

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. 4404

Application	General Data
Project Name: The Packaging Store Location: Southeast corner of Cipriano Road and Greenbelt Road, known as 8841 Greenbelt Road Applicant Charles Murray 8841 Greenbelt Road Lanham, Maryland 20706	Date Accepted 1/24/01
	Planning Board Action Limit N/A
	ZHE Hearing Date Not Scheduled
	Plan Acreage 0.0950 Acre
	Zone C-S-C
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 70
	Council District 04
	Municipality None
	200-Scale Base Map 210NE8

Purpose of Application			Notice Dates	
Vehicle Rental and Display			Adjoining Property Owners (CB-15-1998)	4/17/01
			Previous Parties of Record (CB-13-1997)	N/A
			Sign(s) Posted on Site	N/A
			Variance(s): Adjoining Property Owners	N/A
Staff Recommendation			Staff Reviewer	
			Catherine H. Wallace	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION	
	X			

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April 26, 2001

TECHNICAL STAFF REPORT:

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

VIA: Arie Stouten, Zoning Supervisor

FROM: Catherine H. Wallace, Planner Coordinator

SUBJECT: **Special Exception Application No. 4404**

REQUEST: **Vehicle Rental and Display**

RECOMMENDATION: **APPROVAL**; with conditions

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 part of the Cipriano Square Shopping Center, which is located in the southeast quadrant of the intersection of MD 193 (Greenbelt Road) and Cipriano Road. The special exception area is limited to the space leased by the applicant, The Packaging Store, within the shopping center. The shopping center is a village-sized shopping center with a K-mart anchor store and a variety of smaller retail and service- commercial uses including restaurants, an ice cream parlor, liquor store, beauty supply store and furniture store.
- B. History: The subject property was retained in the C-S-C Zone by the adoption of a sectional map amendment in 1993.
- C. Master Plan Recommendation: The property is located in Planning Area 70, which is addressed by the Glenn Dale-Seabrook-Lanham and Vicinity Master Plan (1993). The master plan recommends a village activity center at this location. The westernmost part of the shopping center parcel on which this site is located is addressed by the 1990 Langley Park-College Park-Greenbelt Master Plan, which also recommends retail commercial uses.
- D. Request: The applicant requests approval of a special exception to permit a motor vehicle rental business in an integrated shopping center in the C-S-C Zone. The proposed site plan indicates that a maximum of 10 rental trucks are proposed to be displayed in an area to the rear of the Packaging Store. The operation will be limited to vehicles ranging in size from 10,000 pounds with a length of 10 feet, to 20,000 pounds with a length of 20 feet. Once a customer has completed the business transaction in the store, he or she will be directed to the rear of the building. A lock box attached to the rear of the building will allow customers to return the trucks to this area and turn in the keys. No maintenance of the vehicles is to take place at this site.
- E. Neighborhood and Surrounding Uses: The neighborhood in this case is defined as that area bounded by:

North●MD 193 and the Goddard Space Center

Southeast●Good Luck Road

West●Cipriano Road

The neighborhood is characterized by residential development, several schools and other institutional uses, and the subject shopping center. The shopping center is surrounded by the following uses:

North●Goddard Space Flight Center in the O-S Zone.

East●An open space parcel and a residential subdivision.

South●An American Legion private club, a church, and single-family detached residential uses in the R-80 Zone.

West●Townhouse residential development in the R-T Zone.

F. Specific Special Exception Requirements:

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;**

The display area is located on an asphalt paved surface.

- (2) **The gross weight of trucks shall not exceed twenty thousand (20,000) pounds each;**

By letter dated March 22, 2001, the applicant agrees to this requirement. Note Number 18 on the proposed site plan also reflects this requirement.

- (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-(6) 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.**

A buffer area to the rear of the shopping center includes a row of white pine trees at the location of the proposed special exception. The effect of this wooded buffer is extended by the presence of undeveloped and wooded open space, which intervenes between the shopping center and the single-family detached subdivision to the east. This open space is designated as such by Preliminary Plan 4-80121, and will remain as open space in perpetuity. This provides a wooded buffer about 70 feet in width, thereby effectively screening the parking area. Therefore, the addition of a fence is not needed or recommended.

- (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;**

The truck rental use appears to be in operation and this special exception is apparently requested to validate this use.

- (2) **Off-street parking for the use shall be provided in addition to the off-street parking required for the other business.**

The proposed parking schedule erroneously assumes that parking for this use is included within the integrated shopping center. Moreover, the parking spaces on the proposed special exception site plan show that 25 spaces previously located to the rear of the building along the eastern property line are no longer available,

reducing the total parking spaces available to the center from 674 to 649. The integrated center requires 586 spaces, and one additional space is required for the proposed truck display area, which measures 2,000 square feet. Therefore, the introduction of the special exception use does affect the parking computation, but leaves ample parking (62 spaces above the total requirements) for the shopping center. The proposed site plan should be revised to reflect this parking data.

G. Landscape Manual Requirements: The landscape plan was reviewed by the Urban Design Section. The proposed use is exempt from the requirements of the Landscape Manual due to the fact that no additional gross floor area is proposed.

H. Zone Standards: There are no new buildings or structures proposed. The plan conforms to the setback and height requirements of the C-S-C Zone.

I. Sign Regulations: There are no new signs proposed for the center or its tenants.

J. 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 general purposes of the Zoning Ordinance are summarized in the first general purpose: **To protect and promote the health, safety, morals, comfort, convenience and welfare of the present and future inhabitants of the county.** The proposed use and site plan serve these purposes. They will have minimal impact on the existing shopping center or surrounding development, while providing a service to the community at large. The display of the vehicles will be to the rear of the retail building and therefore unnoticeable to the shopping center clients. The display area is further screened from view of any adjoining uses by the presence of on-site landscaping and an intervening open space parcel.

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

The proposed use meets or exceeds all requirements of the Zoning Ordinance including both specific special exception requirements and standards of the C-S-C Zone.

(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.

As noted previously, the master plan recommends retail commercial uses for the site. The proposed use will change only slightly the makeup of retail and service-commercial uses already located in the center and will have no impact on the integrity of the master plan.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.

The proposed use will have no adverse effects on the surrounding community. It is adequately buffered from both the surrounding properties and the activities of the shopping center. Access to this portion of the shopping center is separated from the flow of traffic within the center and completely screened from view. The applicant does not propose to maintain or service the vehicles on the subject site and a note to that effect shall be added to the site plan.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The effect of the proposed use will be negligible on the surrounding community. It will be virtually invisible to the patrons of the shopping center and the nearby residential community due to intervening buffers and landscaping.

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

The proposed site plan is exempt from the requirements of a Tree Conservation Plan because no new development is proposed.

CONCLUSION:

Staff recommends approval of the proposed use, finding it to be appropriate at this location. Also, conditions are recommended to ensure compliance with the regulations of the Zoning Ordinance and to enhance compatibility with surrounding land uses. Prior to the issuance of permits, the site plan shall be revised to include the following:

1. A revised parking schedule in accordance with the findings of Section F(b)(2) of the Technical Staff Report;
2. A note indicating that all maintenance and servicing of the rental vehicles shall take place offsite; and
3. A note to prohibit the parking of rental trucks in the main parking lot, adjoining the front entrances of the commercial buildings in the shopping center.