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DETAILED SITE PLAN DSP-90097/02

Application	General Data
Project Name: Bellefonte, Part of Lot 5 Location: Northwest side at end of Annbar lane, approximately 1.9 miles from the intersection of MD 5 and MD 223 Applicant/Address: Capital City Investments, Inc. 2630 Hayco Center Drive Woodbridge, VA 22191	Date Accepted: 10/28/2002
	Planning Board Action Limit: 1/20/2003
	Plan Acreage: .85
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 37,193
	Planning Area: 81A
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 107SE07

Purpose of Application	Notice Dates
STORAGE YARD	Adjoining Property Owners: 10-23-02 (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	Sign(s) Posted on Site: 12-20-02
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: LIZ WHITMORE	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Detailed Site Plan DSP-90097/02
Bellefonte, Part of Lot 5

The Urban Design staff has reviewed the Detailed Site Plan for Bellefonte, part of Lot 5. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the Recommendation section of this report.

EVALUATION CRITERIA

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

1. Conformance with the Zoning Ordinance and the *Landscape Manual* for a Vehicle Storage Yard in the I-1 Zone.
2. Zoning Map Amendment A-9741-C.
3. Referrals.

FINDINGS

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

1. The purpose of Detailed Site Plan DSP-90097/02 is to validate an existing auto storage yard located within the I-1-zoned area known as Bellefonte. Bellefonte was rezoned from R-R to I-1 in 1989 by the District Council under Zoning Map Amendment A-9741-C, adopted May 15, 1989.

Bellefonte is characterized by small, residential-type buildings, some of which remain as residential dwellings and many of which are in the process of being converted to commercial and industrial uses. The subject site is entirely surrounded by I-1-zoned property. The site is located on the west side of Annbar Lane, a 30-foot-wide private right-of-way for ingress and egress.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Acreage	0.85 acres	0.85 acres
Lots	Part of Lot 5	Part of Lot 5
Use(s)	Storage Yard	Storage Yard
Parcels	N/A	N/A
Square Footage/GFA	1,127 sq. ft.	1,127 sq. ft.
Dwelling Units	1 DU	1 DU

3. The Detailed Site Plan is in conformance with Zoning Map Amendment A-9741-C, which includes the following condition:

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

The plan has been reviewed for conformance to the condition and has been found to have no impact on any adjacent residentially zoned area due to the fact that this site is not within close proximity of the residentially zoned property. There are no offices located on the subject property. However, a security manager will be living on site in the existing residence. There is no proposed increase in gross floor area and the proposed use and the surrounding uses are deemed high impacts. While the site is subject to the requirements of the *Landscape Manual*, the uses have been found to be compatible. Therefore, no bufferyards are required. It should be noted that the plans indicate that the proposed use and surrounding uses are medium impacts. Condition 1.a in the Recommendation section of this report addresses this concern.

4. The Environmental Planning Section, in a memorandum dated December 24, 2002 (Lammers to Whitmore), provided the following comment:

“This property is located just south of Andrews Air Force Base within the 70 to 75 dBA noise contour associated with the flight path of aircraft. Based on the proposed use of the property, this noise impact will not be required to be attenuated. This site is also located within the limits of Accident Potential Zone I for Andrews Air Force Base. The development of this site as a storage yard is consistent with the uses of APZI according to Table 4-2 (Land-Use Compatibility) of the 1998 Andrews AFB AICUZ Study.”

Comment: A note should be placed on the plan stating that the subject site is located within Accident Potential Zone I of Andrews Air Force Base. The site is exempt from the Woodland Conservation Ordinance because there is less than 40,000 square feet of existing woodland and it does not have a previously approved Tree Conservation Plan.

5. The Permit Review Section had numerous comments which have been addressed except for the following:

“A note must be provided on the site plan that states the subject property is not located within 300 feet of any residentially zoned land and land owned by Washington Metropolitan Area Transit Authority in accordance with Section 27-473 (b)(Footnote38) of the Prince George’s County Zoning Ordinance.”

Comment: Condition 1.b in the Recommendation section of this report addresses this concern.

“Note 4 on the site plan lists the use of the building as residential and no other parking besides the two residential spaces is listed. Please clarify the uses. Specifically, how will customers retrieve their vehicles and where is the office for the storage business? ...”

Comment: The existing single-family dwelling unit will be utilized as a residence for the on-site manager. No office will be present on site; all office-related activities are performed off site. Except on rare occasions customers do not retrieve their cars at this site. The function of the site is for storage of repossessed cars that are picked up by the applicant and then transported by the applicant to be auctioned.

“The submitted plan does not appear to address Section 4.7, Buffering Incompatible Uses, in the *Landscape Manual*. The required bufferyard is 20 feet with 80 plant units per 100 linear feet of common property line.”

Comment: While the subject application is not exempt from the requirements of the *Landscape Manual*, all adjoining uses are compatible and therefore no bufferyards are required (see Finding 3).

6. The State Highway Administration and Department of Environmental Resources have found the plans acceptable as submitted.
7. The Subdivision Section, in a memorandum dated November 15, 2002 (DelBalzo to Whitmore), provided the following comment:

“Property is part of Lot 5, Record Plat BB 9 @ 100. Applicant must demonstrate how Lot 5 was subdivided so staff can determine legality of the lot.”

Comment: The applicant has provided a copy of the Deed (attachment ‘A’), which demonstrates how Lot 5 was legally subdivided.

8. The Community Planning Division has found the subject application appropriate for this location.
9. At the time of the writing of the staff report, Andrews Air Force Base had not responded to the referral request.
10. This Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs 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 DSP-90097/02 subject to the following condition:

1. Prior to signature approval the following revisions shall be made, or information supplied:
 - a. The bufferyard planting schedules shall be revised to indicate that all adjacent uses are deemed high uses.
 - b. A note shall be added to the plans stating that the subject property is not located within 300 feet of any residentially zoned land and land owned by the Washington Metropolitan Area Transit Authority.
 - c. A note shall be placed on the plan stating the site is located within Accident Potential Zone I of Andrews Air Force Base.