

Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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SPECIAL EXCEPTION APPLICATION NO. 4400

ALTERNATIVE COMPLIANCE APPLICATION NO. 01008

| Application | General Data |
|--|--|
| Project Name Tireland and Generic Auto Parts, Inc. Location Northwest corner of Annapolis Road and 48 th Avenue, known as 4728 Annapolis Road. Applicant Tireland Inc. and Generic Auto Parts, Inc. c/o Allan Abramson 4728 Annapolis Road Bladensburg, Maryland 20710 | Date Accepted 12/26/00 |
| | Planning Board Action Limit N/A |
| | ZHE Hearing Date Not Set |
| | Plan Acreage 0.3652 Acres |
| | Zone C-S-C |
| | Dwelling Units N/A |
| | Square Footage N/A |
| | Planning Area 69 |
| | Council District 05 |
| | Municipality Bladensburg |
| | 200-Scale Base Map 205NE4 |

| Purpose of Application | Notice Dates |
|---|---|
| Vehicle parts and tire store (including installation)in accordance with Section 27-417.01. Reduction in the width of the parking lot landscaped strip. | Adjoining Property Owners 12/28/00 (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 |
| <div>APPROVAL</div> <div>APPROVAL WITH CONDITIONS</div> <div>DISAPPROVAL</div> <div>DISCUSSION</div> | Tom Lockard |
| AC-01008 | SE-4400 |

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NEW-

May 30, 2001

TECHNICAL STAFF REPORT:

TO: The Prince Georges County Planning Board
The Prince Georges County District Council

VIA: Arie Stouten, Zoning Supervisor

FROM: Tom Lockard, Senior Planner

SUBJECT: **Special Exception Application No. 4400**
Alternative Compliance Application No. 01008

REQUEST: **SE-4400: Vehicle Parts and Tire Store (including installation) in accordance with Section 27-417.01**
AC-01008: Reduction in the width of the parking lot landscaped strip.

RECOMMENDATION: **SE-4400: Approval, with conditions**
AC-01008 Approval

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 301-952-3530.

FINDINGS:

- A. Location and Field Inspection: The subject property is located on the northwest quadrant of the intersection of Annapolis Road and 48th Avenue in the Town of Bladensburg. It is developed with an older gas station building which has been converted for the retail sale of automobile tires.
- B. History: The site was placed in the C-S-C Zone by the 1994 Sectional Map Amendment (SMA) for Bladensburg-New Carrollton and Vicinity. The retail sales of tires has occurred since 1988. Recently, the applicant was cited by the Zoning Enforcement Office for mounting tires and installing them on customers cars, which is not permitted in the C-S-C Zone without a special exception.
- C. Master Plan Recommendation: The 1994 Master Plan for Bladensburg-New Carrollton and Vicinity recommends a retail-commercial use for the property.

D. Request: The applicant seeks special exception approval for a vehicle parts and tire store to use the subject property for the retail sales and servicing of tires, including mounting and installation.

E. Neighborhood and Surrounding Uses: The site is surrounded by the following uses:

North: An auto-body shop in the C-M Zone

East: Across 48th Avenue is a tavern/restaurant in the C-S-C Zone

South: Across Annapolis Road is a vacant fast-food restaurant in the C-S-C Zone

West: A transmission shop in the C-S-C Zone

The neighborhood is defined by the following boundaries:

North: Tilden Street

East: Edmonston Road

South: Annapolis Road (MD 450)

West: Kenilworth Avenue

The surrounding neighborhood is commercial in character, with the only exception being a few single-family residences on the west side of Edmonston Road and a library at the intersection of Annapolis Road and Edmonston Road.

F. Specific Special Exception Requirements - Section 27-417.01 - Vehicle Parts and Tire Store:

A Vehicle Parts and Tire Store (including installation) is permitted as a special exception in the C-S-C zone, provided:

1. **All sales and installation operations shall be conducted within a wholly enclosed building, with no outdoor storage;**

Finding: If granted this special exception, the applicant intends to renovate the existing building with a substantial addition so that all operations will be conducted inside. The applicant envisions customers entering the site from Annapolis Road, making their purchase, having the tires mounted and installed in a new building addition to the rear of the site, and exiting onto 48th Avenue. Although outdoor storage of tires has been a problem in the past, the applicant asserts that there will be none.

2. **Installation activity on any motor vehicle shall be completed within 48 hours or less. No vehicle may be stored on the property for longer than this period; and**

Finding: The applicant is aware of this provision and will abide by it.

3. **The demolition or junking of vehicles is prohibited.**

Finding: There will be no junking or demolition of vehicles.

- G. Parking Regulations: The proposed use requires 13 parking spaces and one loading space. The site plan shows this number, although the door to the interior loading space must be 15 feet in height in accordance with Section 27-578(a) since the building contains more than 3,000 square feet of gross floor area.
- H. Landscape Manual Requirements: The applicant has applied for alternative compliance from the strict requirements of the *Landscape Manual* for Section 4.3(a) (Parking Lot Landscaped Strip Requirements). Ordinarily, a ten-foot-wide landscaped strip would be required. The landscaped strip at the southeast corner of the site varies in width from 5 feet to 10 feet. The discrepancy is created by the unique layout of the existing use that could not be physically corrected without reducing the driveway aisle below the minimum required width of 22 feet. The unique factor is that the lot is relatively rectangular-shaped and has straight lines except for the southeast corner which is clipped off and is predominantly within the dedicated rights-of-way. The applicant is providing additional landscaping beyond that required (seven trees and 86 shrubs vs. six trees and 60 shrubs). The AC Committee and Planning Director are of the opinion that this alternative is equal to or better than the normal requirements set forth in Section 4.3 of the *Landscape Manual*. Furthermore, the space limitation created by the unusually shaped southeast corner of the site justifies alternative compliance for this improvement, which is within an older incorporated municipality in the county.
- I. Zone Standards: The proposed development is in compliance with the standards of the C-S-C Zone.
- J. Sign Regulations: The site plan does not show a freestanding sign. If one is anticipated, it must be added to the site plan prior to approval of the application.
- K. Other Issues: There have been three long-standing aesthetic issues that are of concern with regard to this property. These are:
1. Outdoor storage of tires;
 2. Lack of landscaping; and
 3. Building paint colors and painting schemes that are at such variance with those of other properties in central Bladensburg as to create a visually displeasing

appearance. The building on this site has been a variety of colors over the years, currently it is bright yellow.

Items 1 and 2 are automatically addressed in this application in that outdoor storage is not allowed under Section 27-417.01; further, a landscaping plan must be approved as part of this application.

However, Item 3 is not addressed in this application. The 1994 *Master Plan for Bladensburg-New Carrollton and Vicinity* raises the following issue (p.102) that bears upon this subject:

■Recreating central Bladensburg into a vibrant center will require initiative and energy from the entire community. In a successful revitalization, urban design is only part of an overall effort. Each individual project should be designed according to how it benefits the community as a whole and not just in terms of how successfully it fulfills its own program•

To address this issue, paint colors and painting schemes should be restricted to those that do not clash with other properties in central Bladensburg. If approved, this application should be conditioned upon the applicant painting the buildings in a manner deemed compatible with the surrounding development. To this end, the applicant should be prepared with proposed renderings at the first public hearing.

In addition, the referral reply from the Permit Review Section (M-NCPPC) notes the following deficiencies which must be addressed prior to approval:

- a. The square footage of the parking compound must be shown on the site plan; and
- b. A ramp or other means of handicap-accessible entrance to the sales office must be indicated on the site plan.

L. 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: The purposes of zoning are many and varied, but can generally be characterized as protecting the health, safety and welfare of the present and future citizens of the county by promoting beneficial land use relationships. With the recommended conditions, the applicant's proposal will do so by allowing not only for the retail sale of tires, but the convenience of tire mounting and installation as well. Because most consumers lack the necessary equipment to mount tires, they otherwise would have to take the tires elsewhere. This inefficient system seems a poor use of the site, particularly given its location amidst other auto-related uses.

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

Finding: With few exceptions, the proposal meets the requirements and regulations of the Zoning Ordinance. In those instances where it does not, minor conditions of approval are recommended.

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 substantially impair the integrity of the 1994 Master Plan for Bladensburg-New Carrollton and Vicinity, which recommends a retail-commercial use for the site. The proposed use is the for the retail sale of tires, with installation.

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: Requirements which prohibit outdoor storage and ensure that installation will occur within an enclosed building will keep the proposed use from being injurious to the health safety or welfare of residents or workers in the neighborhood or adjacent properties. In addition, the condition requiring the buildings to be painted in a compatible manner with others in the immediate vicinity will improve the appearance of the property.

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

Finding: The site is not subject to the Woodland Conservation Ordinance because it is less than 40,000 square feet in area and does not have a previously approved Tree Conservation Plan.

CONCLUSION:

With the recommended condition, all of the Ordinance requirements can be met to obtain the requested special exception. Therefore, staff recommends APPROVAL of SE-4400, subject to the following conditions:

1. Prior to the issuance of permits, the site plan shall be revised to show the following:
 - a. The door to the interior loading space must be at least 15 feet in height.

- b. The square footage of the parking compound.
 - c. A ramp or other means of handicap-accessible entrance to the sales office.
2. Prior to the issuance of permits, the buildings on the site shall be painted and maintained in a compatible manner with the surrounding development. The applicant shall submit renderings for approval of the Development Review Division as the Planning Board's designee.

Additionally, the Planning Director recommends APPROVAL of AC-01008.