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Detailed Site Plan

DSP-03089

Application	General Data
Project Name: HANSON PALMER INDUSTRIAL PARK, PARCEL C, STERLING AUTO BODY Location: LOTTSFORD VISTA ROAD AND MARTIN LUTHER KING JR. HIGHWAY Applicant/Address: CEDARWOOD DEVELOPMENT, INC. 1765 MERRIMAN ROAD, AKRON, OHIO 44313	Date Accepted: 2/2/04
	Planning Board Action Limit: 4/11/04
	Plan Acreage: 3.3970
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 11598
	Planning Area: 70
	Tier: Developing
	Council District: 05
	Municipality: NA
	200-Scale Base Map: 206NE09

Purpose of Application	Notice Dates
AUTO BODY SHOP	Adjoining Property Owners Previous Parties of Record Registered Associations: 12/4/2003 (CB-12-2003)
	Sign(s) Posted on Site: 03/12/04

Staff Recommendation		Staff Reviewer: GARY WAGNER	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 15, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator, Development Review Division

SUBJECT: Hanson Palmer Industrial Park, Sterling Auto Body
Detailed Site Plan, DSP-03089 (TCP/II/30/04)

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the I-1 Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-03045
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral Comments.

FINDINGS

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

1. **Request:** Approval of a detailed site plan for an 11,598-square-foot auto body shop on 3.397 acres in the I-1 Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Auto body shop
Acreage	3.397	3.397
Lots	0	0
Parcels	1-(C)	1-(C)
Square Footage/GFA	0	11,598
Dwelling Units:	N/A	N/A
Attached		
Detached		
Multifamily		

Other Development Data:

	REQUIRED	PROPOSED
Parking Spaces:		
(20 service bays @ 3 spaces/bay)	60 spaces	78
Of which are: HC spaces	3	3
Standard spaces (9.5' x 19')		75
Loading spaces (15' x 33')	2	2
Green Area: (10% of net lot area)	0.34 acres	2.14 acres

3. **Location:** The site is located on the west side of Lottsford Vista Road, approximately 700 feet south of Martin Luther King Highway (MD 704). The site is within Planning Area 70 and Council District 05.
4. **Surroundings and Use:** The property is bounded to the east by Lottsford Vista Road and is surrounded by I-1-zoned property and uses to the south, west and north. Directly across Lottsford Vista Road is land in the R-T Zone.
5. **Previous Approvals:** The property was retained in the I-1 Zone through the approval of the Glenn Dale-Seabrook-Lanham and Vicinity SMA in 1993. A Preliminary Plan of Subdivision, 4-03045, was approved for the property on October 30, 2003. The site also has an approved Type I Tree Conservation Plan, TCPI/38/03 and an approved Conceptual Stormwater Management Plan, #16808-2001.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application has been reviewed for conformance to the requirements of the I-1 Zone and site plan design guidelines of the Zoning Ordinance. The site exceeds the minimum green area requirement of 10 percent. Approximately 60 percent of the site will consist of green area. The site plan also demonstrates general conformance to the requirement to screen outdoor storage areas by providing solid board-on-board gates at the access point to the storage areas. See Finding 7 below for further discussion of this issue.

The site plan is subject to Section 4.2, 4.3, 4.4 and 4.7 of the *Landscape Manual*. The plan is in substantial compliance with the requirements of the *Landscape Manual*.

The staff notes that the building elevations provide improper orientation and that they are in conflict with the correct north orientation provided for on the Detailed Site Plan. The building elevations should be revised to provide the correct north orientation.

7. **Preliminary Plan of Subdivision, 4-03045:** The Preliminary Plan was approved by the Planning Board on December 4, 2003. The following conditions apply to the review of the Detailed Site Plan:

“3. Prior to the issuance of building permits, a Detailed Site Plan shall be approved by the Planning Board or its designee for Parcel C to address building materials and architecture, signs and screening.”

The Urban Design staff has reviewed the subject application for conformance to the above condition. The proposed building for the auto body shop is constructed of a variety of building materials, including split-faced block, smooth-faced block, EIFS and decorative cornice treatment. The structure is divided into three sections—base, middle and top—with the base constructed of split-faced block, the middle section smooth-faced block, and the top capped with a decorative cornice. The block is not painted, but is colored. The color of the block is heritage blend, which is a brown brick color. The base and middle section are the same color and are broken by horizontal bands of white block on all elevations. To differentiate the base and middle sections, it is recommended that a different color or tone be used. The storefront also has an area for signage above the entrance. The signage meets the size requirements of the Zoning Ordinance, but consists of internally illuminated channel letters and a company logo. Because of the proximity of residential development across Lottsford Vista Road, it is recommended that only pinned-on letters or logos be used. Attractive low-watt down lighting can be used to light the signage if necessary. A monument sign is also proposed at the entrance to the site that should also consist of pinned-on letters instead of the internally illuminated channel letters. The monument sign meets the size requirements of the Zoning Ordinance and is set back the proper distance from the right-of-way.

Adequate screening of the vehicle storage area has been provided through the use of board-on-board fencing and gates on either side of the building. The fences extend for 30 feet along the storage area to ensure that stored vehicles will not be visible. In general, this is satisfactory for the fence along the southern parking lot where there will be a 40-foot-wide tree preservation area and a slight grade drop to provide additional screening. On the north side of the building there will be a stormwater management facility and the plant material required around that facility will not provide immediate screening. It is recommended that the board-on-board fence in this area be extended to the proposed six-foot-high privacy fence surrounding the dumpster pad. The total length of the fence would then be approximately 160 feet in that area.

With the recommended changes above, the site plan will then be in conformance with Preliminary Plan condition 3.

Preliminary Plan conditions relating to the Woodland Conservation Ordinance and transportation are discussed in the findings below.

8. **Woodland Conservation Ordinance:** In a memorandum dated March 12, 2004 (Metzger to Wagner), the Environmental Planning Section offered the following comments:

Background

This site was previously reviewed by the Environmental Planning Section in conjunction with Detailed Site Plan SP-98021, which was approved. A numbered letter of exemption from the Woodland Conservation Ordinance was also issued for an activity that cleared less than 5,000 square feet of woodland. That letter of exemption has now expired and the proposed application shows clearing in excess of 5,000 square feet. This site was last reviewed by the Environmental Planning Section as a Preliminary Plan of Subdivision, 4-03045 and TCPI/38/03, which were approved with conditions.

Site Description

This 14.11-acre property in the I-1 Zone is located in the southwest corner of Lottsford Vista Road and Martin Luther King, Jr., Road. A review of the available information indicates that streams, 100-year floodplain, and wetlands are not found to occur on the property. No transportation-related noise impacts have been found to impact this use. The soils found to occur according to the Prince George's County Soil Survey include soils in the Collington, Adelphia and Keyport series. The Keyport soils are considered highly erodible. The Collington and Adelphia soils pose few difficulties for development. According to available information, Marlboro clay is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. This property is located in the Folly Branch watershed of the Patuxent River basin and in the Developing Tier as reflected in the adopted General Plan.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. A Detailed Forest Stand Delineation (FSD) has been submitted for this proposal, and was generally found to address the requirements of a Detailed Forest Stand Delineation in compliance with the requirements of the Woodland Conservation Ordinance.

Comment: No additional further information is needed with regard to the Forest Stand delineation.

2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. The TCPII as submitted, was reviewed, and was found to be in conformance with the approved Type I Tree Conservation Plan (TCPI/38/03) except for minor revisions. The minimum woodland conservation requirement for the site is 2.12 acres. Additionally, 1.51 acres are required due to the removal of woodlands, for a total of 3.63 acres. The plan shows the requirement being met with 0.81 acres of on-site woodland preservation, 0.54 acres of reforestation on-site, and 2.28 acres of off-site credits, which meets the intent of the Woodland Conservation Ordinance because no priority woodland exists on site. The plan shows woodland preservation in stormdrain easement and right-of-way, which is not acceptable. Woodland areas less than 35 feet width have also been credited, which do not meet the minimum size requirement of the Woodland Conservation Ordinance.

Recommended Condition: Prior to certificate approval of the Detailed Site Plan, TCPII/30/04 shall be revised as follows:

- a. *Woodland Conservation Area less than 35 feet width shall not be counted towards any requirement, except when they abut other protected woodland.*
 - b. *Correct the woodland conservation worksheet to reflect the removal of woodland preservation from stormdrain easement areas.*
 - c. *Revise the worksheet accordingly to address all change made to the plan.*
 - d. *Have the revised plan signed and dated by the qualified professional who repaired the plan.*
3. A Stormwater Management Concept Approval Letter (CSD # 16808-2001-00) dated July 1, 2003, was submitted with this application. The requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources.

Comment: No further action is required at this time with regard to stormwater management.

4. Noise impacts are not an issue in the review of this submittal because Lottsford Vista Road is a collector roadway generally not regulated for noise.

Comment: No further information is required as it relates to noise.

9. **Referral Comments:**

- a. In a memorandum dated February 18, 2004 (Fields to Wagner), the Community Planning Division determined that the site plan addresses most of their concerns about site and building design. The community planner suggests that false windows be provided in the upper portion of the east and west building elevations to present a character to the building that will be in keeping with other office buildings in the employment park and to provide a more compatible view from Lottsford Road and the residential area to the east. However, the Urban Design staff notes that the west elevation will be significantly screened by a 40-foot-wide tree preservation area for the entire length of the property line. The east elevation, while not screened immediately, has an abundance of plant material to be provided in the bio-retention area and industrial landscape strip that should eventually screen the elevation of the building. Moreover, both building elevations have architectural details in the form of decorative banding and cornices that wrap around the front elevation and extend part way or the whole length of the building elevation. The Urban Design Section feels that this amount of detail is appropriate and is adequate for the type of structure proposed.
- b. In a memorandum dated February 26, 2004 (Bailey to Wagner), the State Highway Administration has indicated that the site plan will have negligible impact on the state road network and has no objections to the Detailed Site Plan approval.

- c. In a memorandum dated March 12, 2004 (Masog to Wagner), and later amended by email on March 23, 2004, the Transportation Planning Section offered the following comments:

It is noted that there is a development proposal for a large retail center on the east side of Lottsford Vista Road near this site. An unapproved conceptual plan for Vista Gardens Marketplace, Preliminary Plan 4-03125, shows the southernmost access approximately 250 feet north of the access point for the subject property. The plan is only conceptual; however, even if it were approved, it does not appear that access points between Vista Gardens Marketplace and the subject site would be in conflict.

The site is subject to a trip cap of 124 AM and 115 PM peak-hour vehicle trips. The proposed building is 11,600 square feet. Assuming that there will be 20 service bays, information in the Institute of Transportation Engineers' *Trip Generation Manual* indicates that the use will generate a maximum of 105 AM and 93 PM peak hour vehicle trips. This level of trip generation is within the approved trip cap.

On-site circulation is acceptable.

In conclusion, the transportation staff raises no objection to this plan."

- d. In a memorandum dated February 17, 2004 (DeGuzman to Wagner), The Department of Environmental Resources has indicated that the site plan is consistent with the approved stormwater concept plan #16808-2001.
 - e. In a memorandum dated February 23, 2004 (Jessee to Wagner), the Permit Section provided a list of items that are required to be provided on the plan. The applicant has satisfactorily addressed all of those items.
10. As required by Section 27-285(b) of the Zoning Ordinance, the Detailed Site Plan represents 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-03089 and TCPH/30/04, subject to the following conditions:

- 1. Prior to certification of the Detailed Site Plan:
 - a. To differentiate the base and middle sections of the building, provide a different color or tone be used for the block, subject to approval by the Prince George's County Planning Board's designee.
 - b. The architectural elevations shall be revised to provide reference to the correct north orientation.
 - c. The board-on-board fence on the north side of the building shall be extended to the proposed six-foot-high privacy fence surrounding the dumpster pad. The total length of the fence would then be approximately 160 feet in that area.

2. Building-mounted signage and monument signage shall consist of pinned-on letters or logos only. Internally illuminated channel letters shall not be permitted. Appropriate low-watt down lighting or up lighting shall be permitted, subject to the approval of the Planning Board's designee.
3. Prior to certificate approval of the Detailed Site Plan, TCPII/30/04 shall be revised as follows:
 - a. Woodland Conservation Area less than 35 feet width shall not be counted towards any requirement, except when they abut other protected woodland.
 - b. Correct the woodland conservation worksheet to reflect the removal of woodland preservation from stormdrain easement areas.
 - c. Revise the worksheet accordingly to address all change made to the plan.
 - d. Have the revised plan signed and dated by the qualified professional who repaired the plan.