



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Revision of Site Plan

ROSP SE-4370/01

Application	General Data
Project Name: Enterprise (Allentown Road) Location: Northwest side of Allentown Road & Ramp B of Exit 9 of the Capital Beltway, known as 4785 Allentown Road. Applicant/Address: Joseph A. Long, III Enterprise Leasing Co. 16300 Heritage Boulevard Bowie, Maryland 20716-3106	Date Accepted: 11/1/04
	Planning Board Action Limit: N/A
	Plan Acreage: 0.87
	Zone: C-S-C
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 76B
	Tier: Developed
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 207SE06

Purpose of Application	Notice Dates
Four-foot-high chain-link fence, three-foot-high bollards and gate	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) <div>N/A</div>
	Sign(s) Posted on Site and Notice of Hearing Mailed: <div>N/A</div>

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

Limited Departures and Revisions to Approved Plans

Application No: ROSP SE4370/01

Project Name: Enterprise Addition (Allentown Road)

Reviewer's Name: Laxmi Srinivas, Senior Planner

- A. **Nature of the Applicant's Request:** This minor revision was filed for addition of bollards for a chain-link fence and security gates for the existing parking lot. The bollards will be three feet high and the security gate will be four feet high. The subject property is being used as a vehicle and trailer rental display. The applicant is proposing the fence and the security gates along the entrance driveway and along the driveway between the subject property and the adjacent shopping center. The proposed fence will screen some underground utility equipment and the security gates will regulate the traffic between the subject property and the adjacent shopping center and help protect the rental vehicles parked on the property. A condition of approval has been added to require that the gates are not locked during business hours.

Zoning History: A Special Exception was approved by the District Council for the vehicle and trailer rental display on January 8, 2001.

- 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 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 sixty percent (60%) 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. 27-317. 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 validly 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; and
- (6) The proposed site plan is in conformance with an approved tree conservation plan.

Sec. 27-447. Fences and walls.

- (a) Unless otherwise provided, fences and walls (including retaining walls) more than six feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.)
- (b) Walls and fences more than four feet high (above the finished grade) shall be considered structures requiring building permits.

C. Determinations:

The subject property is a 0.87-acre parcel located on the northwest side of Allentown Road and the Capital Beltway ramp, known as 4785 Allentown Road.

It is surrounded by the following uses:

North—Portions of the Capital Beltway in the R-R Zone

East—Capital Beltway Ramp

South—Allentown Road

West—Andrews Manor Shopping Center 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 Allentown Road and has vehicular access from Allentown Road through the adjacent property to the west. Allentown Road has sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use.

Access between the subject property and the adjacent shopping center to the west is through a driveway between the two properties.

3. The existing vehicle rental facility will serve the surrounding residential and commercial development as previously determined by the District Council.
4. The existing use of the property will not be altered by the subject proposal. The existing landscaping will also not be altered by the subject proposal. The proposal will ensure the safety of the vehicles and regulate the cross traffic between the subject property and the adjacent shopping center.
5. The proposal will not alter any of the previous conditions of approval for Special Exception SE 4370.
6. Conditions of approval have been added to require the applicant to show details of the proposed bollards and the gates. 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.
7. The proposed revision conforms to the requirements of the Zoning Ordinance and the conditions of approval of the original special exception. The design of the bollards, the fence and the gates will be compatible with the existing building.
8. 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.
9. 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 Henson Creek master plan.

D. Recommendation:

Based on the above findings, it is recommended that ROSE SE-4370/01 be APPROVED. Prior to certification of the plans, the site plan shall be revised to show the following:

1. Details showing the color, height, size and materials of the bollards and the gate
2. Boundaries of the Special Exception marked in red.
3. A note stating that the gates shall not be locked during business hours.

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

By:_____ **Date:**_____

Jimi Jones, Acting Zoning Supervisor