on-site.

The approved Stormwater Management Concept Plan and Letter (49935-2017-00) submitted with this application show the use of micro-bioretenion. Hamilton Street is a designated historic roadway. Any improvements within the right-of-way of an historic road are subject to approval by the County, under the design guidelines and standards for scenic and historic roads.

- g. **Potomac Electric Power Company (PEPCO)**—At the time of the writing of this technical staff report, comments have not been received from PEPCO.
- h. **City of Hyattsville**—At the time of the writing of this technical staff report, comments have not been received from the City of Hyattsville. However, it is noted that this application will be heard at the July 16, 2018 City Council meeting, and City staff will be present at the time of the Planning Board hearing to offer their comments.
- i. **Town of Brentwood**—At the time of the writing of this technical staff report, comments have not been received from the Town of Brentwood.
- j. **Town of North Brentwood**—At the time of the writing of this technical staff report, comments have not been received from the Town of North Brentwood.
- k. **City of Mount Rainier**—At the time of the writing of this technical staff report, comments have not been received from the City of Mount Rainier.
- l. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Fire/EMS Department.
- m. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated June 18, 2018 (Giles to Bishop), DPIE provided numerous comments, which have been provided to the applicant. These comments will be addressed through DPIE's separate permitting process.
- n. **Prince George's County Police Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Police Department.

- o. **Prince George's County Health Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Health Department; however, the following standard comments are recommended to be added as notes on the plan:
    - (1) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
    - (2) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
  - p. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from WSSC.
  - q. **Maryland State Highway Administration (SHA)**—In an email dated May 23, 2018 (Woodroffe to Bishop), SHA noted that any modification to the existing access on MD 500 (Queens Chapel Road) will require an access permit and, if modified, the applicant should submit detailed engineering plans to the SHA District 3 Office for review.
- 13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP will, if approved in accordance with proposed conditions, represent 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.
  - 14. In addition, per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

**The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

There are no regulated environmental features found on the subject property; therefore, no preservation or restoration is necessary.

- 15. Based upon the foregoing analysis and as required by Section 27-548.08(c)(2) of the Zoning Ordinance, the following findings can be made:

**(A) The Transit District Site Plan is in strict conformance with any mandatory requirements of the Transit District Development Plan;**

The subject DSP, for an addition to the existing building, is consistent with the land use vision of the West Hyattsville TDDP, which is to create a compact, high-density, pedestrian-friendly, mixed-use center around the Metro station. The DSP conforms to

most of the mandatory requirements of the TDDP, except for standards for which the applicant has requested the Planning Board to apply transit district development standards that are different from the mandatory requirements, in order to achieve a superior development in accordance with the prescribed procedure pursuant to Section 27-548.08(c)(2).

- (B) The Transit District Site Plan is consistent with, and reflects the guidelines and criteria for development contained in, the Transit District Development Plan;**

The subject site is within the West Hyattsville TDDP and the development proposal is consistent with the development standards and guidelines of the TDDP, except as noted in this report.

- (C) The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone, and applicable regulations of the underlying zones;**

The subject DSP has been reviewed for conformance with all the requirements and applicable regulations of the underlying zone, which is the M-X-T Zone. The DSP meets the applicable requirements of the T-D-O and M-X-T Zones.

- (D) The location, size, and design of buildings, signs, other structures, open spaces, landscaping, pedestrian and vehicular circulation systems, and parking and loading areas maximize safety and efficiency, and are adequate to meet the purposes of the Transit District Overlay Zone;**

The subject site is within the West Hyattsville TDDP and the development proposal is consistent with the development standards and guidelines of the TDDP, except as noted in this report.

- (E) Each structure and use, in the manner proposed, is compatible with other structures and uses in the Transit District, and with existing and proposed adjacent development.**

The subject DSP proposes an addition to an existing building. The proposed building addition will renovate and improve the appearance of the existing food and beverage store, and is compatible with the adjacent development, by enhancing the streetscape and building frontage of Hamilton Street.

- (F) Requests for reductions from the total minimum required parking spaces for Transit District Overlay Zones pursuant to Section 27-548.09.02 meet the stated location criteria and are accompanied by a signed Memorandum of Understanding between a car sharing corporation or company and the applicant.**

The above does not apply to the subject application, as there is no minimum parking requirement.

## RECOMMENDATION

Based on the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommends the following:

- A. APPROVAL of the alternative transit district development standards for:
1. **Building Façades–Materials:** To allow for faux wood grain panels on the front elevation of the building.
  2. **Signage–Sign lighting:** To allow for two internally illuminated building-mounted signs.
  3. **Parking Standards–Pedestrian Access to Off-Street Parking:** To allow the existing pedestrian walkways in the parking area to remain.
  4. **Bikeway and Bicycle Parking–Bike Parking Security:** To allow for no bicycle lockers.
- B. APPROVAL of Detailed Site Plan DSP-03012-04 for ALDI, Inc., Hyattsville, subject to the following conditions:
1. Prior to certification of the detailed site plan (DSP), the plans shall be revised, as follows:
    - a. Update the parking table to reflect the proposed use, the number of required and proposed parking spaces, and parking space types.
    - b. Provide additional information showing that the proposed signage meets the requirements of the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone*.
    - c. Provide a schedule showing conformance to the Prince George’s County Tree Canopy Coverage Ordinance.
    - d. Add the following site plan notes:
 

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”
    - e. Provide Americans with Disabilities Act (ADA) ramps at appropriate locations along the pedestrian connection from MD 500 (Queens Chapel Road) to the building entrance.