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## DETAILED SITE PLAN

DSP-90077/01

Application	General Data
<b>Project Name:</b> Old Ferry Commercial Park, Lots 1 and 2  <b>Location:</b> South side of Old Alexandria Ferry Road, 170 feet east of Mike Shapiro Drive  <b>Applicant/Address:</b> Landmark Communities 5252 Cherokee Road, Suite 303 Alexandria, VA 22312	Date Accepted: 8/15/2003
	Planning Board Action Limit: 11/9/2003
	Plan Acreage: 2.36
	Zone: C-M
	Dwelling Units: NA
	Square Footage: 30,908
	Planning Area: 81A
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 210SE07

Purpose of Application	Notice Dates
To approve a Detailed Site Plan for a commercial building as required by a subdivision approval condition for use for contractor offices and shops and/or low parking generation retail.	Adjoining Property Owners Previous Parties of Record Registered Associations: June 30, 2003 (CB-12-2003)
	Sign(s) Posted on Site: Oct. 24, 2003

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 14, 2003

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan–DSP-90077/01–Old Ferry Commercial Park, Lots 1 & 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.

**EVALUATION**

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. The Prince George's County Zoning Ordinance
- b. The *Landscape Manual*
- c. The Woodland Conservation Ordinance
- d. Preliminary Plan of Subdivision 4-87170 (PGCPB No. 87-569)

**FINDINGS**

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

- 1. The subject property is located on the south side of Old Alexandria Ferry Road, 170 feet east of Mike Shapiro Drive in Clinton, Maryland.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	C-M	C-M
Use(s)	Vacant	Contractor's offices and shops and/or low parking generation retail
Acreage	2.36	2.36
Lots	1 & 2	1 & 2
Parcels	One	One
Square Footage/GFA	None	30,908
Dwelling Units:		
Attached	None	None
Detached	None	None
Multifamily	None	None

3. The project involves the construction of a commercial building to be used for contractor's offices and shops. This building is to be constructed of metal, utilizing a flat, standing seam metal roof. The street façade of the building has varied fenestration and a geometric entrance feature, which is mimicked on the side elevation for each of six separate entries into the various contractor's offices and shops. The facility will be lit at night with lighting fixtures designed and built not to cause glare onto adjacent residentially zoned properties. In addition, the applicant has committed, other than the typical parking of vehicles and loading/unloading activities, to no outdoor activities or work that would generate noise, dust or light that would disturb the adjacent residences. Staff would suggest the use of brick accents on the front façade of the building to better coordinate with the surrounding architecture.

4. On November 29, 1990, the Planning Board approved a Detailed Site Plan for the subject site. After three years, the project was not constructed and the Detailed Site Plan approval expired.

5. **Referrals**

- a. **Permits**—The Permits Section, noting that the application does not include any signage, suggested checking for conformance with the approval of DSP-90077 and that an alternative compliance application must be pursued for the bufferyard along the Eastern property line. The Alternative Compliance Committee has since determined that such an application would not be necessary because the uses are compatible.
- b. **Transportation**—The Transportation Planning Section has stated that access and circulation shown on the plans are acceptable. In addition, they noted that Condition 4 of the preliminary plan would be enforceable when building permits are requested for the project. They analyzed the project at the time of the preliminary plan review as 75,241 square feet of office space and noted that the development of 30,908 square feet on the site combined with the 10,000-square-foot emissions station on the remainder of the original subdivision would not exceed the trip impact for which adequacy findings were made under 4-87170.
- c. **Redevelopment Authority**—The Redevelopment Authority has not offered comment on the proposed project at the time of this writing.
- d. **Subdivision**—The Subdivision Section has stated that Lots 1 and 2 are subject to VJ 157@84 and 4-87170, PGCPB #87-569. They noted that Condition 2 of the

preliminary approval requires the Detailed Site Plan. Further, they noted that the distance on the east property line does not match the plat and asked that the applicant clarify if Liber16933, Folio 602 was a conveyance of dedicated right-of-way from the Prince George's County Department of Public Works and Transportation to the property owner. Since that time, the applicant has demonstrated that the Department of Public Works deeded two parcels, which augment the configuration of the original plat for the property.

- e. **Community Planning**—The Community Planning Section stated that although the development proposed by this Detailed Site Plan conforms to the land use recommendations of the master plan, pursuant to the conditions of the subdivision approval, particular attention must be paid to buffering residential land uses along the western and southern boundaries. More specifically, the master plan guidelines in the relevant plan suggest that commercial development in the area be subjected to high standards of site design and should be subject to aesthetic as well as functional design review criteria and, where possible, include open space such as parks, malls, plazas, and similar areas, preserving natural amenities and incorporating them into project design. Lastly, the guidelines suggest that innovative site design and/or ample landscaping should be used within and around new, renewed and/or expanding commercial areas, to enhance the aesthetic qualities of the areas and to break up the otherwise monotonous, barren look of parking areas.
- f. **Historic Planning**—The Historic Preservation Planning Section has stated that the proposed project has no effect on historic resources and that there are no known cemeteries on the subject property.
- g. **Trails Planning**—Regarding trails, the Transportation Planning Division has indicated that there are no trail requirements for the project. In addition, they noted that the proposed sidewalk shown on the site will accommodate pedestrians and link to existing sidewalks in the vicinity of the subject site.
- h. **Environmental Planning**—The Environmental Planning Section stated that the site has an approved Type II Tree Conservation Plan TCP II/91/90 and that the site was graded in conformance with TCP II/91/90.
- i. **Public Works and Transportation**—As of this writing, staff has not received comment from the Department of Public Works and Transportation.
- j. **Maryland Motor Vehicle Administration**—At the time of this writing, the Maryland Motor Vehicle Administration has not offered comment on the proposed project.
- k. **Department of Environmental Resources**—The Department of Environmental Resources stated that, although they have no objection to the proposed project, Stormwater Concept #8000980-1995 needs to be revised to show the stormceptor in place of the approved oil-grit separator.
- l. **Prince George's County Fire Department**—The Prince George's County Fire Department offered comments regarding road design and the need for accessibility and adequate hydrants for the project.

- m. **Washington Suburban Sanitary Commission**—The Washington Suburban Sanitary Commission (WSSC) stated that the engineer for the project should submit an on-site plan review package to WSSC permit services.
6. The Detailed Site Plan meets the requirements of PGCPB No. 87-569 in that:
- a. By complying with the provisions of the *Landscape Manual*, the proposed site plan provides adequate screening and buffering between the commercially zoned property and the adjacent residentially zoned property.
  - b. Significant trees on the property have been preserved through the Tree Conservation Plan process. Limits of disturbance were shown on the Final Plat of Subdivision and no grading, clearing or cutting of trees occurred on the site before that occurred.
  - c. The developer has indicated a right-turn bypass lane on the eastbound approach of Old Alexandria Ferry Road and a left-turn by-pass lane on the westbound approach of Old Alexandria Ferry Road at the entrance to the site.
  - d. An on-site conceptual stormwater management plan by the Department of Environmental Resources prior to the submission of a Detailed Site Plan was received for the project.
7. The applicant has been reasonably responsive to the relevant master plan guidelines discussed in Finding 5.e, taking into consideration the proposed use on the property. The aesthetic character of the building will be improved by brick on the front façade as proposed in Condition 1.c, below. Although the nature of the proposed land use does not lend itself well to the inclusion of open spaces such as parks, malls or plazas, the site design preserves the natural amenity of existing woodlands to provide an effective buffer between the proposed commercial and adjacent residential use.
8. The Prince George's County Department of Public Works and Transportation deeded two parcels to the subject property causing its configuration not to conform to the final plat, as noted by the Subdivision Section.
9. 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE the DSP-90077/01 subject to the following conditions:

- 1. Prior to certification of the Detailed Site Plan:
  - a. The applicant shall revise Stormwater Concept #8000980-1995 to show the stormceptor in place of the approved oil-grit separator.
  - b. The applicant shall submit and the Urban Design Section as designee for the Planning Board shall approve, any signage proposed for the subject site.

- c. The applicant shall revise the front elevation drawings to utilize red brick on the bottom third of the building and lighten the color of the building material of the top two thirds of the structure.