

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 4416 & 4417

Application	General Data
Project Name: Shirtan Center	Date Accepted: 5/7/01
Location: North side of Piscataway Road approximately 152 feet east of Absher Lane, known as 9127 Piscataway Road.	
Applicant: The Gott Company John M. Gott, Jr., President P.O. Box 540 Prince Frederick, Maryland 20678-0540	
	Planning Board Action Limit: N/A
	Tax Map & Grid: 116 C-3
	Plan Acreage: 0.4591 Acres
	Zone: C-S-C
	Dwelling Units: N/A
	Square Footage: 1,092 sq. ft.
	Planning Area: 81A
	Council District: 08
	Municipality: None
	200-Scale Base Map: 212SE6

Purpose of Application		Notice Dates	
<u>SE-4416:</u> Vehicle and trailer rental display in accordance with Sections 27-417 & 27-317. <u>SE-4417:</u> Vehicle, mobile home, or camping trailer repair and service station in accordance with Sections 27-461(b)(1)(B) & 27-317.		Adjoining Property Owners: 5-15-01 (CB-15-1998)	
		Previous Parties of Record: None (CB-13-1997)	
		Sign(s) Posted on Site: N/A	
		Variance(s): Adjoining Property Owners: N/A	
Staff Recommendation		Staff Reviewer Jimi Jones	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 2, 2002

TECHNICAL STAFF REPORT:

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

VIA: Arie Stouten, Zoning Supervisor

FROM: Jimi Jones, Planning Coordinator

SUBJECT: **Special Exception Application No. 4416 & 4417**

REQUEST: **SE-4416; Vehicle & trailer rental display**
SE-4417; Vehicle, mobile home, or camping trailer repair & service station

RECOMMENDATION: **SE-4416; APPROVAL, with conditions**
SE-4417; 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 a triangular-shaped parcel located on the north side of Piscataway Road (MD 223) between Absher Lane to the west and Old Branch Avenue to the east. The property is developed with a one-story glass and block building and asphalt parking area.
- B. Master Plan Recommendation: The 1993 *Subregion V Master Plan* recommends commercial land use for the subject property.
- C. Request: Special Exception Application SE-4416 was filed to permit the applicant to operate a vehicle rental business and display rental vehicles. The applicant has also filed SE-4417 for a vehicle repair and service facility.
- D. Neighborhood and Surrounding Uses: The property is surrounded by the following uses:
- North: Parking lot for an adjacent office building in the C-S-C Zone, water tower and townhouses in the R-T Zone.
- East: Laundromat, gas station, church and 7-Eleven store in the C-S-C Zone.
- South: Across Piscataway Road, American Legion Post 259, Miller's Athletic Field and a fitness center in the C-S-C Zone.
- West: Office buildings in the C-S-C Zone and townhouses farther west in the R-T Zone.
- The neighborhood is defined by the following boundaries:
- North: Kirby Road
- East: Branch Avenue
- South: Piscataway Road
- West: Temple Hill Road
- The neighborhood contains a mixture of commercial and residential uses.
- E. Specific Special Exception Requirements:
- SE-4416: Section 27-417 provides the following specific requirements for vehicle 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)

The site plan demonstrates compliance with this requirement. The plan indicates that the outdoor display area comprises 4,702± square feet. This area is covered with a bituminous pavement which is resistant to erosion and is generally free of dust.

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

The applicant intends to use the rental display for the rental of automobiles and light trucks. The gross weight of light trucks is generally less than 20,000 pounds.

- (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.**

The subject property is surrounded by commercial and office uses. None of the adjoining property includes existing or proposed residential development.

- (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.**

The proposed rental use that is the subject of this application is not being proposed in conjunction with another use. There is, however, a pending special exception application (SE-4417) for a vehicle repair and service station use on the property. The applicant has filed this special exception application and the vehicle repair and service station special exception application as alternate uses, not as uses that would operate in conjunction with each other.

- (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**

The site plan indicates that the total area of the property is 20,297± square feet and the proposed display area for rental purposes is 4,702± square feet. Accordingly, the display area is 23.16 percent of the net lot area.

(2) The display shall be set back at least thirty (30) feet from the street line.

The ultimate street right-of-way (ROW) line was widened during the 1993 *Subregion V Master Plan* process which recommended that Piscataway Road be upgraded to an arterial highway. The ROW was widened to 120 feet to accommodate the ultimate road alignment. As a result of this new alignment, the ROW extends 20 feet farther onto the subject property than shown on the site plan. The applicant must relocate the proposed display area to meet the 30-foot setback requirement.

SE-4417: Section 27-461(b)(1)(B), footnote 19, provides the following requirements for a vehicle repair and service facility:

- A. **The relocation of such uses, provided the last site on which the use was located was in the I-1 Zone, not more than three (3) miles from the subject property, is currently used by a public entity for a mass transit facility, and was acquired prior to June 1, 1993; or**
- B. **A property of 15,000 to 20,000 square feet, formerly the site of a full-service gas station, abutting on at least one side property in the C-S-C Zone, limited to repair of vehicles with a maximum gross vehicle weight of 17,000 pounds.**

The applicant satisfies requirement B and does not propose to relocate the use as provided under footnote 19 A. The subject property comprises 19,877± square feet and is surrounded on three sides by property in the C-S-C Zone. In 1966, a special exception (SE-1368) was granted for the purpose of operating a gas station. The gas station operated from 1966 until 1992 and dispensed primarily Phillips-brand petroleum products. The existing building was constructed as a full-service gas station. The building includes an office and three vehicle repair and service bays with concrete slab floors. The building is typical of the full-service gas stations built in the 1950s and early 1960s. During the time that gas was being provided on the property, vehicle repairs and services were also being conducted as part of the full-service gas station operation. In 1992, the operation of the gas station ceased and the underground storage tanks and fuel-dispensing pumps were removed. Regarding the maximum allowable gross vehicle weight, the three vehicle repair and service bays are designed and intended for automobiles and light trucks. Accordingly, the applicant submits that a 17,000 pound maximum weight limit is consistent with the capacity of the facility and the use that he proposes.

- F. Parking Regulations: The Permit Review Section, in a memo dated May 10, 2001, notes several issues:

1. “Previously approved permits demonstrate the parking spaces at 10 feet by 20 feet in size. The site plan must be revised accordingly.”

The site plan for the previous permit (9596-88U) was for a gas station. This site plan shows 9 parking spaces at the old parking space dimension standard of 200 square feet (10 feet x 20 feet). The applicant is proposing new uses that do not require more parking than the previous use. Pursuant to Section 27-584(a)(3), the applicant is exempt from current parking standards and may continue to use the previous standard for these new uses, provided a greater number of parking spaces is not required. The applicant shows parking spaces at 9.5 feet x 19 feet, which is the current size requirement. The applicant may re-stripe the parking area with 9.5-feet x 19-feet spaces as long as the number of spaces do not exceed nine as approved on the original 1988 permit.

The subject property is also impacted by the ultimate right-of-way for Piscataway Road. The 1993 *Subregion V Master Plan* upgraded Piscataway Road to an arterial highway. The ROW was widened to 120 feet to accommodate the ultimate road alignment. As a result of this new alignment, the ROW extends 20 feet farther onto the subject property than shown on the site plan. The site plan must be revised to correctly show the new ROW and the parking and display areas for the proposed uses must be redesigned.

- (1) “The square footage of the building equals 1,972 square feet. However, the parking schedule is based on 500 square feet. Parking must be provided for the entire building.”

The parking schedule suggests that only 587 square feet of the existing building (the actual size of the building is 2,043 square feet) will be used for the rental office. If the remainder of the building will be used, the site plan must indicate the use and the appropriate parking standard.

- (1) “If this use is a totally separate business (not in connection with any other business), it shall be subject to the following:
 - a. “The area devoted to rental purposes shall not be more than sixty percent (60%) of the net lot area.
 - a. “The display shall be set back at least thirty (30) feet from the street line. The site plan submitted does not clearly demonstrate compliance. However, I am not sure if the above is subject since there appears to be a companion Special Exception 4417?”

The proposed vehicle rental use will operate as a separate business in accordance with Section 27-417(c). The site plan demonstrates compliance with this section.

4. “A loading space is required for all services over 2,000 square feet. The notes on the site plan state that one has been provided, however, it is not shown on the site plan. In order for the loading space to maintain its grandfather status, it must be shown at 15 feet by 25 feet in size.”

The discussion in comment number 1 above also applies to the loading space. The loading space may be shown at the current standard of 12 feet by 33 feet.

4. “Special Exception site plans 4416 and 4417 do not match one another. Are both uses going to operate on the property? If so, the parking schedules must be revised to demonstrate such.”

The applicant submits that both uses will not operate on the property.

- G. Landscape Manual Requirements: The proposed use does not require the construction, enlargement or expansion of a building and is therefore exempt from the *Landscape Manual* in accordance with Section 27-328.02.
- H. Zone Standards: No variances from C-S-C Zone requirements are required.
- I. Sign Regulations: The site plan shows an existing 18.5-foot-high, freestanding sign located four feet from the street line. Freestanding signs must be at least 10 feet behind the street right-of-way. The sign must either be relocated to meet the setback requirement, or a Departure from Sign Design Standards must be approved.
- J. Required Findings:

SE-4416:

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 proposed vehicle rental and display use and site plan, generally, are in harmony with the purposes of the Zoning Ordinance. The 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 proposed use will serve citizens in need of rental vehicles.

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

With conditions of approval requiring that the site plan be revised to show the correct location of the ROW and that the parking and display areas be redesigned to accommodate the new ROW, the proposed use will be in conformance with all applicable requirements of the Zoning Ordinance.

- (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.**

The Community Planning Division, in a memo dated August 8, 2001, submits the following comments:

“DETERMINATIONS

- 8 - SE-4416 and SE-4417

- “• As proposed, redevelopment of this site for Vehicle and Trailer Rental Display of vehicles of up to 20,000 pounds appears to include a full range of automobiles and medium to large trucks. A truck rental business at this location is not consistent with master plan recommendations for community-oriented commercial businesses. Such businesses should be located in or near areas more specifically oriented to service commercial or industrial uses.
- “• Vehicle and Trailer Rental Display oriented to automobiles, SUVs or light trucks may be compatible with the master plan’s land use recommendations, if sensitively designed and adequately buffered. The addition of landscaping, parking area screening or fencing, and more restrictive vehicle size limits would comply with master plan recommendations.

“BACKGROUND

“Location: North side of Piscataway Road at 9127, west of Old Branch Avenue in Clinton.

“Size: 0.4563 acre.

“Existing Uses: One-story, block and glass building formerly used as a gasoline service station.

“Proposal: Vehicle and Trailer Rental Display per Section 27-417.

“2000 Interim General Plan: Developed Tier

“MASTER PLAN AND SMA

“Master Plan: The 1993 *Master Plan for Subregion V*.

- “Planning Area/Community: 81A/Clinton.
- “Land Use Recommendation: Commercial; Clinton Village Activity Center.
- “Environmental: There are no issues at this location identified in the master plan.
- “Historic Resources: There are no historic resources on or adjacent to this site.
- “Transportation: Piscataway Road (MD223) is identified as a 4-6 lane arterial road along the frontage of this property.
- “Public Facilities: There are no public facilities planned at this location.
- “Parks & Trails: There are no parks or trails proposed on or near this property.

“SMA/Zoning: The 1993 *Subregion V SMA* classified this property in the C-S-C Zone.

“PLANNING ISSUES

“Will the proposed use substantially impair the integrity of any validly approved master plan...or the *General Plan*?

“The subject property is located in the western portion of an area designated by the master plan as the *Clinton Village Activity Center*, page 72. *“This center is a sprawling, crossroads local commercial area at Woodyard Road and Old Branch Avenue. The major commercial anchor store is a freestanding Safeway grocery store, but the area includes virtually all the land use elements sought for a large village activity center: stores (grocery, restaurants, liquor, apparel, gasoline stations), offices, public uses (churches, schools, post office, fire station, historic site), and higher density residential (townhouses and small lot single-family homes). Developed in an incremental pattern of many years by a multitude of land owners and divided by the road system, the land uses pattern is poorly integrated. At present, it is primarily vehicle oriented with every trip utilizing the main highways: shared access and/or additions to the local road pattern should be investigated. A detailed planning project should be prepared to identify design goals, concepts and guidelines that can be used as a reference by both public and private sectors during building rehabilitation, in-fill construction, and for public right-of-way improvement projects.*

‘Development issues include:

4. *Establishing a visual design theme to give the area more identity*
5. *Identifying and establishing better vehicle and pedestrian linkages between uses in the area.*
6. *Residential development around the established center should be emphasized to retain the local commercial character that still exist at this end of the commercial corridor.’*

“The grocery store anchor referenced in the discussion above, located at Old Branch Avenue west of the subject application, has been relocated as a much larger store in the Clinton Crossing Center, about a mile to the east. The former store is now a large church. Otherwise, the area remains essentially the same as it was when the master plan was approved in 1993. As yet, no planning projects have been conducted to address design and circulation issues in this area, nor are any planned in the foreseeable future.

“The recommendations of the master plan have not been implemented for this area. It remains a haphazardly developed concentration of retail and service commercial uses. In this context, redevelopment of a building previously used as a gasoline station at the edge of this recommended ‘village activity center’ as a Vehicle and Trailer Rental Display business may conform with land use recommendations of the master plan if carefully designed and oriented to serving the community as a local retail business, similar to the service provided by the former gasoline station. A Vehicle and Trailer Rental Display business can be an attractive commercial use if it is aesthetically designed and landscaped, limits rental of vehicles to automobiles or light trucks rather than large commercial vehicles, and does not add security fencing that gives the area an industrial look. From the information provided, it is difficult to determine whether the use will appear to be a commercial establishment in keeping with the master plan or an industrial use not in keeping with the plan.

“For this use to be in keeping with the intent of the approved master plan, attention needs to be paid to design issues. Relevant guidelines for commercial development in the master plan text (p.63-64) include:

- “3. *Facades, architectural screening (walls, fences, parapets, etc.) and a unified landscape treatment should be consistent and help create an identifiable activity center.*
- “4. *The design of commercial areas as they are developed, renewed, or expanded should be subject to aesthetic as well as functional design review criteria and, where possible, should include open space such as parks, malls, plazas, and similar areas. Natural amenities should be preserved and incorporated into the design of commercial facilities, where feasible.*
- “5. *Business proprietors and property owners should be encouraged to make necessary improvement to their properties to maintain an aesthetically pleasing environment.*
- “10. *Innovative design and/or ample landscaping should be used within and around new, renewed and/or expanding commercial areas, to enhance the aesthetic qualities of the areas and to break up the otherwise monotonous, barren look of parking areas.*

“Gross vehicle weight of 20,000 pounds.

“Most cars, SUVs and light trucks weigh between 2,000 and 6,000 pounds. Exactly what kinds of vehicles or trailers are included in the weight limit of up to 20,000 pounds? Step-vans and medium size trucks, truck campers, self-powered campers, semi-truck cab units? These questions are important to determine the compatibility of the proposed use in this community retail and office commercial area.

“As proposed, redevelopment of this site for Vehicle and Trailer Rental Display appears to include a full range of automobiles and medium to large trucks. A truck rental business at this location is not consistent with master plan recommendations for community-oriented commercial businesses or with the purposes of the C-S-C Zone. Such businesses should be located in or near areas more specifically oriented to service commercial or industrial uses, such as land zoned C-M. Miscellaneous-commercial and heavy service commercial/industrial uses are planned and zoned at numerous other locations in this planning area. Were these vehicles to be sold instead of rented, the numbers and types of vehicle which would be permitted on the sales lot would be evaluated on a case-by-case basis taking into account the gross weights of the vehicles, their sizes, and the types of vehicles to be sold, e.g. commercial, industrial, earth-moving equipment, passenger, or other vehicle type. (Sec. 27-417.02). This seems to be a minor distinction.

“Landscaping and site design

“The applicant indicates (justification page 5) that this proposal is exempt from any requirements for landscaping per Section 27-328.02, and none have been proposed. This is clearly contrary to the objectives and guidelines of the 1993 *Subregion V Master Plan* to improve the appearance of this commercial area as properties are developed and redeveloped. Simply reinstating a vehicular land use (minus the retail element of gasoline sales) perpetuates, perhaps even compounds, the situation that the master plan seeks to improve. Thus, it could be argued that approval of this special exception as proposed *would impair* achieving certain aspects of the master plan for this commercial area.

“Ordinance Section 27-328.02 goes on to state that: ‘. . . the District Council may require additional landscaping, screening or buffering if it determines that the amount required by the *Landscape Manual* is insufficient to adequately protect adjacent uses.’ Given that no landscaping appears to be required for this site, that should be considered insufficient pursuant to the recommendations of the master plan.

“SUMMARY

- “The 1993 *Subregion V Master Plan* recommends commercial land use for the subject property, which is at the edge of a recommended “village activity center” for Clinton.
- “The commercial area including this property was classified in the C-S-C Zone due to the community retail and service orientation recommended by the master plan.
- “The commercial area including the subject property was specifically identified as needing further planning studies to address visual design, vehicle and pedestrian access and linkages, and adjoining residential development. No additional planning studies have been conducted to date.

“CONCLUSIONS

“In order to find that this special exception application will not impair the integrity of the master plan, the District Council should consider requiring:

- “Some landscaping along the frontage of Piscataway Road.

- “Landscaping, buffering or fencing along the property lines where vehicles will be stored or on display until they are rented.
- “A limitation on the numbers and types of vehicles to be displayed for rental purposes based on a determination of compatibility within the commercial activity center taking into account the gross weight, size and type of vehicles.”

With respect to the issue regarding vehicle weight, the applicant notes that the vehicle rental business would consist of cars and light trucks. Light trucks such as the Dodge Ram or Ford “F” series trucks range in weight from about 6,000 to 10,000 pounds. A condition of approval is recommended requiring that the gross vehicle weight (GVW) of vehicles not exceed 10,000 pounds. Staff further believes that landscaping should be required as follows:

1. A minimum of six evergreen trees at a height of six to eight feet shall be placed in the grass strip along the western property line.
2. A minimum of five shrubs such as Dwarf Japanese Holly or Siberian Dogwood shall be placed in the strip between the two existing driveways on Piscataway Road.

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

The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area. The Transportation Planning Section, in a memo dated November 8, 2001, notes that the proposed use does not create significant traffic impacts.

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

The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The proposed rental business will not create any intrusion into the neighborhood by reason of noise, glare or light.

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

The site is not subject to the provisions of the Woodland Conservation Ordinance requirements because it is less than 40,000 square feet in size, contains less than 10,000 square feet of woodlands, and does not have a previously approved Tree Conservation Plan.

SE-4417:

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 proposed vehicle repair and service facility use and site plan, generally, are in harmony with the purposes of the Zoning Ordinance. The 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 proposed vehicle repair facility will provide a convenient service to motorists, especially those in nearby residential areas.

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

With conditions of approval requiring that the site plan be revised to show the correct location of the ROW and that the parking area be redesigned to accommodate the new ROW, the proposed use will be in conformance with all applicable requirements of the Zoning Ordinance.

(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.

The proposed use will not substantially impair the integrity of the 1993 *Master Plan for Subregion V*, which recommends commercial use for the subject property. As pointed out by the Community Planning Division, in a memo dated July 6, 2001, due to Master Plan design guidelines, some landscaping on the property would be appropriate. In addition, to ensure compatibility with the type of development envisioned by the plan, a restriction on the size of vehicles that are serviced would also be appropriate. Therefore, if this application is approved, a condition of approval is recommended requiring that the gross vehicle weight (GVW) of vehicles not exceed 10,000 pounds GVW. Staff further believes that landscaping should be required as follows:

1. A minimum of six evergreen trees at a height of six to eight feet shall be placed in the grass strip along the western property line.
2. A minimum of five shrubs such as Dwarf Japanese Holly or Siberian Dogwood shall be placed in the strip between the two existing driveways on Piscataway Road.

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

The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area. The Transportation Planning Section, in a memo dated November 8, 2001, notes that the proposed use does not create significant traffic impacts.

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

The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The proposed rental business will not create any intrusion into the neighborhood by reason of noise, glare or light.

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

The site is not subject to the provisions of the Woodland Conservation Ordinance requirements because it is less than 40,000 square feet in size, contains less than 10,000 square feet of woodlands and does not have a previously approved Tree Conservation Plan.

CONCLUSION:

The applicant has demonstrated that the proposed use would generally meet the applicable requirements for both the vehicle rental use (SE-4416) and the vehicle repair and service facility (SE-4417). The applicant submits that both uses will not operate on the property. These applications give the applicant alternatives as to the type of use for the property. Staff therefore recommends APPROVAL of SE-4416 subject to the following conditions:

1. The subject use shall not operate in conjunction with a vehicle repair and service facility.
2. The site plan shall be revised as follows:
 - a. Provide the correct location of the right-of-way for Piscataway Road and redesign the parking and display areas to accommodate the new right-of-way.
 - b. A minimum of six evergreen trees at a height of six to eight feet shall be placed in the grass strip along the western property line.
 - c. A minimum of five shrubs such as Dwarf Japanese Holly or Siberian Dogwood shall be placed in the strip between the two existing driveways on Piscataway Road.
3. The gross vehicle weight (GVW) of rental vehicles shall not exceed 10,000 pounds.

Staff further recommends APPROVAL of SE-4417, subject to the following conditions:

1. The subject use shall not operate in conjunction with a vehicle rental business.
2. The site plan shall be revised as follows:
 - a. Provide the correct location of the right-of-way for Piscataway Road and redesign the parking and display areas to accommodate the new right-of-way.
 - b. A minimum of six evergreen trees at a height of six to eight feet shall be placed in the grass strip along the western property line.
 - c. A minimum of five shrubs such as Dwarf Japanese Holly or Siberian Dogwood shall be placed in the strip between the two existing driveways on Piscataway Road.

3. The gross vehicle weight (GVW) of vehicles to be repaired shall not exceed 10,000 pounds.