

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



SPECIAL EXCEPTION APPLICATION NO. 4380

Application	General Data
Project Name: Benjamin's Addition to Glen Dale Location Southeast corner of the intersection of Lanham-Severn Road and Glenn Dale Road Applicant/Address William F. Chesley 2200 Defense Highway, Suite 101 Crofton, Maryland 21114 Correspondent Russell W. Shipley, Esquire. 1101 Mercantile Lane, Suite 240 Largo, MD 20774	Date Accepted 4-3-00
	Planning Board Action Limit N/A
	ZHE Hearing Date Not Scheduled
	Plan Acreage 0.4539ACER
	Zone C-S-C
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 70
	Council District 4
	Municipality N/A
	200-Scale Base Map 209NE9R10L

Purpose of Application	Notice Dates
Establish a Vehicle Parts and Tire Store (including installation).	Adjoining Property Owners April 5, 2000 (CB-15-1998)
	Previous Parties of Record N/A (CB-13-1997)
	Sign(s) Posted on Site N/A
	Variance(s): Adjoining N/A Property Owners

Staff Recommendation	Staff Reviewer: Elsabet Tesfaye

APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

September 27, 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: Elsabetts Tesfaye, Senior Planner

SUBJECT: **Special Exception Application No. 4380**

REQUEST: **Vehicle Parts and Tire Store (including installation).**

RECOMMENDATION: **APPROVAL with condition**

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.

FINDINGS:

- A. Location and Field Inspection: The property is located at the southeast corner of the intersection of Lanham-Severn Road (MD 564) and Glenn Dale Road. The property consists of approximately 31,163 square feet (.72 acre) of land. The area of the requested special exception comprises 19,000 (.45 acre) square feet of land. The property is improved with a one-story vacant building with two former automobile bays. It has approximately 146 feet of frontage on Glenn Dale Road (west) and 204 feet of frontage on Lanham-Severn Road (north). St. George's Chapel and Cemetery Historic Site is located west of the subject site directly across Glenn Dale Road.
- B. History: Special Exception No. 996 was approved in 1964 for a gas station use on the property. The property was retained in the C-S-C Zone in the approved 1993 Sectional Map Amendment for the Glenn Dale-Seabrook-Lanham and Vicinity.
- C. Master Plan Recommendation: The 1993 Approved Master Plan for Glenn Dale-Seabrook-Lanham and Vicinity recommends the property for retail-commercial land use.
- D. Request: The applicant proposes to remodel and expand an existing 1,342-square-foot building with three bays to a 2,512-square-foot building with five bays to establish a vehicle parts and tire store (including installation).
- E. Neighborhood and Surrounding Uses: The neighborhood is defined by the following boundaries:

North - Lanham-Severn Road

East - Greenbelt Road/Glenn Dale Boulevard

Southwest - Duval Street

South - Pennsylvania Railroad

The immediate neighborhood is primarily commercial, sparsely developed with a mixture of uses including retail-commercial, office and services in the C-S-C, C-M and C-O zones. These uses are located along Lanham-Severn Road and Glen Dale Road north and west of the property. The area also contains a number of undeveloped properties. The subject property abuts unimproved C-M zoned property that was a subject of Zoning Map Amendment A-9748 to the northeast, C-O zoned vacant property to the south and a contractor's office on a C-S-C zoned property to the southwest. A US Post Office is located further southwest in the C-O Zone. St. George's Chapel and Cemetery Historic Site is located directly west of the property across Glenn Dale Road in the C-O Zone. To the north, directly across Lanham-Severn Road is a Citgo gas station in the C-S-C Zone.

- F. Specific Special Exception Requirements: **Section 27-417.01 sets forth the specific requirements:**
- (a) **A vehicle parts and tire store, including installation facilities, may be permitted, subject to the following:**

- (1) All sales and installation operations shall be conducted within a wholly enclosed building, with no outdoor storage;
- (2) Installation activity on any motor vehicle shall be completed within forty-eight (48) hours or less. No vehicle may be stored on the property for longer than this period; and
- (3) The demolition or junking of motor vehicles is prohibited.

A note is included on the site plan in recognition of these requirements.

- G. Parking Regulations: Pursuant to **Section 27-568 of the Zoning Ordinance**, the proposed vehicle parts and tire store requires three (3) parking spaces for every service bay in addition to one (1) parking space for every 500 square feet of additional gross floor area of the building (sales office, and storage).

The applicant's parking schedule is consistent with this requirement. The proposed project has five bays and a sales area with 500 square feet of gross floor area. A total of 16 parking spaces are required, and 17 spaces, including one van-accessible space are provided.

- H. Loading Requirements: **Section 27-582 of the Zoning Ordinance** requires one loading space for every 2,000 to 10,000 square feet of gross floor area (GFA) for retail sales and service (per store).

The proposal conforms to this requirement. One loading space is required and provided for the proposed use which comprises 2,512 square feet of gross floor area.

- I. Landscape Manual Requirements: Elizabeth Whitmore of the Urban Design Review Section has provided the following comments regarding compliance with the *Landscape Manual*:

1. The loading space and dumpster should be relocated to the northeast side of the existing building. Special attention should be paid to the screening of both the dumpster and loading space. A masonry wall should be required to screen them from both Lanham-Severn Road and Glenn Dale Road. A detail of said wall should be added to the plan and special attention should be given to the height, color and materials of the screening.
2. The applicant is proposing a 1,170 sq. ft. addition. Special attention should be given to the architecture, materials, colors, signs and lighting on the site for compatibility with the historic St. George's Chapel and Cemetery. No pylon mounted signs should be allowed.
3. The special exception plan should be revised to include a six-foot-high wall on the western side of the property that gradually slopes to a three-foot-high wall, prior to the intersection of Lanham-Severn Road and Glenn Dale Road. This wall should

continue along the entire frontage of Lanham-Severn Road. Special attention should be given to the materials and color, and a detail of the wall should be added to the special exception plan.

4. Upon revising the special exception plan the applicant shall revise all required schedules to be in conformance with the *Landscape Manual*. In light of the close proximity of the historic site, special attention should be given to the selection, quantity and size of the plant materials. Following is a list of suggested plant materials the applicant should use when revising the landscape plan:

Deciduous Trees

Zelkova Serrata ♦Green Vase♦

Size

4" - 6" caliper

Evergreen Trees

Ilex opaca ♦American Holly♦

Size

8' - 10' in height

Juniperus virginiana ♦Eastern Red Cedar♦

8' - 10' in height

(To be installed along the western property line.

No more than 20% of evergreens installed should be Red Cedars.)

Shrubs

Taxus x media ♦Hicksii♦

Size

24" - 36" inch

Pieris japonicus ♦Nana♦ dwarf

12" - 14" inch

5. The plan should be revised to include the appropriate labeling of the historic site, St. George's Chapel and Cemetery (Historic Site 70-52-27).
6. Prior to final approval of the special exception plan all the above revisions, details and information should be submitted to the Historic Preservation Section and the Urban Design Section for review.

The applicant has addressed the issues and concerns raised in Ms. Whitmore's comments as well as issues and concerns raised by the Permit Review Section, Planning and Preservation Section, and Community Planning Division. Subsequent to meetings with staff of Zoning, Urban Design Review and Planning and Preservation Sections, the applicant has submitted revised plans and architectural drawings. The plans and the drawings submitted are consistent with recommendations made by staff at the meetings. Also, the revised plans are in compliance with the *Landscape Manual* requirements.

- J. **Sign Regulations:** Because of the need for compatibility with the historic property to the west, the applicant relocated the proposed sign from its originally proposed location at the northwestern corner to the northeastern corner of the property. This location, which is on the property's Lanham-Severn Road frontage, is more sensitive and compatible with the adjacent historic site. The proposed sign meets the 10-foot setback from the street line. Specific dimensions of the sign are not provided. The sign must meet area and height regulations.

- K. Historic Preservation: The Subject property is located directly east of St. George's Chapel and Cemetery Historic Site (#70-52-27). The Historic Site consists of 1.9 acres of land contains a Victorian chapel, an ancient graveyard that surrounds the chapel on three sides, several modest twentieth century buildings, a parking area and a number of mature shade trees. Currently, construction of a new fellowship hall is underway on the northern portion of the site. The historic chapel was originally constructed in 1872, but destroyed by a cyclone in 1888. The present chapel was constructed in 1892 to replace the original chapel.

Upon reviewing the subject proposal, Mr Howard Burger, Architectural Historian of the Planning and Preservation Section, has made the following recommendation:

In order to complement the character of and enhance the view from the St. George's Chapel & Cemetery Historic Site (# 70-52-27) and its soon to be completed church building, the property at 11001 Lanham-Severn Road should be subject to Detailed Site Plan review. This review should include landscape screening measures that include evergreen planting and a low-masonry wall along the public rights-of-way; the massing, design, materials and details of the proposed addition as well as any changes to the existing building, property, building lighting and signage.

On August 9 and September 9, 2000, the applicant's development team met with staff to discuss the issues and concerns regarding design compatibility, aesthetic appearance, screening and landscaping in relation to the adjacent historic property. The meeting was also attended by Mr Burger of the Planning and Preservation Section and Ms. Whitmore of the Urban Design Review Section who provided specific recommendations with regard to design, materials, landscaping, screening and signage. Subsequently, the applicant submitted supplemental materials including, architectural drawings, revised site and landscape plans. The supplemental materials address all of the major issues and concerns with regard to preservation, the master plan, landscaping and screening.

The architectural drawings submitted by the applicant on September 21, 2000 incorporate design specifications and details worked out between the applicant and staff to minimize potential adverse impacts on the adjacent historic site and the immediate neighborhood. The drawings were reviewed by the Urban Design Review Section and were found to be compatible with the adjacent historic site. The Urban Design Review Section described building features, materials and colors represented on the drawings as follows:

The roof line has a 6-12 pitch with asphalt shingles, grey in color. The facade of both the existing and proposed buildings have a Dryvit finish, beige in color with a brick veneer approximately 24' high from grade. The existing building has a proposed reverse gable and picture window with cross panes.

The architectural drawings have also been found to be acceptable by Historic Preservation Staff.

- L. Zone Standards: The site plan conforms to all other development standards of the C-S-C Zone

M. Other Issues:

1. Special Exception boundary: The Special Exception boundary does not cover the entire property. The boundary should be expanded to ensure retention of existing vegetation, including a 24-foot mature Maple indicated on the site plan.
2. Building Envelope: The site plan and note No. 11 indicate that the proposed building addition may be relocated within the building envelope without the need for revision to the Special Exception plan. The Zoning Ordinance does not allow buildings to be moved without a formal site plan revision. Therefore, the building envelope and Note No. 11 must be deleted.

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. The applicant has worked with staff to address concerns and issues associated with this application which would have been the basis for potential conflict with the general purposes of this Subtitle. Staff finds the applicant's revised plans and architectural drawings to be in harmony with the purposes of this Subtitle.

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

The subject property is located in the C-S-C Zone, which permits the proposed vehicle parts and tire store (including installation) as a special exception. With the recommended conditions, the use will conform to all 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, the General Plan.**

The Approved Glenn Dale-Seabrook-Lanham and Vicinity Master Plan (November 1993) recommends retail-commercial land use for the property. In response to referral of this application, Mr. Paul Fields of the Community Planning Division, has identified the following planning issues concerning the subject proposal:

1. The proposed use is service-commercial and the plan recommends retail-commercial.

The property has been utilized for automobile service related uses for many years though it has recently been vacant. The special exception is a continuation and on-site expansion of that type of use. While a retail use will not be introduced through this request, the subject use will expand the spectrum of commercial uses within the overall activity center. As the subject site is physically separated from the center of the activity center (Eastgate Center) by Lanham-Severn Road; because of the distance between the site and the shopping center; and because the property fronts on Lanham-Severn Road, the reuse of this site in the proposed manner can be an appropriate inclusion in an activity center, in this instance.

2. The property should not develop in isolation of the plan concept for the overall activity center relationship.

Because the various properties in the activity center area are not under one ownership, it is often difficult to have the individual properties develop in a manner that is consistent and compatible in architecture and site design, except through development proposals that are subject to site plan review for architecture and site design. At this time, there is not a prevailing positive example of architecture and design within the overall center by which other properties should be judged. Meanwhile, there is an historic site (St. George's Chapel) directly across Old Glenn Dale Road that could be impacted by a site and building design on the subject site that fails to recognize the historic site.

One way to minimize visual incompatibility is for architectural elements of the historic site to be part of, in some form or fashion, the architecture of the new development on the subject site. Another option is to screen the subject site from the historic site. This will minimize views of the parking lot and site activities beyond what the *Landscape Manual* requirements would control. The use of a low wall (with appropriate material) would provide an attractive screening measure, in addition to landscaping.

The site plan shows a location for a future sign. A freestanding sign is not encouraged at this location because of the adjacent historic site. A low-rise, ground-mounted sign would be more appropriate.

For the above reasons and to be in concert with the guidelines of the illustrative concept for the activity center, site plan review for architectural compatibility and/or site screening is encouraged.

As noted, subsequent to meetings and discussions with staff, the applicant has submitted plans and architectural drawings addressing issues and concerns raised in referral comments of the Community Planning Division as well as other Divisions and Sections. With the revisions as reflected in the applicant's latest submissions, the proposed use will not substantially impair the integrity of the approved Master Plan for Glenn Dale-Seabrook-Lanham and Vicinity.

- (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.

As indicated, the applicant has worked with staff to ensure that the proposed development is well-designed and attractively landscaped in a manner that is compatible with the significant features of the adjacent Historic St. George's Chapel's site. Overall, with its revised architectural details and landscape screening, the proposed project will be a positive addition to the neighborhood.

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

A Tree Conservation Plan is not required because the property is less than 40,000 square feet in area, contains less than 10,000 square feet of woodland, and it does not have a previously approved Tree Conservation Plan (Per Letter of Exemption from Environmental Planning Section dated September 26, 2000).

CONCLUSION

With the recommended conditions, the applicant has met the burden of proof under Sections 27-317 and 27-417.01. Therefore, it is recommended that this application be APPROVED subject to the condition that the site plan/landscape plan shall be revised prior to the issuance of permits to include the following:

- a. Amend the application, expanding the special exception boundary to include the entire property.
- b. Remove the delineated building envelope and Note No. 11.