

March 21, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Acting Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-99047
Bellefonte, Part of Lot 31

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

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

- a. Zoning Map Amendment A-9741-C
- b. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-473 governing permitted uses in the I-1 Zone
 - Section 27-469 regarding the I-1 Zone (Light Industrial)
 - Section 27-568 regarding minimum parking requirements
 - Section 27-582 regarding minimum loading requirements
- c. The requirements of the *Landscape Manual*
- d. Referrals

FINDINGS

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

- 1. The subject site (Lot 31), consisting of approximately 17,000 square feet, is located on Delano Road on the northwest side of the intersection of Delano Road and Old Alexandria Ferry Road. The adjacent properties to the east and west have industrial uses and the adjacent property to the north has a single-family residential use.

2. The proposed use is a contractor's storage yard with outside storage. There is an existing single-story house on the property that will be used as an office and storage facility. The applicant is proposing a semicircular driveway ranging from 12 ft. to 20 ft. in width leading to three parking spaces. There is an existing six-foot-high stockade fence along the north and west property lines and an 8.5-foot-high concrete wall along the east property line. A fence is also shown along the front yard. However, the applicant has indicated that the fence will be removed. A condition of approval has been added to require that the fence will be removed. There is an existing shed in the rear yard.
3. A Zoning Map Amendment A-9741-C was approved on May 9, 1989 by the District Council (Zoning Ordinance No. 23-1989) with 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 adjacent residential area, noise impacts, and building acoustics.

The subject application has been submitted to comply with this condition of approval.

4. The proposed use, contractor's storage yard, is a permitted use in the I-1 Zone. Section 27-469, I-1 Zone (Light Industrial), of the Zoning Ordinance establishes the following parameters for landscaping, screening and buffering of development in the I-1 Zone:

(1) *At least ten percent (10%) of the net lot area shall be maintained as green area.*

The applicant has provided ten percent green area (3,776 square feet).

(2) *Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.*

No landscaping is proposed along the public right-of-way that can be considered a part of the required green area.

5. The proposal is subject to the requirements of Section 4.7 (Buffering Incompatible Uses) and Section 4.3 (Parking Requirements) of the *Landscape Manual*. The proposed use is considered a high impact use. Two of the adjacent properties have high impact uses and the adjacent property to the north has a single-family residence. The applicant has provided two shade trees and 20 shrubs along Delano Road to meet the requirements of Section 4.3 of the *Landscape Manual*. The applicant must provide two shade trees and six shrubs in two, two-foot-wide landscape buffers along the east and west property lines to comply with the requirements of Section 4.3.

No landscape buffers are required along the compatible high impact uses on the east and west sides. A landscape buffer is required along the north property line along the single-family residence. A 40-foot-wide landscape buffer planted with 56 planting units must be provided along the north property line. The applicant has provided a 20-foot-wide landscape buffer planted with 80 planting units. The *Landscape Manual* also requires a 50-foot-wide

setback from the rear property line for the existing shed. The existing shed is set back 5•6• from the rear property line. The applicant has filed an application for Alternative Compliance from the requirements of the *Landscape Manual* (AC-00006) for the reduction in buffer width and the reduced setback of 5•6• for the shed from the rear property line. A condition of approval has been added to require Alternative Compliance approval prior to certification of the Detailed Site Plan.

6. Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance require the following:

REQUIRED PARKING SPACES		PROPOSED
One(1) per 500 sq.ft. of gross floor area. The total area is 1,276 sq.ft.	3	3

The proposal is consistent with the requirements of the Zoning Ordinance.

7. The Permits Review Section (Ferrante to Srinivas, February 29, 2000) has requested minor changes to the site/landscape plan to comply with the requirements of the Zoning Ordinance. Conditions of approval have been added to require these revisions.
8. The Washington Suburban Sanitary Commission (Maholtz to Srinivas, February 11, 2000) has stated that there are no impacts due to the proposal.
9. The Community Planning Division (Rovelstad to Srinivas, March 6, 2000) has stated that the proposal must meet the landscape buffering and noise reduction requirements listed in the *1993 Subregion V Master Plan* in Employment Area B ■ Alexandria Ferry Road Industrial area. The subject property is in the 1998 Air Installation Compatible Use Zone (AICUZ). Therefore, landscape buffering and noise mitigation are major issues in this zone. The Division has stated that the proposal must meet the requirements of the *Landscape Manual* and the noise mitigation criteria recommended by the Environmental Planning Section. The Division has suggested additional planting materials in the landscape buffer adjacent to the single-family residential property to the north. The applicant has provided an additional 25% planting materials along this property line.
10. The Transportation Planning Division (Masog to Srinivas, March 8, 2000) has no comments regarding this proposal.
11. The Environmental Planning Section (Markovich to Srinivas, February 23, 2000) has stated that the proposal is exempt from the requirements of the Woodland Conservation Ordinance. The applicant has obtained a letter of exemption from the Environmental Planning Section. The subject site is located within the Andrews Air Force Base (AAFB) Accident Potential Zone I (APZ I). There are significant noise impacts since the site is located in the direct flight path of air traffic using AAFB. The subject site is also located near the 75 dBA noise contour as identified by the 1998 AICUZ Study. The proposed use is a compatible use in the APZI zone associated with AAFB as long as the structure is limited to low density office space. The applicant has informed staff that the existing structure will be occasionally used

as an office also. Since the existing structure will only occasionally be used as an office, a certification from an Acoustical Engineer to satisfy conditions regarding buffering from noise impacts and building acoustics will not be required. If the existing structure is in future used as an office with staff working regular hours in the office (eight hours a day), a certification from an Acoustical Engineer must be submitted to the Environmental Planning Section. The certification must state that the existing building on the property complies with conditions regarding buffering from noise impacts and building acoustics.

12. The Subdivision Section (Del Balzo to Srinivas, meeting, March 22, 2000) has stated that the deed for the subject property has been reviewed and no subdivision is required.
13. The Department of Public Works and Transportation (Senjalia to Srinivas, March 20, 2000) will require right-of-way dedication and roadway improvements along the frontage of Delano Road in accordance with County Standard No. 13. Roadway improvements include widening of the existing paving to 23 feet from the proposed center line towards the property, construction of curb and gutter, sidewalk, commercial driveway entrance, street trees, street lights, etc. A 35-foot right-of-way dedication is also required along Delano Road.
14. With the proposed conditions, the Detailed Site Plan SP-99047 is found to represent 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 SP-99047 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, the site/landscape plans shall be revised to show:
 - a. A note stating that outdoor storage will not be visible from Delano Road.
 - b. Parking schedule for Section 4.3 (b) of the *Landscape Manual*.
 - c. Degree and dimensions of angled parking and regular parking.
 - d. Inclusion of the shed area in the parking calculations.
 - e. A dimension of 19 feet in length for the two parking spaces.
 - f. A ramp or other means of access from the parking space to the building.
 - g. Location of green area on the site plan.

2. Two shade trees and six shrubs in a two-foot-wide landscape buffer along the east and west property lines.
3. The fence in the front yard removed.
4. Delano Drive replaced with Delano Road.
5. Prior to certificate approval, the applicant shall obtain the approval of the Alternative Compliance application. The Planning Director shall have final approval authority for the alternative compliance as designee of the Planning Board.