



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

DETAILED SITE PLAN

DSP-04027

Application	General Data
Project Name: Aerospace Car Wash Location: At the intersection of Aerospace Road and Greenbelt Road, approximately 1,000 feet east of Good Luck Road. Applicant/Address: RICKER, LLC C/O RICKER BROTHERS 5450 BRANCHVILLE ROAD PO BOX 523 COLLEGE PARK, MD 20741	Date Accepted: 5/27/04
	Planning Board Action Limit: 9/5/04
	Plan Acreage: .89
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 3,941
	Planning Area: 70
	Tier: DEVELOPING
	Council District: 04
	Municipality: NA
	200-Scale Base Map: 201NE09

Purpose of Application	Notice Dates
Detailed Site Plan approval for a car wash	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/26/04 (CB-12-2003)
	Sign(s) Posted on Site: 6/22/04

Staff Recommendation		Staff Reviewer: H. ZHANG, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 13, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-04027, Aerospace Car Wash

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment A-7677-C
- b. The requirements of the Zoning Ordinance in the I-1 Zone
- c. The requirements of the *Landscape Manual*
- d. The requirements of the Woodland Conservation and Tree Preservation Ordinance
- e. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan for a car wash.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Car Wash
Acreage	0.89	0.89
Total Square Footage/GFA	0	3,941

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	8 spaces	8 spaces
Of which handicapped space	1 space	1 space
Loading space	1 space	1 space
Green area	10% (3,877 sq. ft.)	27.5% (10,661 sq. ft.)

3. **Location:** The subject site is located in the northeast quadrant of the intersection of Greenbelt Road and Aerospace Road, approximately 1,000 feet east of Good Luck Road, in Planning Area 70 and Council District 4.
4. **Surroundings and Use:** The subject site is bounded on the west by the right-of-way of Aerospace Road and is surrounded by properties in the I-1 Zone. To the north of the property is an industrial warehouse; to the east of the property is a commercial mini-storage; and to the south of the property is a gas station.
5. **Previous Approvals:** The subject site is a portion of a larger property which was rezoned from the R-R Zone to the I-1 Zone by a Zoning Map Amendment, A-7677-C, in 1970. The site also has a Stormwater Management Concept Approval, #33432-2003-00, and a standard exemption from the Prince George's County Woodland Conservation Ordinance. The standard exemption will be good through January 30, 2006.
6. **Design Features:** The site is directly accessed through Aerospace Road to the west. The proposed eight-bay, one-story, car wash facility is located in the middle of the site parallel to Aerospace Road. The car wash facility consists of five self-wash bays, two auto self-wash bays, and one equipment room. The elevation facing Aerospace Road features one pitched metal standing seam roof with a cross gable, and all roofs are red. Two auto-self wash bays have doors and all other wash bays are open. The wall between each bay is made of white polymer.

A freestanding pylon sign has been shown at the southern end of the site close to the property boundary adjacent to the existing gas station. No sign details have been provided.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-7677-C:** Zoning Map Amendment A-7677-C was approved by the District Council on September 3, 1970, to rezone approximately 1.829± acres of a property, including the subject site, located on the northeast side of Glenn Dale Road and Aerospace Road from the R-R Zone to the I-1 Zone, subject to three conditions. Condition 1 is specifically applicable to the review of this detailed site plan as follows:
 1. **That a site development plan be submitted to the Prince George's Planning Board for approval. The site plan shall include the following:**
 - a. **A fifty-foot wide screen planting area, to include evergreen trees (5 to 6 feet in height) be provided and maintained when the subject property adjoins residential zoned property.**

Comment: This condition is not applicable to this site because the subject site is not adjacent to any residentially zoned property.

- b. **A ten-foot-wide planting area, to include evergreen shrubs, be planted and maintained along all property lines abutting public streets and highways.**

Comment: A ten-foot-wide planting area per Section 4.2, Commercial and Industrial Landscaped Strip Requirements, with plant materials such as Douglas Fir, Japanese Yew, and Northern Bayberry, has been provided along the site's frontage of Aerospace Road. Along the driveway to the existing industrial warehouse to the north of the property, a row of Leyland Cypress has also been provided in addition to the proposed evergreen shrubs.

- c. **The maximum height of any building shall be in compliance with Section 21A.213 of Prince George's County Zoning Ordinance.**

Comment: The section cited in this condition is no longer relevant. There is no maximum building height requirement in the current Zoning Ordinance for structures in the I-1 Zone. The allowed building height, per the footnotes in Section 27-474, Regulations, tables for industrial zones, ranges from 30 feet to as high as 125 feet. The proposed car wash building is a one-story building only. The proposed one-story car wash building complies with current regulations.

- d. **The maximum amount of gross acreage that may be occupied by any building or buildings shall be fifty percent.**

Comment: The subject site has a gross tract area of 0.89 acre. Per this condition, the allowed building area is approximately 19,384 square feet. The site plan proposes a gross floor area of 3,941 square feet, which is about 10.2 percent of the site. The subject detailed site plan conforms to the above condition.

- 8. **The Requirements of the I-1 Zone:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27- 473(b), which governs permitted uses in industrial zones. The proposed car wash is a permitted use in the I-1 Zone.
- b. The proposal is also in conformance with the requirements of Section 27-474, Regulations, regarding setbacks, building coverage, and green area in the I-1 Zone.

- 9. ***Landscape Manual:*** The proposed development is subject to Section 4.2, Commercial and Industrial Landscaped Strip, of the *Landscape Manual*.

Section 4.2 requires in the I-1 Zone that a landscaped strip shall be provided on the property adjacent to all public rights-of-way. The landscape plan shows Option 1, which provides a minimum 10-foot-wide landscaped strip to be planted with a minimum 1 shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings. In this case, 5 shade trees and 50 shrubs are required. The landscape plan has the required landscaped strip but does not provide sufficient planting materials. A condition of approval has been proposed to require that the landscape plan and the schedule be revised accordingly to satisfy the requirements of the *Landscape Manual*.

10. **Woodland Conservation Ordinance:** This property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is less than 40,000 square feet, and there is no previously approved tree conservation plan on the subject property. A standard exemption has been approved for this site and will be valid through January 30, 2006.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. In a memorandum dated June 11, 2004, the Community Planning Division noted that:

The adequacy of the proposed site and building design to minimize sight, sound, and dust impacts on the residential development across Aerospace Road needs to be addressed to meet a guideline in the Glenn Dale-Seabrook-Lanham and vicinity master plan.

Comment: The proposed car wash will be accommodated in an eight-bay facility, of which two auto self-wash bays will be enclosed with doors. The building has a minimum 55-foot setback from the property line fronting Aerospace Road. Within the 55-foot setback, a 10-foot-wide landscaped strip is required along the street frontage per both the *Landscape Manual* and zoning map amendment A-7677-C. The site plan shows a minimum 60-foot right-of-way for Aerospace Road, but does not show the footprint of the residential building across Aerospace Road (a condition of approval has been proposed to require this information). The minimum distance from the proposed car wash building to the existing residential development across Aerospace Road will be 140 feet, assuming the residential building (in the R-18 Zone) in question has a minimum 25-foot setback from Aerospace Road. Given such a distance between the proposed car wash building and the existing residential development, which is more than twice the setback prescribed in A-7677 between the industrial use and residential use, the Urban Design Section believes that the setback of the proposed building is sufficient to minimize sight, sound, and dust impacts on the residential development across Aerospace Road.

The applicant also has submitted a lighting plan with this application. The lighting intensity readings along the eastern edge of the ten-foot-wide landscaped strip vary from 0.5 to 3.9 Foot Candles (Fc). The ten-foot landscaped strip and the expanse of Aerospace Road right-of-way will further minimize the lighting intensity. If fully shielded, full cut-off outdoor lighting fixtures with timing devices are used, the impact of the proposed car wash on the existing residential development will be minimal. The landscape plan shows only the lower part of the proposed lighting fixture. A condition of approval has been proposed in the Recommendation section of this report.

b. In a memorandum dated July 9, 2004, the Transportation Planning Section found that the proposed on-site circulation is acceptable.

In a separate memorandum from the Transportation Planning Section dated July 9, 2004, on detailed site plan review for master plan trail compliance, the trails planner noted that a standard sidewalk should be provided along the subject site's entire frontage of Aerospace Road, unless modified by DPW&T.

c. In a memorandum dated June 21, 2004, the Subdivision Section staff indicated that due to the size of the proposed development, this DSP is exempt from the requirement of a

preliminary plan of subdivision. But if in the future the cumulative square footage exceeds 5,000 square feet on the property, the site will require the review and approval of a preliminary plan of subdivision.

The Subdivision staff also noted the inaccurate boundary description of this DSP.

Comment: The applicant has submitted a deed for this property in response to the Subdivision staff's comments and has demonstrated an accurate boundary description on the plans.

- d. The Environmental Planning Section, in a memorandum dated July 1, 2004, indicated that the plans as submitted have been found to meet all applicable environmental planning requirements.
 - e. The Permit Section, in a memorandum dated June 10, 2004, offered 15 comments on the DSP regarding compliance with both the *Landscape Manual* and Zoning Ordinance. The applicant has revised the site plans to address all the concerns of the permit reviewer.
 - f. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.
12. 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE detailed site plan DSP-04027 for Aerospace Car Wash, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Provide dumpster screening details on the site plan
 - b. Delete the reference to a loading space screen from the site plan
 - c. Revise the landscape plan and the schedule per Section 4.2 of the *Landscape Manual*.
 - d. Provide the right-of-way information for Aerospace Road with centerline on the plans.
 - e. Provide complete details of the proposed lighting fixtures with full cut-off features and timing devices and freestanding pylon sign for review and approval by the Urban Design Section as the designee of the Planning Board.
 - f. Provide a standard sidewalk along the subject site's entire frontage of Aerospace Road, unless modified by DPW&T.