



ROSP SPECIAL EXCEPTION APPLICATION NO. 4033/1 ALTERNATIVE COMPLIANCE APPLICATION NO. 01012

Application	General Data
Project Name: Denison Nursery & Garden Center Location West side of Oxon Hill Road, approximately 275' north of Pates Drive Applicant/Address Denison Nursery 124 Pates Drive Fort Washington, Maryland 20744 Correspondent Daniel F. Lynch Knight, Manzi, Nussbaum & LaPlaca 14440 Old Mill Road Upper Marlboro, MD 20772	Date Accepted 1/21/01
	Planning Board Action Limit N/A
	ZHE Hearing Date N/A
	Plan Acreage 8.02 acres
	Zone R-R
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 80
	Council District 08
	Municipality N/A
	200-Scale Base Map 211/212E1

Purpose of Application	Notice Dates
Minor Revision of Site Plan for a Nursery and Garden Center	Adjoining Property Owners (CB-15-1998) 1/17/01
	Previous Parties of Record (CB-13-1997) N/A
	Sign(s) Posted on Site 6/15/01
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: Elsabett Tesfaye
APPROVAL	APPROVAL WITH	DISAPPROVAL	DISCUSSION

	CONDITIONS		
	X		

July 3, 2001

TECHNICAL STAFF REPORT:

TO: The Prince Georges County Planning Board

VIA: Arie Stouten, Zoning Supervisor

FROM: Elsabett Tesfaye, Senior Planner

SUBJECT: **Revision of Site Plan (Minor Change) Special Exception Application No. SE-4033/1 including Alternative Compliance Application No. 01012.**

REQUEST: **Minor revisions to the approved special exception site plan**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date indicated above. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Development Review Division at the address indicated above. Please call 301-952-3530 for additional information.

FINDINGS:

- A. Location and Field Inspection: The subject site is located on the west side of Oxon Hill Road, approximately 275 feet north of its intersection with Pates Drive. It has approximately 291 feet of frontage on Oxon Hill Road. The site consists of approximately 8.02 acres of land and is currently being used as nursery and garden center. The special exception site (8.02 acres) is residentially zoned (R-R). The remaining portion of the property (1.77 acres) is industrially zoned (I-1) and is not the subject of this application. The nursery and garden center utilizes the entire 9.79- acre property.
2. History: The property was placed in the R-R Zone by adoption of the 1957 Comprehensive Zoning Map for the area. The property was retained in the R-R Zone by adoption of the Subregion VII Sectional Map Amendment in 1984. Special Exception 4033 was approved in 1991 permitting a nursery and garden center use on the site.
- C. Master Plan Recommendation: The Subregion VII Master Plan recommends the site for Low Suburban Residential use at a density of 1.6 to 2.6 dwellings per acre.
- D. Request: The applicant requests Planning Board to delete several buildings, most of the parking, and to expand the growing areas for nursery stock. These elements have already been relocated to the adjoining industrially zoned portion of the property where the use is permitted by right. The applicant is also seeking approval of Alternative Compliance Application No. 01012.
- E. Neighborhood and Surrounding Uses: The subject property is bounded by four single-family residences (north) in the R-R Zone, a single-family residence (northeast) in the R-R Zone, Oxon Hill Road (east) undeveloped property (west) in the R-R Zone, and the applicant's existing nursery and garden center(south) in the I-1 Zone. The neighborhood is generally defined by the following boundaries:
- North, South and West: Fort Foot Road
- East: Oxon Hill road
- F. Minor Change Provision: **Section 27-325(c)(1) permits changes of site plans for property of greater than five (5) acres, provided that either of the following two situations exists:**

(A) Situation No. 1

- (i) There is a proposed increase in gross floor area of a building or in land area covered by a structure other than a building (over that approved on the original site plan) which is not greater than fifteen percent (15%) of the gross floor area or covered land area; or
- (ii) There is proposed relocation (in any direction) of any improvement (approved on the original plan) which is not greater than fifteen percent (15%) of the distance to the boundary line of the Special Exception property or (20) feet, whichever is less.

(B) Situation No. 2

- (i) There is a proposed change in the design of a parking lot or loading area.
- (ii) There is a proposed change in a landscape plan.

This proposal results in a significant reduction of gross floor area by removing several buildings. In addition, the parking are and landscape plan are redesigned.

G. Specific Requirements: Pursuant to Section 27-385(a) of the Zoning Ordinance, nursery and garden centers may be permitted, subject to the following:

- (1) The display and sale of items not grown on the premises shall be incidental to the nursery operation. The display area for these items shall involve not more than twenty-five percent (25%) of the total gross display and sales area on the subject property;**

The portion of the nursery garden center that is the subject of this application does not contain display and sales area. They are located on the adjoining industrially zoned site.

- (2) The display, sale, or repair of motorized nursery or garden equipment shall not be permitted;**

The subject use does not include the display, sale, or repair of motorized nursery or garden equipment.

- (3) The subject property shall contain at least one (1) acre; and**

The subject property consists of approximately 8.02 acres of land.

- (4) All sales and loading areas shall be located at least twenty-five (25) feet from any abutting street right-of-way.**

There is no sales or loading area proposed on that portion of the property that is the subject of this application.

- H. **Parking Regulations:** Section 27-568 of the Zoning Ordinance requires one parking space for every 150 square feet of Gross Floor Area(GFA), plus one parking space for every 1000 square feet of outdoor display area. It also requires one parking space for every 250 square feet of GFA for the first 2,000 square feet, plus one parking space for every 400 square feet of GFA above the first 2000 square feet for offices.

The applicant's proposal deletes 64 of the 69 parking spaces delineated on the approved special exception plan. According to the parking schedule on the proposed plan, a total of 57 parking spaces, including three spaces for the physically handicapped, are provided for the proposed facility. All but five of the parking spaces are located on the I-1-zoned portion of the property. The site plan provides a parking schedule. However, staff is unable to verify the accuracy of the parking calculations as presented since neither the buildings nor the display area are labeled with square footage. Moreover, the parking layout differs slightly from the approved parking lot Permit No 6896-96-CGU for the I-1-zoned property. The Permit Section has offered the following comments regarding parking for the center:

- Although the I-1 portion of this property is not part of this referral, it does support this use. The parking and loading schedule and the parking compound should be consistent with approved permit No. 6896-96-CGU, which constructed the parking compound. Loading spaces were required and provided for the building permit.
- The five parking spaces on the subject property are only shown as nine feet wide. These parking spaces must be dimensioned at 9.5 feet wide.
- The square footage of all buildings must be labeled on the site plan.

Section 27-573 of the Zoning Ordinance permits off-site parking, provided that the entire parking lot is within 500 feet of the nearest boundary of the record lot on which the use is located.

- I. **Loading Requirements:** Section 27-582 of the Zoning Ordinance requires one loading space for a an office building containing between 10,000 to 100,000 square feet of GFA.

The site plan shows two buildings that are identified as existing offices located on the I-1-zoned portion of the property. Although the square footage of the two buildings is not labeled on the site plan, it is not likely that the buildings would have more than 10,000 square feet of total gross area. However, the approved permit plan shows one loading space that is not reflected on the proposed site plan. Unless the applicant intends to revise the approved parking lot plan, the loading space should be added as represented by Permit No. 6896-96 CGU.

- J. **Landscape Manual Requirements:** Section 27.328.02(a) of the Zoning Ordinance specifies:

Except for uses which do not require the construction, enlargement or extension of a building, all land uses requiring the approval of a special exception shall comply with the landscaping, buffering and screening requirements set forth in the *Landscape Manual* through the approval of a landscape plan.

The applicant's proposal is subject to the requirements of Sections 4.2, 4.3 and 4.7 of the *Landscape Manual*.

Alternative Compliance was recommended per memorandum dated April 27, 2001 from the Urban Design Review Section. In response to the Urban Design Review Section comments, the applicant had applied for Alternative Compliance. On June 29, 2001, the Planning Director has recommended APPROVAL for AC-01012 (refer to attachment).

- K. Zone Standards: The proposal meets all other requirements of the R-R Zone.
- L. Sign Regulations: The existing freestanding sign located in the front yard of the property was approved in Special Exception 4033. There is no change proposed with regard to the design and location of the existing sign.
- M. Subdivision: In a memorandum dated February 9, 2001, the Subdivision Section voiced a concern regarding conflicting information concerning parcels 60, 61, 90, 96 and 97 and requested the applicant to provide documentation to clarify the issue. Subsequently, the applicant provided documents that clarified the conflicting information to the satisfaction of the Subdivision Section (see attachment).

The Subdivision Section has also indicated that the Zoning Notes provided on the site plan, specifically Note No. 8, does not correlate to the structures delineated on the site plan. For example the note indicates that Building # 1 was constructed in 1950 but Building #1 is not labeled. The site plan needs to be revised to correct this inconsistency.

- N. Required Findings: **Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:**

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.

The fundamental purposes of the Zoning Ordinance, as found in Section 27-102, are to protect the health, safety and welfare of the public and promote compatible relationships between the various types of land uses. As noted, the applicant is proposing to delete, from the approved special exception site plan, several buildings, a display area and 64 of the 69 parking spaces. The applicant now uses the subject site primarily as growing area for plant materials sold and utilized in the nursery's operation. Consequently, intensity of development and activities on the subject site are substantially reduced. With the recommended conditions, the proposed site plan revisions are truly minor in nature, and they do not alter the Council's previous finding of conformance with the purposes of the Ordinance.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.

With approval of Alternative Compliance, and with the recommended conditions to revise the site plan, the proposed use conforms with all requirements of the Zoning Ordinance.

- (3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**

The proposed revisions will not result in substantial impairment of the 1981 Subregion VII Master Plan that recommends the subject property for residential development at low-suburban density. The Community Planning Division has offered the following comment regarding the proposal's compliance with the Master Plan:

The proposal to use this property as a growing area for the nursery is a less intensive utilization of this site than the previously approved offices, storage and parking which have been moved to the industrially zoned property adjoining to the south. The proposed revision should be equally or more compatible with neighboring properties and will not impair the recommendations of the master plan for this area.

- (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.**

With the recommended conditions, the proposed use will not adversely affect the health, safety or welfare of residents or workers in the area, and there is no indication that it would be detrimental to the use or development of adjacent properties or the general neighborhood.

The proposed modifications result in relocation of storage buildings, office buildings, and parking spaces. The I-1 zoned site has been upgraded and renovated to accommodate the buildings and services. The I-1 zoned site is more suited for the relocated uses and services that tend to be more intensive by their nature, and more compatible with the I-1 zoned portion of the property than the R-R zoned portion.

The proposed modification will considerably lessen intensity of development on the subject site and also enables the site to be visually compatible with the adjacent residential uses. Moreover, to ensure that potential noise and traffic impacts are minimized, the applicant will continue to comply with the condition of SE-4033 relative to hours of operation. That condition specifies that the hours of operation will be limited to 7.00 a.m. to 8.00 p.m. Monday through Saturday, and 8.00 a.m. to 6.00 p.m. on Sundays.

With regard to traffic and transportation issues, due to the nature of the use, it is unlikely that the proposed modification would result in a level

of
traffic
that
would
raise
concern
for
congestion
on the
streets

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However,
the
Transportation
Planning
Section
has
indicated
that
the
existing
right-
of-
way
on the
properties
at
Oxon
Hill
frontage
falls
7.5
feet
short
of the
ultimate
right-
of-
way.

Oxon Hill Road at this location is a proposed 80-foot right-of-way (40 feet from centerline). Construction of buildings within the ultimate right-of-way is not allowed. Although the proposed modification does not involve new buildings, the plan

should
show
the
correct
distance
of
the
ultimate
right-
of-
way.

The diminishing intensity of development on the subject site, combined with the proposed conservation area and the required 30-foot bufferyards, ensures compatibility of the subject site and use with the surrounding residential properties. Moreover, the additional landscaping attained through Alternative Compliance further enhances the property's appearance in relation to the adjoining residential neighborhood.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

The subject site has an approved Type I Tree Conservation Plan (TCP I/5/91) which will remain valid with this application because the proposed revision does not result in any disturbance of the woodland previously proposed for preservation. The Environmental Planning Section has indicated that a Type II Tree Conservation plan is required, prior to the issuance of any permits. The Type II tree Conservation Plan shall show limits of disturbance in conformance with the revised special exception plan (ROSP SE 4033/1) and the previously approved Type I Tree Conservation Plan.

The Environmental Planning Section further indicated that the proposed revision does not appear to be in conflict with any of the previous approvals and no other significant environmental impacts have been identified.

CONCLUSION:

Based on the preceding analysis and findings, it is recommended that ROSP-SE-4033/1 and AC-01012 be APPROVED, subject to the following conditions:

1. Prior to the issuance of permits, the site/landscape plan shall be revised to reflect:
 - The parking and loading schedule shall be revised to demonstrate conformance with parking and loading space requirements, and the parking and loading compound shall be consistent with approved Permit No. 6896-96-CGU.
 - The five parking spaces on the subject property shall be dimensioned at 9.5 feet wide.

- The square footage of all buildings shall be indicated.
 - Note No. 8 under the Zoning Notes shall correspond with the structures delineated.
 - The ultimate right-of -way for Oxon Hill Road shall be at 80 feet (40 feet from centerline).
2. The hours of operation shall be limited from 7.00 a.m. to 8.00 p.m., Monday through Saturday, and 8.00 a.m. to 6.00 p.m. on Sundays.