

February 9, 2005

Memorandum

To: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Senior Planner
SUBJECT: Detailed Site Plan DSP-03066 – Reza Auto Body Parts Monopole

Staff would like to offer the following update on the above-mentioned project that was first considered at your January 20, 2005 meeting:

1. On January 20, 2005, staff received a letter (copy attached) from Kimberly O'Neil, the City Manager for Glenarden stating that the City of Glenarden has no objections concerning the Reza Auto Body Parts Monopole project.
2. However in subsequent discussions between staff and Ms. O'Neil, she stated that because she had become aware of the City Council's prior opposition, she wanted to discuss it with them at their February 13, 2005 meeting. Ms. O'Neil stated that she would transmit the results of the meeting to staff on the morning of February 15, 2005.
3. The applicant has contacted the City of Glenarden to determine if they had any additional issues that they would like to discuss with him. The City of Glenarden informed the applicant that the matter was scheduled to be taken up with the City Council.

4. In addition, staff has received comments dated January 25, 2005, from the Department of Public Works and Transportation (copy attached) suggesting that abandonment of Brightseat Road and Watkins Avenue within the frontages of the property by a petition of vacation will be required before the proposed entrance off of MD 704 can be authorized.

Therefore, staff would like to reiterate the recommendation offered in the staff report prepared for the project (copy attached) as follows:

RECOMMENDATION

Based on the evaluation and analysis contained in the January 20, 2005, staff report as amended by the additional information regarding the City of Glenarden and the Department of Public Works and Transportation provided as described above, the Urban Design staff recommends that the Planning Board adopt the findings of that report as amended by the additional information and APPROVE Detailed Site Plan DSP-03066, Reza Auto Body-Monopole, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Have the plan certified by a registered engineer that the structure will meet applicable standards for wind loads of the Electronic Industries Association for Prince George's county.
 - b. The applicant shall add a note to the plans that the tower design shall be of a "stealth tower."

2. Prior to the issuance of any permits, the applicant shall record a final plat of subdivision, for which no preliminary plan is required, to consolidate Lots 1-3 and Lot 16 and part of Brightseat Road into one parcel.