



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

DETAILED SITE PLAN (REMANDED) DSP-03020

Application	General Data
Project Name: BELLEFONTE, LOT 6 (MARINI PROPERTY) Location: North side of Poplar Hill Lane, 800 feet from Old Alexandria Ferry Road Applicant/Address: Joseph B. Marini 7704 Poplar Hill Lane Clinton, MD 20735	Date Remanded: 11/24/03
	Planning Board Action Limit: Waived
	Plan Acreage: .6519
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 28,400
	Planning Area: 81A
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 108 A4

Purpose of Application	Notice Dates
REAPPROVAL OF A DETAILED SITE PLAN FOR A CONTRACTOR'S OFFICE WITH AN OUTSIDE STORAGE YARD	Adjoining Property Owners: 05/03/03 (CB-15-1998)
	Sign(s) Posted on Site: 10/04/04

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	REAPPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 25, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-03020, Bellefonte, Lot 6

BACKGROUND

Detailed Site Plan DSP-03020 for Bellefonte, part of Lot 6, was accepted for review by the Development Review Division on May 30, 2003. 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-03020 was approved by the Planning Board on September 11, 2003, and PGCPB Resolution No. 03-190 was adopted on October 2, 2003.

On October 20, 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 guidelines 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 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. 03-190 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. Please note that Condition 1(a)(8), added by the Planning Board at the time of their public hearing on the subject matter and included in the approving resolution for the case, appears to have been inadvertently omitted from the Order of Remand. Therefore, staff has recommended its inclusion in the conditions attached to the subject reapproval of DSP-03020.

REVISED RECOMMENDATION

Based on the preceding discussion, the Urban Design Section recommends that the Planning Board transmit this case to the District Council with the conditions of approval stated in Item D of the Order of Remand and Condition 1(a)(8) of the original resolution.