

Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3470



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Comment [COMMENT2]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

# SPECIAL EXCEPTION APPLICATION NO. 4379

Application	General Data
<b>Project Name</b> Washington National Cemetery  <b>Location</b> South side of Suitland Rd. 900∇ feet west of Arnold Road  <b>Applicant/Address</b> The Lowen Group 3190 Tremont Avenue Trevose, PA 19053 Attn: John Wineberg	<b>Accepted</b> 2/28/00
	<b>Ag Board Action Limit</b> N/A
	<b>Hearing Date</b> N/A
	<b>Creage</b> 9.90 Acres
	O-S
	<b>g Units</b> N/A
	<b>Footage</b> N/A
	<b>g Area</b> 75A
	<b>l District</b> 7
	<b>pality</b> N/A
	<b>ale Base Map</b> 204SE3R4L

Purpose of Application	Notice Dates
Cemetery in the O-S Zone	<b>ing Property Owners</b> 3/3/00 (CB-15-1998)
	<b>as Parties of Record</b> N/A (CB-13-1997)
	<b>Posted on Site</b> N/A
	<b>ce(s): Adjoining</b> N/A <b>Property Owners</b>

Staff Recommendation			Staff Reviewer
Tom Lockard			
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION

	X		
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July 5, 2000

# **TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Arie Stouten, Zoning Supervisor

FROM: Tom Lockard, Senior Planner

SUBJECT: **Special Exception Application No. 4379**

REQUEST: **Cemetery in the O-S Zone**

RECOMMENDATION: **Approval, subject to conditions**

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## NOTE:

This application is on the agenda for the Planning Board to decide whether or not to schedule a public hearing. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and sent to the Office of the Zoning Hearing Examiner at the address indicated above. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3280.

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## FINDINGS:

- A. Location and Field Inspection: The subject property is located on the south side of Suitland Road, 900 $\nabla$  feet west of its intersection with Arnold Road. The site is part of the Washington National Cemetery. It is hilly in topography, descending gradually from east to west. This section of the cemetery is developed with the entrance from Suitland Road and a one-story maintenance facility.
- B. History: The cemetery was first established prior to the area's incorporation into the Regional District in 1949. One previous Special Exception request has been approved on this section of the cemetery in 1968 (SE-1693, for a parking compound that was never constructed). The 1986 *Sectional Map Amendment for Suitland-District Heights and Vicinity* placed the property in the O-S Zone.
- C. Master Plan Recommendation: The 1985 *Master Plan for Suitland-District Heights and Vicinity* recommends public/quasi-public use for the site in recognition of its long use as a cemetery.
- D. Request: The applicant seeks permission to establish additional lawn crypts in the southwestern section of the site to include: 5 additional mausoleums at 21 feet tall (7,100 $\nabla$  square feet) and double the size of the existing maintenance facility in the northeastern corner of the site to 5,650 square feet.
- E. Neighborhood and Surrounding Uses: The site is surrounded by the remainder of the Washington National Cemetery. It in turn, is surrounded by the following uses:

North - Across Suitland Road is the Cedar Hill Cemetery in the O-S Zone.

Northeast - Garden apartments in the R-18 Zone.

East and  
Southeast - The Suitland Federal Center in the C-O Zone.

South and  
Southwest - The Lincoln Memorial Park Cemetery in the O-S Zone and Suitland Parkway.

The neighborhood is defined by the following boundaries:

North - Pennsylvania Avenue (MD 4)

East - Silver Hill Road (MD 458), Suitland Road (MD 218) and the eastern edge of the Cedar Hill Cemetery

South - Suitland Parkway

West - Southern Avenue

The surrounding neighborhood is dominated by three large cemeteries and the Suitland Federal Office Center. A mixture of apartment, townhouse and single-family residential development is found along Southern Avenue and between Suitland Road and Pennsylvania Avenue.

F. Specific Special Exception Requirements (Sec. 27-341. Cemetery or Crematory):

**A cemetery (including an animal cemetery) or a crematory may be permitted, provided that the use shall not be located within any proposed street or other public right-of-way, notwithstanding Section 27-259.**

Finding: The subject property is not within a proposed or existing street right-of-way.

G. Parking Regulations: The uses proposed (mausoleums, crypts and a maintenance building) do not require off-street parking spaces.

H. Landscape Manual Requirements: The site plan does not meet the requirements of the *Landscape Manual*, as outlined in the Urban Design Review (M-NCPPC) staff's referral. The applicant notes on the site plan that Alternative Compliance will be applied for, but has failed to do so. Prior to a decision in this case, one of three things must happen:

1. Alternative Compliance must be obtained.
2. If Alternative Compliance is denied, a Departure from Design Standards must be approved; or
3. The site plan must be revised to show the landscaping required by the *Landscape Manual*.

I. Zone Standards: The proposal conforms to the requirements of the O-S Zone. No variances are required.

J. Sign Regulations: The site plan shows an existing wooden sign, partially within the ultimate 80-foot right-of-way for Suitland Road. This sign is located at least ten feet behind the existing street right-of-way. Therefore, pursuant to Section 27-614(a)(4), it may remain so long as the applicant submits a written agreement between the owner and the Department of Environmental Resources which assures that the sign will be removed, at the owner's expense, at the time of acquisition of that area for street purposes.

K. 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.**

Finding: With the recommended conditions, the proposed use and site plan are in harmony with the purposes of the Zoning Ordinance. These purposes generally seek to protect and promote the health, safety, morals, comfort, convenience and welfare of the present and future inhabitants of the County. The proposal will simply expand a use that has occurred on the surrounding acreage for many decades

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

Finding: The proposal is generally in conformance with the requirements and regulations of the Zoning Ordinance. In those instances where it is not, staff has recommended conditions of approval which will bring the site plan into compliance.

- (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.**

Finding: The proposed use will not impair the integrity of the 1985 *Master Plan for Suitland-District Heights and Vicinity*, which recommends public/quasi-public use for the site.

- (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.**

Finding: Special exception uses are those uses which are deemed compatible in the specific zone they are allowed, but are not permitted by right because they may have some potential impact on the health, safety and welfare of the area in which they are proposed. In the subject case, impacts to adjacent properties and the health, safety and welfare of those residents and workers in the area are not apparent.

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

Finding: The site is exempt from this requirement. A letter of exemption, dated August 25, 1998, was issued because the proposed development will not result in woodland disturbance, and the site does not have a previously approved Tree Conservation Plan.

## CONCLUSION:

Only minor site plan revisions are needed to ensure that this proposal conforms to all the requirements of the Zoning Ordinance. Therefore, staff recommends APPROVAL of SE-4379, subject to the following conditions:

1. Prior to a decision in this case, either:
  - a. Alternative Compliance shall be obtained.
  2. If Alternative Compliance is denied, a Departure from Design Standards must be approved; or
  3. The site plan must be revised to show the landscaping required by the *Landscape Manual*.
2. Prior to final disposition of this case, the applicant shall submit a written agreement between the owner and the Department of Environmental Resources which ensures that the sign along Suitland Road will be removed, at the owner's expense, at the time of acquisition of that area for street purposes.