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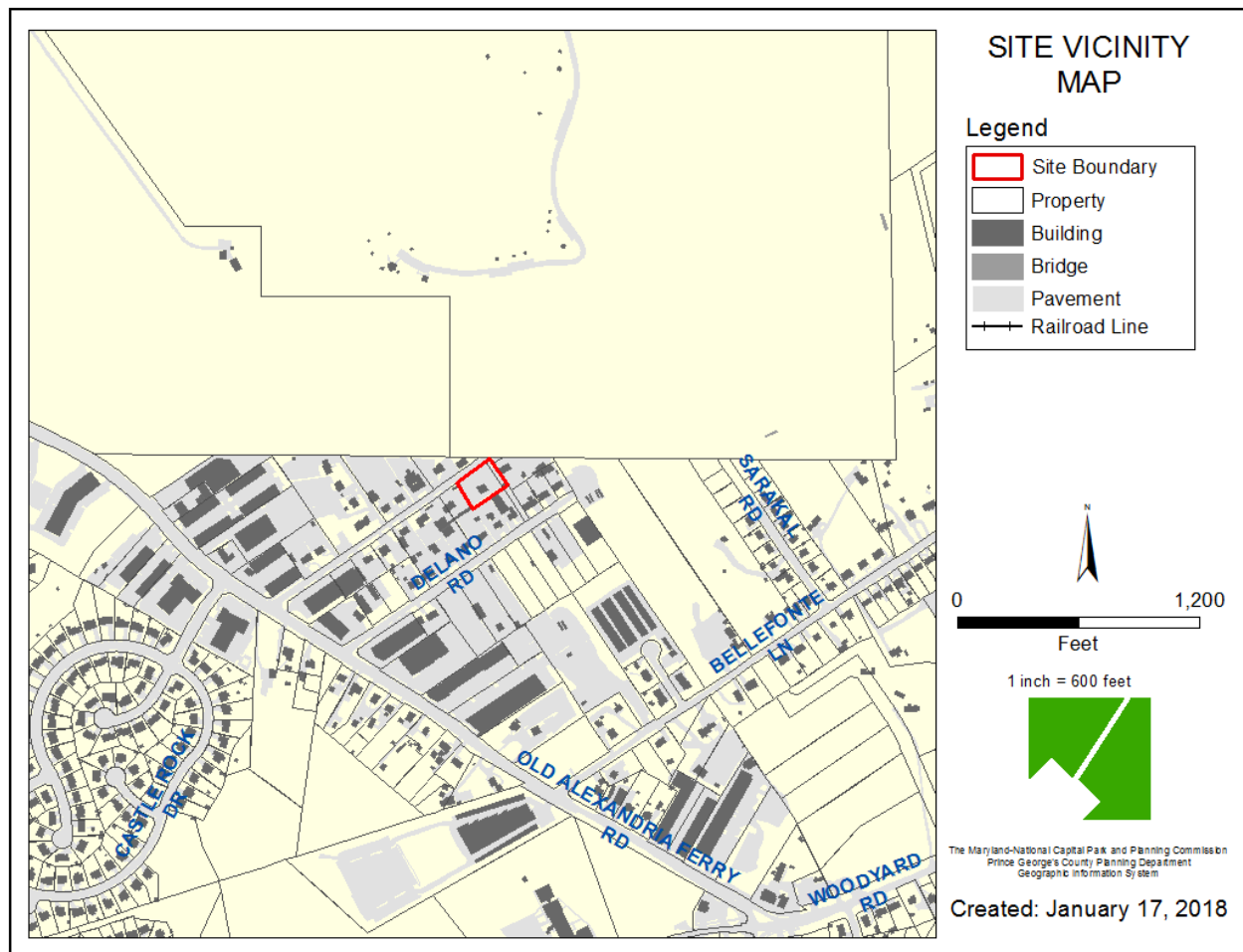
Detailed Site Plan

DSP-18008

Application	General Data	
Project Name: 7709 Poplar Hill Lane Property Location: On the south side of Poplar Hill Lane, approximately 1,060 feet east of its intersection with Old Alexandria Ferry Road. Applicant/Address: M. Luis Construction Company, Inc. 12200 Plum Orchard Drive, Suite 110 Silver Spring, MD 20904	Planning Board Hearing Date:	01/24/19
	Staff Report Date:	01/03/19
	Date Accepted:	10/31/18
	Planning Board Action Limit:	01/25/19
	Plan Acreage:	0.6284
	Zone:	I-1/M-I-O
	Dwelling Units:	N/A
	Gross Floor Area:	1,054 sq. ft.
	Planning Area:	81A
	Council District:	09
	Election District	09
	Municipality:	N/A
	200-Scale Base Map:	207SE07

Purpose of Application	Notice Dates	
Contractor's office with outdoor storage	Informational Mailing:	02/20/18
	Acceptance Mailing:	09/24/18
	Sign Posting Deadline:	12/24/18

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@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-18008
7709 Poplar Hill Lane Property

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 CRITERIA

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Zoning Ordinance No. 23-1989 approving Zoning Map Amendment A-9741-C and the Bellefonte Design Guidelines;
- b. The requirements of the Prince George's County Zoning Ordinance Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zones and the site design guidelines;
- 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;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends that the Planning Board adopt the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for a contractor's office with an outdoor storage yard in the Light Industrial (I-1) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1/M-I-O	I-1/M-I-O
Use*	Contractor's Office with Outdoor Storage	Contractor's Office with Outdoor Storage
Acreage	0.6284	0.6284
Building Gross Floor Area (GFA) (sq. ft.)	1,057	1,057

Parking

	REQUIRED	PROVIDED
Regular Spaces	2	2
Handicapped Spaces	1	1
Total	3	3

Note: *The applicant, M. Luis Construction, Inc., currently owns and operates out of the subject property, as well as, 7701 Poplar Hill Lane, 7705 Poplar Hill Lane, and 7800 Delano Road. The applicant is seeking separate use and occupancy permits for each individual property.

3. **Location:** The subject site is located on the south side of Poplar Hill Lane, approximately 1,060 feet east of its intersection with Old Alexandria Ferry Road. The site is also located in Planning Area 81A and Council District 9.
4. **Surrounding Uses:** The subject property is bounded to the north by the public right-of-way of Poplar Hill Lane. To the east, west, and south of the site are properties in the I-1 Zone that are all used as contractor's offices with outdoor storage yards.
5. **Previous Approvals:** The subject site was originally improved as a single-family detached residence. In 1989, the property was rezoned from the Rural Residential (R-R) Zone to the I-1 Zone by Zoning Map Amendment A-9741-C. Per the direction of the Prince George's County District Council, the Bellefonte Design Guidelines and standards were developed for the purpose of improving the appearance of industrial development in the area, specifically on Bellefonte Lane, Bellefonte Place, Sarakal Road, Delano Road, Poplar Hill Lane, and Annbar Lane. The site also has a valid Stormwater Management Concept Plan, 3098-2018-00, that was approved on August 27, 2018.
6. **Design Features:** The application proposes to use the existing one-story frame building as a contractor's office and the existing compacted gravel surface area, located on the west side of the property, as an outdoor storage yard. An existing 30-foot-wide driveway leads to the building, the unpermitted paved area, and storage yard. A six-foot-high, sight-tight fence, with a hinged gate, is proposed along the entire street frontage and an existing six-foot-high stockade fence is located along the western, southern, and eastern boundaries of the site. The application does not propose any building or parking improvements, but the existing paving and fence are to be validated with this application. No lighting or signage is proposed as a part of this application.

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 Zoning Map Amendment A-9741-C to rezone approximately 21.19 acres of land, located adjacent to the south side of Andrews Air Force Base, approximately 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 and design guidelines. The condition of approval reads:

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.

The subject DSP application is for the purpose of fulfilling the above condition. There are no residential uses adjacent to the subject site and no new buildings are proposed. The site plan complies with the Bellefonte Design Guidelines, established for sites with an existing house or other building, and are noted on the site plan.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 and Military Installation Overlay (M-I-O) Zones and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-469(b) Landscaping, screening and buffering, of the Zoning Ordinance in the I-1 Zone. The site plan illustrates 10 percent of the net lot area as maintained green area, primarily at the front of the site and along the southern and eastern boundaries. Section 27-469(c) requires that outdoor storage is not visible from the street. The site plan shows a proposed six-foot-high, sight-tight fence along the entire street frontage. The site plan is in conformance with Section 27-473(b) of the Zoning Ordinance, as a contractor's office with outdoor storage is a permitted use in the I-1 Zone.
- b. **Site Design Guidelines**—Section 27-283 of the Zoning Ordinance provides that a DSP should be designed in accordance with the same design guidelines for a conceptual site plan (Section 27-274), regarding parking, loading and circulation, lighting, views, green area, site and streetscape amenities, grading, service areas, public spaces, and architecture.

Section 27-274(a) of the Zoning Ordinance further requires that the applicant demonstrate the following:

(2) Parking, loading, and circulation

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

The DSP is in general conformance with the site design guidelines contained in Section 27-274, regarding provisions for safe and efficient on-site pedestrian and vehicular circulation. Specifically, the plan shows interior two-way travel lanes at 22 feet or more in width. The size of these travel lanes is large enough to provide safe parking, as well as through traffic that can travel in both directions.

Vehicular access to the site from Poplar Hill Lane is via a 30-foot-wide drive aisle, which provides two-way access to the site and the three parking spaces located at the front of the building.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.

Lighting is not proposed, as the subject property is not intended to be used for nighttime activities.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The DSP is designed to preserve, create, or emphasize views from the public roads and public spaces to the adjoining properties and green areas. The proposed fencing has been designed to provide a modern and clean presence and is located away from the roadway to not block views.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

This DSP provides the required green area for the zone.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

The applicant is not proposing any site or streetscape amenities, except for landscaping.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The property is fully developed and is relatively flat. Minor fine grading is required, but is designed to minimize disruption to the existing topography.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

The storage areas are accessible and unobtrusive.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

The DSP does not propose any public space in this development, as it is an industrial development.

(10) Architecture.

- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**

- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**

- (C) These guidelines may be modified in accordance with Section 27-277.**

The existing frame building is covered in vinyl siding, which is consistent with the use and other properties in the area.

- c. This application is located within the M-I-O Zone Safety–Accident Potential Zone 1, the Noise Intensity Zone (60 db–74 db), and the Height Approach/Departure Clearance (50:1) Surface B–South End Zone. The existing building is in conformance with the height requirements and the floor area ratio limits for new offices per Section 27-548.56(b)(2)(D) of the Zoning Ordinance.

9. **2010 Prince George’s County Landscape Manual:** Per Section 1.1 of the *Prince George’s County Landscape Manual* (Landscape Manual), the subject project is exempt from the requirements of the Landscape Manual because there is not an increase of gross floor area, no change of use from a lower to higher intensity, and there is not an increase in impervious surface. However, the submitted landscape plan demonstrates conformance to Section 4.2, Requirements

for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual, as if they were applicable.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is not subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the entire site is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. The subject property has a Natural Resources Inventory Equivalency Letter (NRI-052-2018), approved on March 26, 2018, and a Woodland Conservation Letter of Exemption (S-018-18), approved on January 19, 2018.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The application demonstrates conformance to the provisions of the Tree Canopy Coverage Ordinance. A worksheet is provided on the site plan demonstrating that the site meets the 10 percent coverage requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation and Archeological Review**—In a memorandum dated November 13, 2018 (Stabler to Thompson), incorporated herein by reference, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources, or known archeological sites.
 - b. **Community Planning**—In a memorandum dated November 20, 2018 (Lester to Thompson), incorporated herein by reference, the Community Planning Division stated that, pursuant to Subtitle 27, Part 10C, of the Prince George's County Code, the proposed application meets the requirements of the M-I-O Zone because no change in use or construction of new buildings is proposed.
 - c. **Transportation**—In a memorandum dated December 5, 2018 (Thompson to Thompson), incorporated herein by reference, the Transportation Planning Section noted that access to the property is from Poplar Hill Lane, which is not a master plan facility. Access and circulation will remain the same, which is acceptable. This plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.
 - d. **Subdivision Review**—In a memorandum dated December 14, 2018 (Davis to Thompson), incorporated herein by reference, the Subdivision Section indicated that the current configuration of the property was done by deed, pursuant to Section 24-107(c)(7) of the Subdivision Regulations, and the property is therefore no longer the subject of a record plat. The DSP correctly reflects the lot size, bearings, and distances, as described on the current deed of conveyance. A previous deed of conveyance, dating back to 1980 (Liber 5280 folio 688), also describes the property as it is shown on the DSP. At that time, the subdivision of land could be done by deed.
 - e. **Permit Review**—In a memorandum dated November 15, 2018 (Gallagher to Thompson), incorporated herein by reference, the Permit Review Section offered comments that were either addressed by revisions to the plans or as conditions in the Recommendation section of this report.

- f. **Environmental Planning**—In a memorandum dated November 30, 2018 (Burke to Thompson), incorporated herein by reference, the Environmental Planning Section found no issues with this application.
 - g. **Prince George’s County Fire/EMS Department**—At the time of this writing, staff did not receive comment regarding the subject project from the Fire/EMS Department.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of this writing, staff did not receive comment regarding the subject project from DPIE.
 - i. **Prince George’s County Police Department**—At the time of this writing, staff did not receive comment regarding the subject project from the Police Department.
 - j. **Prince George’s County Health Department**—At the time of this writing, staff did not receive comment regarding the subject project from the Health Department.
 - k. **Maryland State Highway Administration (SHA)**—At the time of this writing, staff did not receive comment regarding the subject project from SHA.
13. Based on the foregoing and as required by Section 27-285(b)(11) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 14. As there are not any regulated environmental features located on the subject project, the required finding of Section 27-285(b)(4) of the Zoning Ordinance that regulated environmental features are preserved and/or restored to the fullest extent possible need not be made for the subject project.

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 Detailed Site Plan DSP-18008, 7709 Poplar Hill Lane Property, subject to the following condition:

1. Prior to certification of the detailed site plan, the plans shall be revised as follows:
 - a. Remove reference to Record Plat BB 9-100, as indicated in General Note 2, and include reference to the current deed of conveyance.
 - b. Correct General Note 22 to include the stormwater management concept plan approval date.
 - c. Provide a detail for the board-on-board or stockade fence.