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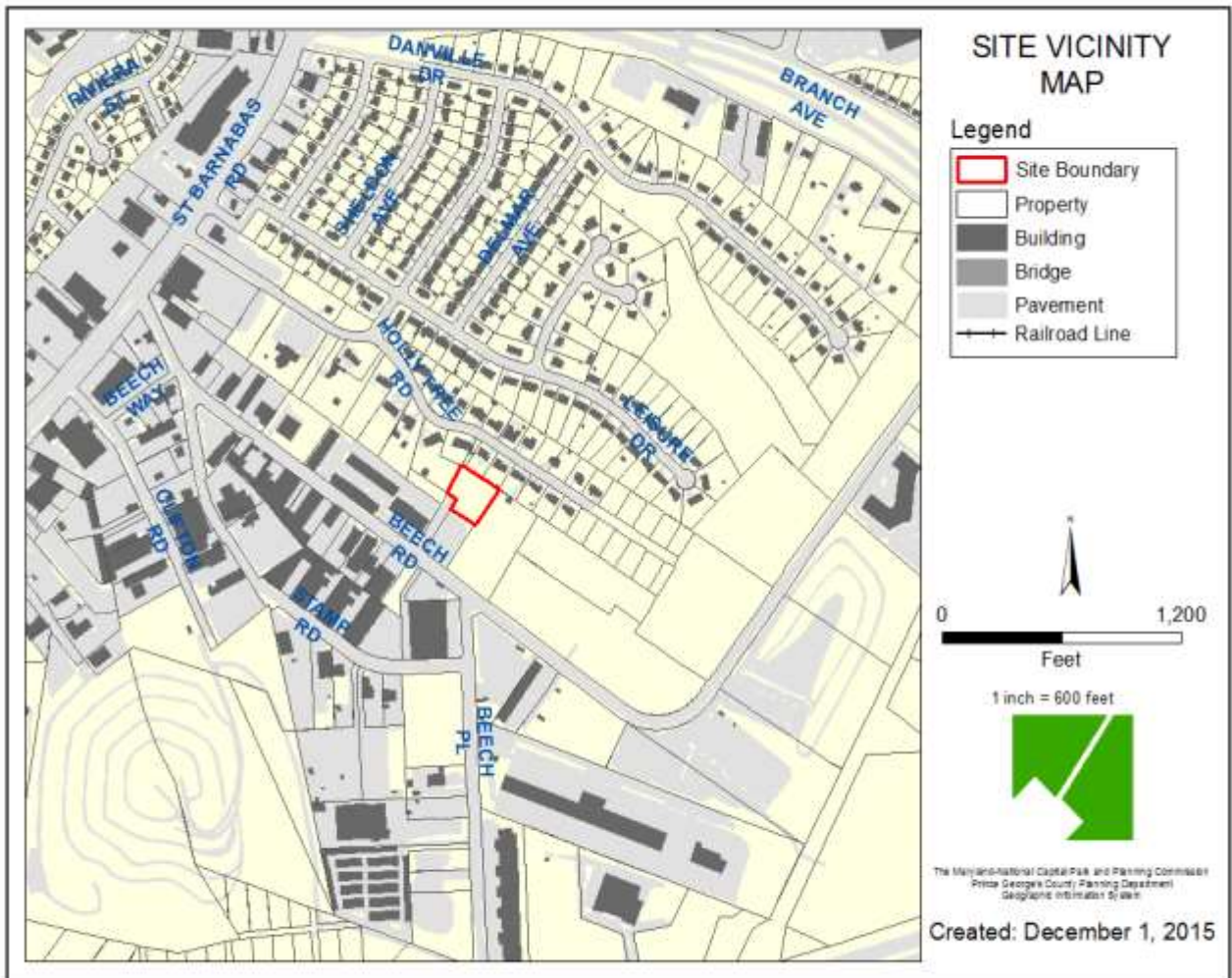
Detailed Site Plan

DSP-15043

Application	General Data	
Project Name: 4100 Laurel Road, (Hidden Village) Lot 39, Block 2 Location: North End of Laurel Road approximately, 340 feet north of Beech Road. Applicant/Address: 4100 Laurel Road LLC 4100 Laurel Road, Temple Hills, MD 20748	Planning Board Hearing Date:	07/28/16
	Staff Report Date:	07/15/16
	Date Accepted:	05/23/16
	Planning Board Action Limit:	09/01/16
	Plan Acreage:	0.896
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	246 sq. ft.
	Planning Area:	76A
	Council District:	07
	Election District	06
	Municipality:	N/A
	200-Scale Base Map:	206SE04

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of July 21, 2016 to July 28, 2016. Approval of a one-story 246-square-foot office with associated parking and landscaping, and a 720-square-foot future garage to be used for the maintenance of company vehicles.	Informational Mailing:	03/09/16
	Acceptance Mailing:	05/27/16
	Sign Posting Deadline:	06/21/16

Staff Recommendation		Staff Reviewer: Angele L. Bynum Phone Number: 301-952-3087 E-mail: Angele.Bynum@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-15043
4100 Laurel Road (Hidden Village)
Lot 39, Block 2

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, as described in the Recommendation section of this report.

EVALUATION

The detailed site plan has been reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Prince George's County Zoning Ordinance in the Light-Industrial (I-I) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-87224 and Record Plat 139-65;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO);
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance (TCC); and
- f. Referral Comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) application requests approval of a one-story 246-square-foot office with associated parking and landscaping, and a 720-square-foot future garage to be used for the maintenance of company vehicles.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1	I-1
Use	Storage Yard	Towing Company Office w/Storage Yard
Acreage	0.896	0.896
Lot	1	1
Gross Floor Area (GFA)	246	966*

Note: *The proposed total square footage (GFA) includes the existed and unpermitted 246-square-foot office trailer that is the subject of the application and a 720-square-foot future garage to be used for the maintenance of company vehicles.

OTHER DEVELOPMENT DATA

	Required	Provided
Green Area	10% (0.09 acres)	42%

Parking Schedule

PARKING REQUIRED

1 space

Trailer/Office Building

(1 space/250 of the first 2,000 sq. ft. of GFA) @ 246 GFA

PARKING PROVIDED

4 Spaces

Regular Parking Spaces (9.5 ft. x 19 ft.)

2 spaces

Parking Spaces for the physically handicapped

2 spaces

3. **Location:** The subject property is located at the north end of Laurel Road, approximately 340 feet north of its intersection with Beech Road. More specifically, the site is located at 4100 Laurel Road in Temple Hills, Maryland, in Planning Area 76A and Council District 7, and is also part of the Hidden Valley Subdivision.
4. **Surrounding Uses:** The site is bounded to the north by R-R (Rural-Residential) zoned property developed with single-family detached homes; to the south is I-1 (Light-Industrial) zoned property developed as a parking lot; to the east by undeveloped and wooded land also in the I-1 Zone; and to the west by additional R-R zoned property developed with one single-family detached home.
5. **Previous Approvals:** The property is located in the Established Communities area of the Prince George's County Growth Policy Map in the *Plan Prince George's 2035 Approved General Plan*. A Preliminary Plan of Subdivision, 4-87224, was approved on June 30, 1988 and recorded as Record Plat Book NLP 139-65. A permit, 15834-2011-CE was approved on July 5, 2011 to allow for a six-foot high, sight-tight fence to be built around the boundaries of the property. The site has

a Stormwater Management approval, 56647-2015-00, which was granted by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on January 13, 2016 and will expire on January 13, 2019.

6. **Design Features:** The subject site is roughly 0.9 acres and somewhat square in shape with the north and west sides adjacent to residentially-zoned property occupied by single-family homes. With undeveloped and wooded land along the eastern edge of the property, the site fronts approximately 340 feet of Beech Road, with one vehicular-access point located at the north end of Laurel Road. Adjacent I-1 zoned properties are located just south and southeast of the main entrance into the site.

The subject application proposes to validate existing site conditions including relocation of an existing office shed, which was never permitted, from its current location near the entrance of the site to the rear of the property. Additionally, construction of associated four parking spaces, landscaping to meet buffer requirements, and proposal of a 720-square-foot future garage to be used for the maintenance of company vehicles are also included with the request. The applicant intends to submit a separate request for the evaluation of the proposed building and required parking at a later date. A proposed condition addressing the requirements of such submittal is stated in the Recommendation section of this staff report.

Existing conditions of the property include a six-foot tall chain-linked fence with slates and barbed wire along the top. The fence and accompanying slates are installed along the entire parameter of the 0.9-acre site in an effort to create privacy between adjoining properties. Towed and company vehicles are currently organized around the parameter of the site with no designated or delineated parking spaces or drive isles. Asphalt and gravel piles are also located in various locations on the site.

The architecture of the existing one-story ten-foot-tall and office structure (shed) is a wood framed, red and beige pre-fabricated building, with a black-shingle roofing. The office shed currently houses four employees. Four portable potties are located at the rear of the building along the western edge of the property, one is located at the rear of the site.

Signage that currently exists on the site consists of one sign of 40.5 square feet attached to the chain-linked fence and located at the entrance of the site. The sign displays the name "TCL Towing and Recovery, Inc." in red and white letters on a dark background along with the address, telephone number, and services provided by the company.

There is existing woodland on the site which occupies the majority of the required 40-foot landscape buffer along the northern edge of the property and extends along both the eastern and western edges. Existing is covered with gravel, but the applicant proposes to remove gravel within the bufferyards and add an additional 4,600 square feet of landscaping in various locations along the parameter of the site to meet and address buffering requirements. The additional landscaping consist of evergreen trees, shrubs, and grass.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-1 Zone and the site plan guidelines of the Zoning Ordinance as follows:

- a. The subject application proposes to validate the site development as it exists today and to relocate the existing office shed located at the front of the property to the rear. The associated site plan is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance which governs permitted uses in the industrial zones. The proposed vehicle towing company office and vehicle storage yard is a permitted use in the I-1 Zone.
- b. In accordance with Section 27-474(b), Regulations, the proposal meets the setback and green area standards of the I-1 Zone. The development is required to be set back a minimum of 25 feet from the street in general and all side and rear yards should be a minimum of 20 feet from adjoining property in any residential zone.
- c. In accordance with Section 27-475, Mobile Home or Trailers, building permits are required for mobile homes or trailers that are intended for human occupancy and used for business purposes. The office shed serves the same purpose of a mobile home or trailer intended for human occupancy for business use and thus falls within this category.

The existing building located on-site was not previously permitted. The applicant is in the process of obtaining the proper permit for the building and its proposed relocation. The preliminary plan of subdivision conditioned that prior to the issuance of a building permit, a limited site plan shall be approved by the Planning Board. Approval of the subject plan would help to comply with the conditions of the Preliminary Plan and requirements of the underlying building permit application.

- d. The project is also subject to Section 27-469(e), Regulations; Divisions 1 and 5 of Part 7 (Industrial Zones); the Regulations Tables (Division 4 of Part 7); General Regulations (Part 2); Off-Street Parking and Loading (Part 11); Signs (Part 12); and the 2010 *Prince George's County Landscape Manual*, (Landscape Manual). See Finding 9 of this report for a full discussion of the project's conformance with the requirements of the Landscape Manual.
- e. The DSP shows a site layout that is consistent with Section 27-274, Site Design Guidelines and is designed in accordance with the Zoning Ordinance requirements mentioned above, except with respect to Signs (Part 12), specifically Section 27-596, Application. Signs shall not to be displayed unless a permit has been issued.

A sign is shown on the plan and has existed on the site without first being permitted. Therefore, a condition has been included in the Recommendation section of this report requiring that the details of the sign be placed on the plan prior to certification.

- 8. **Preliminary Plan of Subdivision 4-87224:** On February 18, 1988, the Planning Board approved Preliminary Plan of Subdivision 4-87224 (PGCPB Resolution No. 88-62) for Lots 39 and 40, Outlot A, Block 2. The resolution contains four conditions and the following condition in [boldface] text relate to the review of this application.

- 4. **A limited site plan shall be approved by the Planning Board prior to the building permit. The site plan shall ensure that there is adequate buffering between the development and the adjacent residential uses.**

Comment: The subject DSP was submitted in conformance with this requirement and addresses the issue of providing the appropriate buffer between the subject development and the adjacent

residential uses. Further discussion and specification of the provided buffer are discussed in Finding 9 below and relevant conditions can be found in the Recommendation section of this staff report.

9. **2010 Prince George's County Landscape Manual:** The DSP for the validation of the existing towing company office is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3 Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements, of the *2010 Prince George's County Landscape Manual* (Landscape Manual).
 - a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2(c)(2) requires that all nonresidential uses in any zone and for all parking lots provide a landscape strip on the property abutting all public and private streets. The landscape strip should not include any paved area except pedestrian sidewalks or trails that cross the landscape stripe. This section applies to the subject application, along its frontage on Laurel Road. The submitted plans provide schedules and notes demonstrating conformance with this section by proposing an ample addition of shade trees and shrubs as required by the landscape manual. However, the landscape schedule needs to be revised to provide the correct length of street frontage, excluding the driveway. An condition has been added in the Recommendations section of this report.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires a percentage of the parking lot, determined by the size of the lot, to be interior planting area and a perimeter landscape strip along all adjacent properties. The subject application, as it is currently presented, is exempt from this section of the Landscape Manual as the area of the proposed parking lot shown on the plan is less than 1,000-square feet. However, the note shown on the plan in reference to this exemption does not reflect the correct value of the area of the proposed parking lot. A condition to correct the value is included in the Recommendation section of this report.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires screening of loading spaces, trash facilities and mechanical equipment. More specifically, Section 4.4 (6) addresses screening associated with Vehicle-Related Uses and requires that all vehicle repair facilities, vehicle towing stations, and vehicle storage yards be completely screened from any adjoining existing residential use, land in any residential zone, or land in any other zone proposed to be used for residential purposes. Section 27-469(b)(3) of the Zoning Ordinance requires unless an adjoining property is used for a vehicle towing station or a vehicle storage yard, a vehicle towing station permitted in the I-1 Zone shall be screened by at least a six feet high sight-tight fence or wall, by an evergreen screen, or a combination of both. A previous permit, 15834-2011-CE was approved for a six-foot-high sight-tight fence on July 7, 2011, to prevent dumping on the site. However, the submitted plan indicates that a six-foot-tall sight-tight, chain-link fence with barb wire currently exist on the site. Photos provided by the applicant and confirmed during a sight visit conducted by staff, show that the material of the fence is not built as approved. As the use of chain link is prohibited per Section 4.4(c)(1) of the Landscape Manual, Material Requirements, the Urban Design Section recommends a proposed condition in the Recommendation section of this report to require removal of the barb wire. Additionally, a recommendation is included to revise the plan to provide a true sight-sight fence and associated details on the plan be approved by the Urban Design Section as the designee of the Planning Board prior to certification.

- d. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 requires a buffer between adjacent incompatible land uses with the intent to promote consistent buffering that provides comprehensive transitioning between moderately incompatible uses. This section applies to the subject application because it is adjacent to residential property along both the northern and western property lines and adjacent to a parking lot along the southern property line. The submitted plan provides the appropriate schedules showing the requirements of this section being met.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which prohibits invasive plants and requires that a certain percentage of the proposed plants within each type (including shade trees, ornamental trees, evergreen trees, and shrubs) to be native species (or cultivars of native species). Additionally, this section requires that plants should not be situated on slopes steeper than three-to-one. The submitted plan provides the required schedules and notes showing the requirements of this section being met. However, the associated schedule nor the plants list indicate that existing trees have been included and accounted for. Therefore, a condition requiring this revision has been included in the Recommendation section of this report.
10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** This application exempt from the Woodland and Wildlife Habitat Conservation Ordinance because the gross tract area is less than 40,000 square feet in the area and there is no previously approved Tree Conservation Plan on the subject site.
 11. **Prince George’s County Tree Canopy Coverage Ordinance (TCC):** This application is not subject to the Tree Canopy Coverage Ordinance (TCC) as it does not propose disturbance of 5,000 square feet or greater.
 12. **Referral Comments:** The DSP has been referred to the concerned agencies and divisions for comments. The referral comments are summarized as follows:
 - a. **Community Planning Division**—In a memorandum dated June 13, 2016, the Community Planning Division made the following determinations:

The application is consistent with the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035). More particularly, the subject property is located in the Established Communities are of Prince George’s County Growth Policy Map and the vision for Established Communities is to have context-sensitive infill and low to medium-density development. As the property is located in an established industrial area, the proposed use is the context-sensitive development that Plan Prince George’s 2035 encourages.

The development application is consistent with the *2000 Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity* (SMA).

The application is consistent with the *2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan* which recommends retaining the light industrial use on the property. There is a bicycle-design lane planned for Beech Road. The property is not located in one of the six focus areas of the plan. The Community Planning Division further concludes that there are no planning issues.

- b. **Transportation Planning Section**—In a memorandum dated June 3, 2016, the Transportation Planning Section made the following findings:

The site encompasses Lot 39 of Hidden Village, and a plat was recorded in 1988 pursuant to Preliminary Plan of Subdivision 4-87224. Approximately 1,000 square feet of office and garage space are proposed. The proposal would not generate sufficient traffic to violate any presumed trip cap on the subdivision.

The site is at the end of Laurel Road. Access is acceptable. While the lot was platted with no intention of extending Laurel Road, no cul-de-sac bulb or other end treatment was platted either. It is strongly advised to confirm with the County Department of Permitting, Inspections, and Enforcement (DPIE) the requirements for gaining access to Laurel Drive. On-site parking and circulation is adequate. There are no master plan roadways immediately adjacent to the site.

In conclusion, the Transportation Planning Section stated that, from the standpoint of transportation, it is determined that the plan is acceptable and meets the findings required for a DSP, as described in Section 27-285 of the Zoning Ordinance.

- c. **Subdivision Review**—In a memorandum dated June 2, 2016, the Subdivision Review Section offered the following:

The subject property is known as Lot 39, Block 2, Hidden Village, and was recorded in Plat Book NLP 139-65 on June 30, 1988. Lot 39 is 39,031 square feet and is zoned I-1. The bearings, distances and lot size as reflected on the site plan are consistent with the record plat. The record plat contains one note which requires approval of a DSP prior to issuance of building permits limited to addressing buffering between the development and the adjacent residential uses.

Preliminary Plan of Subdivision (PPS) 4-87224 was approved with the finding that the development of this site should not significantly impact existing transportation facilities serving the development. Any development over 5,000 square feet will require approval of a new PPS to address adequate public facilities. Development of less than 5,000 square feet is *de minimis* pursuant to the “Transportation Review Guidelines Part 1, 2012.”

The Subdivision Section then proposed the following recommendation:

- (1) The site plan shows a proposed future garage which should be removed as it is not part of this application.

In closing, the Subdivision Section stated that there are no subdivision issues at this time.

Comment: The DSP has been revised to partially address the Subdivisions Review Section’s recommendation and a related condition has been included in the Recommendation section of this report.

- d. **Trails**—In a memorandum dated July 8, 2016, the Transportation Planning Section provided an analysis of the subject site plan’s conformance with 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (Sector Plan).

There are no master plan trail recommendations that directly impact the subject site. There is one MPOT recommendation in the vicinity of the subject site; bicycle lanes along Beech Road. The MPOT provides several policies related to active transportation access and the provision of sidewalks, including (MPOT, page 9):

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the developed and developing tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the developed and developing tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan

The subject site is located in the Beech Road Focus Area in the Sector Plan. The Sector Plan has several recommendations for the development program for the Beech Road focus area, including (Sector Plan, page 56):

Identify and prioritize infrastructure improvements including roads, stormwater management, and sidewalks.

The sector plan does not recommend any trail facilities that directly impact the subject site. There is one trail recommendation in the vicinity of the subject site; bicycle lanes along Beech Road.

Comment: The missing sidewalks segments along Laurel Road are not on the subject site property. The provision of sidewalks should be considered during future development of adjacent properties or as a future capital improvement project implemented by the Department of Public Works & Transportation (DPW&T). Similarly, a bicycle lane along Beech Road can be implemented by DPW&T as a future road improvement project.

The Transportation Planning Section recommends approval of this DSP.

- e. **Permit Review**—In a memorandum dated June 2, 2016, the Permit Review Section offered several comments that have been addressed by revisions to the plans or are addressed in conditions of approval included in the Recommendation section of this report.
- f. **Environmental Planning**—In an e-mail dated June 6, 2016, the Environmental Planning Section offered the following comments after their review of the subject project:

The application is for a 0.896 acre parcel, which is zoned I-1 and wants to relocate a 246-square-foot structure on-site. No tree or woodland disturbance impacts are proposed.

Woodlands: The site is exempt from the Prince George's County Woodland Conservation Ordinance, because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. The site has an approved WCO-Ex (S-003-16).

Specimen Trees: No Specimen Trees located on-site.

Wetlands/Streams: Not found on-site. The site is exempt from the Prince George's County Woodland Conservation Ordinance, because the site has less than 10,000 square feet of woodland shows the proposed development plan shows that no regulated environmental features are located on the subject property. The site has an approved NRI EL (NRI-251-2015).

100-Year Floodplain: Not found on-site.

PMA Impacts: No PMA on-site and no PMA impacts

Chesapeake Bay Critical Area: No CBCA on-site.

Green Infrastructure Plan: No GIP areas are shown on the subject property.

Noise: Laurel Road is not identified as being a master plan roadway nor are there any adjacent roadways that could affect the subject property.

Scenic Historic Roadway: No Historic or Scenic Roads adjacent to the site

Marlboro Clay Soils: Not found on-site

TDOZ: No Issue – not within a TDOZ

DDOZ: No Issue- not in a DDOZ

The Environmental Planning Section further concluded that there are no issues or comments for the proposed site improvements.

- g. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire Department has not offered comments on the subject application.
 - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE has not offered comments on the subject application.
 - i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department has not offered comments on the subject application.
 - j. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department has not offered comments on the subject application.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum/e-mail dated June 03, 2016, WSSC stated that after reviewing the DSP, they had no comments to offer on the subject application.
13. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan, if approved with the proposed conditions below, 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.

14. As required by Section 27-285(b)(4) of the Zoning Ordinance, the detailed site plan shall also demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. In accordance with the review by the Environmental Planning Section, there is no regulated environmental features on this site.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-15043, for 4100 Laurel Road (Hidden Village) LLC, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) as follows or provide the specified documentation:
 - a. Revise the plans to include the new Maryland-National Capital Park and Planning Commission (M-NCPPC) approval block on all plan sheets. Approval blocks shall be filled in with the appropriate information regarding the project name and number.
 - b. Remove all schedules, details, etc. from the approval sheet with the exception of inclusion of the M-NCPPC approval block. This page shall be left blank for the placement of all approvals.
 - c. Revise the plan to indicate the correct "Use" and "Impact" of each adjoining property.
 - d. Revise the plan to include an additional note along the southern edge of the property indicating the removal of gravel in the landscape buffer.
 - e. Revise the Green Space data to include the value of green space "provided" for the site.
 - f. Revise the Parking Schedule and associated calculation to indicate the correct parking requirements associate with the office.
 - g. Revise the note in the Parking Schedule to correct the area of the proposed parking lot.
 - h. Revise the length and dimensions shown on the Parking Schedule for van-accessible spaces to read eight feet by 19 feet rather than 16 feet by 19 feet.
 - i. Revise the plan to note the correct area of the Limit of Disturbance for the site.
 - j. Revise the notes on the plan regarding the proposed future garage as follows:
 - (1) Change the label shown on the proposed garage to read, "Proposed Future Vehicle Maintenance Garage."
 - (2) Revise the language shown on the Future Garage Note to remove the last sentence regarding the future review of a revision to this plan. The building of

such proposed garage requires approval of a revision to this Detail Site Plan subject to all associated regulations.

- k. Revise the landscape plan and appropriate schedules to account for all existing trees and shrubs.
- l. Revise the 4.2 schedule to show the correct value for linear footage of street frontage along the southern edge of the property, excluding the driveway entrance.
- m. Provide appropriate stabilization for proposed landscaping.
- n. Revise the plan to replace the chain-link fence and barb wire with a true sight-tight fence and provide associated details on the plan.
- o. Revise the plan to show a detail and associated sign face calculations of the sign shown on the plan.
- p. Revise the plan to include architecture of the office shed. Architecture shall include front, rear, and side elevations, including height, width, and materials.
- q. Revise the plans to show the location of portable potties on the site properly sized and dimensioned.