



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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October 15, 2019

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division
Jill Kosack, Supervisor, Urban Design Section, Development Review Division

FROM: Jeremy Hurlbutt, Master Planner, Urban Design Section
Development Review Division

SUBJECT: **Item 5 - Detailed Site Plan DSP-17035 Phil Matt Shopping Center**
Planning Board Agenda October 24, 2019 - Staff Corrections to Technical Report

The following corrections are recommended to the technical staff report dated October 8, 2019 to eliminate the need for a parking standard amendment by conditioning the removal of the one extra parking space and add referral comments from Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). If the application is approved, the revisions will be reflected in the Prince George's County Planning Board's resolution of approval, as follows (added text underlined, deleted text [~~strikethrough~~]):

REVISED FINDING 2, PAGE 4

OVERALL PARKING AND LOADING DEVELOPMENT DATA

Parking Spaces	Max. Allowed by the T-D-O Zone	Provided
Commercial/Retail (3,953 @ 2.75 spaces/1,000 sq. ft.)	10	10
Total	10	11* (including 1 handicap-accessible)
Loading Spaces		
Commercial/Retail (3,953 sq. ft.)	1 space for 2,000– 10,000 sq. ft.	1

Total	1	1
Required Bicycle Parking Spaces	1	4
Residential (1 space/20 off-street vehicular parking spaces)		

Note: * Staff recommends the removal of the one additional parking space, as conditioned herein, so as not to require an amendment to the TDDP standard.

REVISED FINDING 7, PAGE 8

General Parking Facilities Standards and Guidelines (TDDP page 163)

Standards

- Ratios for Uses: Off-street parking shall be provided for all new development within the New Carrollton Transit District Overlay Zone (TDOZ) in accordance with the standards provided in Table 9.**

Table 9 Maximum Parking Ratios for Land Uses within the New Carrollton TDOZ		
Land Use/Character Area	Within ¼ Mile of New Carrollton Metro Station	More Than ¼ Mile from New Carrollton Metro Station
Retail/Commercial	2.00 spaces/1,000 sq. ft.	2.75 spaces/1,000 sq. ft.

The applicant proposes to provide 11 parking spaces for the site. The TDDP/TDOZMA includes the above table (Table 9), which determines the maximum number of parking spaces allowed for properties by land use and location. The site is located more than 0.25 mile from the New Carrollton Metrorail Station; therefore, the maximum number of parking spaces for the site is 10, not 11. ~~[However, one additional parking space would not substantially impair the vision for the Annapolis Road Neighborhood. Staff supports this modification request.]~~ Staff recommends the applicant remove one parking space to comply with the requirement. If the applicant does not remove the parking space, the amendment to the parking standard would require District Council approval, per Section 27-548.09.01(b)(1). Therefore, a condition is included in the Recommendation section of this report requiring the removal of the one additional space.

REVISED FINDING 8b., PAGE 10

(C) Minimizing building setbacks from the street;

The New Carrollton TDDP/TDOZMA specifically allows for this site to be one-story. The surface parking ~~[is one more than]~~ will meet the maximum number of spaces allowed, if revised as conditioned herein, and the commercial use is

consistent with the zoning and surrounding uses on MD 450. The building is set back up to 33.5 feet from MD 450, due to the 10-foot-wide public utility easement (PUE).

REVISED FINDING 12f., PAGE 16

- f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)** — ~~[At the time of this writing, DPIE did not provide comment on the subject project.]~~ In a memorandum dated September 13, 2019 (Giles to Hurlbutt), DPIE noted no objection to the DSP and offered numerous comments on the subject application that have been provided to the applicant. These comments will be addressed through DPIE's separate permitting process.

REVISED RECOMMENDATION, PAGE 18

- A. APPROVE the alternative transit district standards for:

Annapolis Road Neighborhood (page 138)

1. To allow the build-to line to be up to a maximum of 33.5 feet along MD 450 (Annapolis Road).

~~**[General Parking Facilities Standards and Guidelines (page 163)]**~~

- ~~[1. To allow a total of 11 parking spaces and 1 loading space.]~~

REVISED CONDITION, PAGE 18

- B. APPROVE Detailed Site Plan DSP-17035 for Phil Matt Shopping Center, Expedited Transit-Oriented Development, subject to the following conditions:

1. Prior to certification of this detailed site plan, the applicant shall:
- i. Remove one parking space and revise the parking tabulation to conform to the maximum parking standard.