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## Revision of Site Plan (Limited Minor Change) RO SP SE-3947/02

Application	General Data
<b>Project Name:</b> Enterprise Leasing  <b>Location:</b> Northwest corner of Annapolis Road and Arehart Drive, known as 7998 Annapolis Road.  <b>Applicant/Address:</b> Joseph A. Long, III Enterprise Leasing Co. 16300 Heritage Boulevard Bowie, Maryland 20716-3106	Date Accepted: 10/6/04
	Planning Board Action Limit: N/A
	Plan Acreage: 1.83
	Zone: C-S-C
	Dwelling Units: NA
	Square Footage: 3,520
	Planning Area: 69
	Tier: Developed
	Council District: 03
	Municipality: N/A
	200-Scale Base Map: 206NE07

Purpose of Application	Notice Dates
Addition of a 320-square-foot building	Adjoining Property Owners Previous Parties of Record Registered Associations: N/A (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

November 29, 2004

## PLANNING DIRECTOR DECISION

### Limited Departures and Revisions to Approved Plans

Application No: ROSP SE-3947/02  
Project Name: Enterprise Leasing  
Reviewer's Name: Laxmi Srinivas, Senior Planner

- A. **Nature of the Applicant's Request:** This minor revision was filed for a minor addition to the existing building. The subject property is being used as a vehicle display, rental and sales lot. The existing building on the property is 3,200 square feet.

The applicant is proposing a one story, 320.76 -square-foot addition on the north side of the existing car rental facility building. The proposed addition will be 18 feet in length and 17.82 feet in width. Since the Planning Director is only allowed to approve a maximum of ten percent of gross floor area, a condition of approval has been added to restrict the area of the addition to a maximum of 320 square feet.

**Zoning History:** A Special Exception was approved by the District Council for a vehicle display, rental and sales lot on May 15, 1990. A Revision to the Special Exception ROSP SE-3947/01 was approved by the Planning Board on June 20, 1991 for relocating and reducing the size of the proposed building, reducing the vehicle-storage area, redesigning portions of the parking lot, and amending the landscape plan.

- B. **Required Findings:**

#### Section 27-325 (c). Limited Minor Changes—Planning Director

- (1) The Planning Director is authorized to approve minor changes administratively, without public hearing, only if the proposed minor changes are limited in scope and nature, including an increase in gross floor area or land covered by a structure other than a building up to ten percent. The Director shall deny any administrative approval request proposing site plan changes that will have a significant impact on adjacent property.
- (2) Before approving a minor change, the Director shall make all findings the Planning Board would be required to make, if it reviewed the application.
- (3) The Director is not authorized to waive requirements in this Subtitle, grant variances, or modify conditions, considerations, or other requirements imposed by the Planning Board or District Council in any case.

- (4) The applicant's property shall be posted within ten days of the Director's acceptance of the filing of the application. Posting shall be in accordance with Part 3, Division 1. On and after the first day of posting, the application may not be amended.
- (5) The Director may waive posting after determining, in writing, that the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.
- (6) If posting is waived or a written request for public hearing is not submitted within the posted time period, then the Director may act on the application. The Director's approval concludes all proceedings.
- (7) If the Director denies the application or a timely hearing request is submitted, then the application shall be treated as refiled on the date of that event. The applicant, Director, and technical staff shall then follow the procedures for Planning Board review.

**Sec. 27-417. Vehicle and trailer rental display.**

- (a) The display for rental purposes of motor vehicles (except dump trucks), trailers, boats, camping trailers, or other vehicles may be permitted, subject to the following:
  - (1) Rental vehicles shall be parked on a hard-surfaced area, which is resistant to erosion and adequately treated to prevent dust emission;
  - (2) The gross weight of trucks shall not exceed twenty thousand (20,000) pounds each;
  - (3) In addition to the buffering requirements in the Landscape Manual, the use shall be screened from existing or proposed residential development by a six-foot-high opaque wall or fence. The fence or wall shall not contain any advertising material and shall be maintained in good condition. This screening may be modified by the District Council where the parking area is already effectively screened from residential property by natural terrain features, changes in grade, or other permanent, natural, or artificial barriers.
- (b) If the rental use is in conjunction with another use, it shall be subject to the following:
  - (1) A Special Exception is required to validate the rental use, irrespective of the commencement date of the use; and
  - (2) Off-street parking for the use shall be provided in addition to the off-street parking required for the other business.
- (c) If the use is a totally separate business (not in connection with any other business), it shall be subject to the following:
  - (1) The area devoted to rental purposes shall not be more than 60 percent of the net lot area; and
  - (2) The display shall be set back at least 30 feet from the street line.(CB-1-1989)

**Sec. 27-417.02. Vehicle, boat, mobile home, trailer, and camping trailer sales room or lot.**

- (a) A motor vehicle, boat, mobile home, trailer, and camping trailer sales room or sales lot for operable vehicles may be permitted, subject to the following:
  - (1) The number and type of vehicles that are permitted on the lot shall be determined on a case-by-case basis, taking into account factors such as gross vehicle weight, vehicle size, the nature of vehicles (commercial, industrial, earth-moving equipment, passenger, or other vehicle type).

**Sec. 27-317. Special Exceptions—General Requirements**

- (a) A special exception may be approved if:
  - (1) The proposed use and site plan are in harmony with the purpose of this Subtitle
  - (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle
  - (3) The proposed use will not substantially impair the integrity of any valid approved master plan or functional master plan, or, in the absence of a master plan or functional master plan, and the General Plan
  - (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area
  - (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood
  - (6) The proposed site plan is in conformance with an approved tree conservation plan

**C. Determinations:**

The subject property is a 1.83-acre parcel located on the northwest corner of Annapolis Road and Arehart Drive, known as 7998 Annapolis Road.

It is surrounded by the following uses:

North—Arehart Drive and Burton Subdivision in the R-18 Zone

East—Arehart Drive

South—Annapolis Road and Carrollton Realty Subdivision in the C-S-C Zone

West—Sunoco Gas Station in the C-S-C Zone

- 1. The posting requirement for this minor revision was waived because the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.

2. The subject property has frontage on Annapolis Road and has vehicular access from Annapolis Road through the adjacent property to the west. Annapolis Road has sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use.
3. The existing vehicle rental facility will serve the surrounding residential and commercial development as previously determined by the District Council.
4. An Alternative Compliance application (AC-90040/01) was approved for the existing landscaping. The existing landscaping will not be altered by the subject proposal.
5. The Environmental Planning Section has issued a letter of exemption for the subject property on June 21, 2004. The subject property is exempt from the requirements of the Woodland Conservation Ordinance because the subject property has less than 10,000 square feet of existing woodland and there are no previously approved tree conservation plans.
6. The Permits Review Section has required minor changes to the site plan to provide additional information regarding outside display areas, parking and adjacent uses. Conditions of approval have been added to require the changes.
7. A condition of approval has also been added to require that the color, materials and design of the proposed addition match the color, materials and design of the existing building so that the addition is compatible with the existing building.
8. With the proposed conditions, the proposed revision meets the criteria for a limited minor change approvable by the Planning Director because it is only ten percent of the existing floor area. The proposed changes are minor in scope and nature and will have no appreciable effect on adjacent properties.
9. The proposed revision conforms to the requirements of the Zoning Ordinance and the conditions of approval of the original special exception. The architecture, building materials and color scheme will be similar in character to that approved by the District Council.
10. The proposed revision does not alter the previous findings of the District Council with regard to the nature and scope of the operation and the type and amount of traffic to be generated.
11. The proposed revisions will not alter the previous findings of compatibility with the surrounding area, conformance with the regulations of the Zoning Ordinance, or impairment of the Bladensburg, New Carrollton and vicinity plan.

**D. Recommendation:**

Based on the above findings, it is recommended that ROSP SE-3947/02 be APPROVED. Prior to certification of the plans, the site plan shall be revised to show the following:

1. A note stating that the display for rental purposes of motor vehicles (except dump trucks), trailers, boats, camping trailers, or other vehicles may be permitted, subject to the following:
  - a. Rental vehicles shall be parked on a hard-surfaced area that is resistant to erosion and adequately treated to prevent dust emission;
  - b. The gross weight of trucks shall not exceed 20,000 pounds each.

2. Location of the outdoor display area
3. A note stating that the two floors of the existing building include the basement and the first floor, and the total area of the basement and first floor is 3,200 square feet.
4. Square footage of the outdoor display area included in the parking schedule
5. Outdoor display area set back at least 30 feet from the street line
6. The height, type and location of all fences and width of all gates
7. All adjacent uses and zones
8. Height of all buildings
9. Location and number of proposed parking spaces
10. Dumpster pad and enclosure clearly labeled
11. Location of the previously approved vehicle storage area
12. A note stating that the color, design and materials of the proposed addition shall match the color, design and materials of the existing building.
13. The area of the addition not exceeding 320 square feet.
14. A note stating that the landscaping approved by AC-90040/01 shall not be altered.

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**APPROVED BY AUTHORITY OF:  
Fern V. Piret, Planning Director**

**By:\_\_\_\_\_ Date:\_\_\_\_\_**

**Jimi Jones, Acting Zoning Supervisor**