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DETAILED SITE PLAN

DSP-05104

Application	General Data
Project Name: Bellefonte, Lot 117, Shaffer and Sons Welding Shop Location: East side of Delano Road approximately 700 feet east of its intersection with Old Alexandria Ferry Road Applicant/Address: James L. and Brenda L. Shaffer 6209 Kirby Road Clinton, MD 20735	Date Accepted: 2/15/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 0.69
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 4,965
	Planning Area: 81A
	Tier: Developing
	Council District: 09
	Municipality: NA
	200-Scale Base Map: 210SE07

Purpose of Application	Notice Dates
WELDING SHOP WITH OUTDOOR STORAGE AREA	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/22/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 3/27/2006

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

March 22, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

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

SUBJECT: Detailed Site Plan DSP-05104, Bellefonte, Lot 117
Shaffer and Sons Welding Shop

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 Ordinance No. 23-1989 (A-9741-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 Prince George's County Woodland Conservation 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 detailed site plan application is for approval of a 4,965-square-foot welding shop with outdoor storage in the I-1 Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Welding Shop with Outdoor Storage
Acreage	0.69	0.69
Lots	1	1
Building square footage/GFA	4,965	4,965

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	10	10
Of Which Standard parking spaces (9.5'x 19.0')	-	3
Parallel (8.0'x 22')	-	6
Handicapped spaces (16.0' x 19.0')	1	1
Loading space	1	1
Green area	10%	27.3%

3. **Location:** The subject property is located on the southeast side of Delano Road (7807 Delano Road), approximately 700 feet east of its intersection with Old Alexandria Ferry Road in Planning Area 81A and Council District 9.
4. **Surroundings and Use:** The site is bounded to the northwest side by the right-of-way of Delano Road. The site is flanked on both sides by Lots 116 and 118 of Bellefonte, which is part of Zoning Map Amendment A-9741-C. The site is bounded on southeast by the property included in Zoning Map Amendment A-9847-C in the I-1 Zone.
5. **Previous Approvals:** The subject site was originally improved as a single-family detached residence. The site was recorded on record plat 65 at 60 in 1967. In 1989, the property was rezoned from the R-R to the I-1 Zone by Zoning Map Amendment Application A-9741-C (Zoning Ordinance No.23-1989).
6. **Design Features:** The subject site is in a shape of a rectangle with the narrow side fronting perpendicularly onto Delano Street. The proposed rectangular building location is shown approximately 1.5 feet away from the property line which is adjacent to Lot 118. Most of the space between the building and the other property line adjacent to Lot 116 has been paved. The setback of the building from the other property line is 35 feet. A 40-foot-wide access point off Delano Road provides access to the site and leads to the outdoor storage yard to the southwest of the site behind the building.

A six-foot-high solid wood fence with brick piers at 10-foot intervals has been provided to screen the site from Delano Road. A combination of swing and slide gate has been proposed for the site, but no detail of the gate has been provided for review. A condition has been proposed in the recommendation section of this report to require the applicant provide gate details to be reviewed and approved by the Urban Design Section as the designee of the Planning Board prior to certificate approval of this case.

The proposed single building on the site features a rectangular footprint and a very functional industrial building design with the short side fronting Delano Road. Pursuant to the information provided by the applicant, the building is a steel frame structure with concrete masonry unit (CMU) wall. The south and west sides are finished with metal siding. No siding is shown on the east side of the building. The north side of the building, which is the major elevation fronting Delano Road, is finished with a split-face-CMU base, EIFS (exterior-insulating and finishing system) middle and metal siding top. The fenestration of the building also features aluminum windows and metal doors. Tan and blue are the two exterior finishing colors. The east elevation, which is also visible from Delano Road, should in the opinion of staff be finished with the same metal siding to ensure a consistent visual effect for the building.

An entrance freestanding sign has been proposed to be located along Delano Road. The proposed sign is made of wood and measures six by four feet on two pre-treated wood posts. The proposed wood posts are not consistent with the brick piers and fence and are not the quality that the Bellefonte design guidelines aim to achieve. The sign should be redesigned to incorporate materials and design similar to that of the brick piers.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance No. 23-1989 (A-9741-C):** Zoning Ordinance No. 23-1989 was adopted by the District Council on May 9, 1989, to approve Application No. A-9741-C to rezone approximately 21.19 acres of land, located adjacent to the south side of Andrews Air Force Base, 200 feet east of Old Alexandria Ferry Road, on both sides of Poplar Hill Lane and Delano Road, from the R-R Zone to the I-1 Zone with one condition. The subject site is a portion of the rezoned property. The condition of approval is applicable to this detailed site plan review as follows:

Any proposed development of the property shall be subject to detailed site plan review. Particular attention shall be given to buffering and screening of adjacent residential area, noise impacts, and building acoustics.

Comment: The subject detailed site plan has been filed to fulfill this requirement. As discussed previously, there are no residential uses adjacent to the subject site. Of the three surrounding sites, two sites have been developed as a contractor's office with outdoor storage yards. One abutting site, Lot 116, is currently vacant, but is zoned I-1. The proposed use on the site is a welding shop with an outdoor storage yard, which is defined by the *Landscape Manual* as a high impact use. The above condition is only partially applicable to the subject application and the application complies with it.

8. **Zoning Ordinance:** 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 general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs development in the industrial zones. The proposed welding shop with an outdoor storage yard is a permitted use in the I-1 Zone.
 - b. The subject application complies with Section 27-474, Regulations, regarding setbacks and green area. The proposed combined building side setbacks equal 36.5 feet, which is 6.5 feet more than the required minimum 30 feet, and green area coverage is 27.3 percent, which is 17.3 percent in excess of the required minimum 10 percent.
9. **Landscape Manual:** The proposed development is subject to Section 4.2 Commercial and Industrial Landscaped Strip Requirements; Section 4.3 Parking Lot Requirements; and Section 4.7 Buffering Incompatible Uses of the *Landscape Manual*.
 - a. Section 4.2 Commercial and Industrial Landscaped Strip Requirements requires that in the I-1 Zone, a landscaped strip shall be provided on the property adjacent to all public rights-of-way. In any area where a parking lot is immediately adjacent to a public right-of-way, the provisions of Section 4.3 apply. The applicant chooses Option 1 to provide a minimum 10-foot-wide landscaped strip to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings; this applies along the entire site frontage of Delano Road. Since a parking lot is located close to Lot

118 and immediately adjacent to Delano Road, this part of the landscape strip should be subject to Section 4.3 (a). Section 4.2 is only applicable to the part that is close to Lot 116. The Landscape Plan identifies the landscape strip as Section 4.3 (a) strip, which is not correct. A condition of approval has been proposed in the recommendation section to require the applicant to provide a Section 4.2 landscape strip along the site frontage of Delano Road close to Lot 116.

- b. Section 4.3 (a), Landscape Strip Requirements, requires a 10-foot-wide landscaped strip between the parking lot and public right-of-way to be planted with one shade tree and 10 shrubs per 35 linear feet of parking lot perimeter adjacent to right-of-way, among other landscape strip treatments. The Landscape Plan has identified one such landscape strip along Delano Road and has provided the required landscape units.

Section 4.3 (b), Perimeter Landscape Requirements, requires a minimum five-foot-wide landscape strip between the parking lot and any adjacent property line for sites over 10,000 square feet. The subject site is 30,155 square feet in size. The Landscape Plan has identified the required landscape strips and provided the required plant units.

- c. Section 4.7, Buffering Incompatible Uses, requires a landscape buffer to be placed between two adjacent incompatible land uses in all conventional zones. In this case, the subject site abuts three properties on three sides. Two properties have been developed as industrial uses as a contractor's office with outdoor storage yard, which is defined by Section 4.7 as the same high impact use as the subject application. No Section 4.7 bufferyard is required along those two boundary areas.

Lot 116 is vacant land in the same I-1 Zone as the subject site. Pursuant to the *Landscape Manual*, in all commercial and industrial zones, if the developing use is high or medium impact, the abutting vacant property will be deemed to be the same category as the developing use. The proposed use on the subject site is a high impact use, thus no Section 4.7 bufferyard is required along the boundary area adjacent to Lot 116.

- 10. **Woodland Conservation Ordinance:** This property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance because the lot is less than 40,000 square feet in area and has no previously approved tree conservation plan for this site. A standard exemption for the site was approved on August 11, 2005, and will be valid through August 11, 2007.

- 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 October 4, 2004, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and is in conformance with the land use recommendation of the 1993 Subregion V Master Plan.

The community planner also discussed the noise issue related to Andrews Air Force Base, called for acoustical construction techniques for reduction of interior noise levels and required the Air Installation Compatible Use Zone (AICUZ) noise contours and Accident Potential Zones (APZ) be identified on the detailed site plan. The community planner's recommendations have been incorporated into the conditions of approval of this case.

- b. In a memorandum dated March 3, 2006, the Subdivision Section staff noted that the site was recorded in 1967 and would be allowed to construct up to 5,000 square feet of gross floor area without triggering any subdivision issues.

Comment: The application proposes to construct 4,965 square feet of a welding shop, which is within the limit of gross floor area for this site. No new preliminary plan of subdivision is required.

- c. The Transportation Planning Section in a memorandum dated March 13, 2006, concluded that the site plan is acceptable.

In a separate memorandum from the Transportation Planning Section dated March 21, 2006, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trails issues identified in the Adopted and Approved Subregion V Master Plan that impact the subject site.

- d. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated March 14, 2006, the staff noted that the site plan is consistent with approved stormwater management concept plan # 29582-2005.
- e. The Permit Section in a memorandum dated March 1, 2006, provided nine comments and questions regarding the application's compliance with the Zoning Ordinance and the *Landscape Manual*.

Comment: The applicant revised the site plan to address the concerns and issues raised by the Permit reviewer, except for the location of the proposed sign. A condition of approval has been proposed in the recommendation section to require the applicant to revise the site plan to provide the required setback pursuant to Section 27-614 (a) (4) of the Zoning Ordinance.

- f. The Department of Public Works and Transportation (DPW&T), in a memorandum dated March 23, 2006, provided standard conditions on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, storm drainage systems and facilities in order to be in accordance with both the requirements of DPW&T and the Department of Environmental Resources (DER). Those conditions will be enforced at time of issuance of access permit.
- g. The Planning office at Andrews Air Force Base had not responded to the referral request at the time the staff report was written.

- 12. As required by Section 27-285 (b), 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-05104 for Bellefonte, Lot 117, Shaffer and Sons Welding Shop, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Provide a 10-foot setback for the proposed sign from Delano Road.
 - b. Provide gate details to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - c. Revise the Landscape Plan to differentiate the Section 4.2-landscape strip from the Section 4.3 (a)-landscape strip by providing a separate landscape schedule for the site's frontage along Delano Road.
 - d. Either revise DSP to be consistent with the approval Stormwater Management Plan, or revise the Stormwater Management Concept Plan to be consistent with the layout of DSP.
 - e. Show the Air Installation Compatible Use Zone (AICUZ) noise contours and Accident Potential Zones (APZ) on the detailed site plan.
2. Prior to the issuance of the building permit, the architectural plans of the above building shall be certified by an engineer competent in acoustical analysis indicating that acoustical construction techniques have been employed for office space to reduce the interior noise level to less than 45 dBA (Ldn).