

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 4430

Application	General Data
Project Name: Snyder Property Location: South side of Marlboro Pike approximately 313 feet east of Glacier Avenue, known as 4911 Marlboro Pike. Applicant: Morteza Fereshtevadi 418 New York Avenue, N.W. Washington, D.C. 20001	Date Accepted 7/27/01
	Planning Board Action Limit N/A
	Tax Map & Grid 072 E-3
	Plan Acreage 0.32 Acre
	Zone C-S-C
	Dwelling Units N/A
	Square Footage 1,489
	Planning Area 75A
	Council District 07
	Municipality None
	200-Scale Base Map 202SE4

Purpose of Application	Notice Dates
Vehicle parts and tire store (including installation)	Adjoining Property Owners (CB-15-1998) 8-20-01
	Previous Parties of Record (CB-13-1997) None
	Sign(s) Posted on Site N/A
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	Staff Reviewer
APPROVAL	Jimi Jones
APPROVAL WITH CONDITIONS	
DISAPPROVAL	
DISCUSSION	
	X

February 28, 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. 4430**

REQUEST: **Vehicle parts and tire store with installation**

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 property is located on the south side of Marlboro Pike, approximately 313.15 feet east of its intersection with Glacier Avenue. The property is triangularly shaped and comprises approximately 0.32 acre of land. The property is developed with a 1,489-square-foot building that was in use at one time as a service station. Currently, a vehicle audio store occupies the subject property.
- B. History: The 1986 *Suitland-District Heights and Vicinity Sectional Map Amendment* retained the property in the C-S-C Zone. The property was previously developed with an Amoco service station pursuant to SE-2095. The service station use was abandoned and the pumps and underground storage tanks were removed in accordance with Section 27-358 of the Zoning Ordinance.
- C. Master Plan Recommendation: The 1985 *Approved Master Plan for Suitland-District Heights and Vicinity* recommends commercial-retail development for the property.
- D. Request: The applicant is proposing to use the property for a vehicle parts store with installation. The use would operate from an existing 1,489-square-foot building that formerly was a gas station. A vehicle parts store with installation requires the approval of a special exception in the C-S-C Zone.
- E. Neighborhood and Surrounding Uses: The neighborhood is generally defined by the following boundaries:

North: Marlboro Pike
East: Brooks Drive
South: Pennsylvania Avenue
West: Southern Avenue

The property is surrounded by the following uses:

North: Across Marlboro Pike is a pawn shop and vehicle repair uses in the C-S-C Zone and single-family detached homes farther north in the R-55 Zone.

East: A car wash in the C-M Zone, a single-family detached home and single-family attached homes in the R-T Zone.

South: Across a public alley are single-family detached homes in the R-55 Zone.

West: A gas station in the C-M Zone and small grocery store in the C-S-C Zone.

The neighborhood is dominated by a mixture of residential uses. Commercial uses are scattered along the northern boundary of the neighborhood.

- F. Specific Special Exception Requirements: Section 27-417.01 provides the following specific requirements for a vehicle parts and tire store:

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

The applicant provides that all sales and installation operations will be conducted within the existing building on the property. As noted earlier, the existing building

was used as part of a service station that previously occupied the property. The applicant is proposing to use the existing service bays for all installations.

- (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**

The applicant submits that the installation of automobile parts will occur on the same day the part is purchased and the vehicle is brought in for the installation. There will be no overnight storage of vehicles on the property.

- (3) **The demolition or junking of motor vehicles is prohibited.**

The subject application does not include the demolition or junking of motor vehicles. The applicant provides that no heavy repairs will be performed on the property and, therefore, wrecked or junked vehicles will not be brought to the property.

- G. Parking Regulations: **Section 27-568 of the Zoning Ordinance requires a total of six parking spaces for the proposed use.** The site plan shows that six parking spaces will be provided.
- H. Landscape Manual Requirements: The applicant is not proposing the construction, enlargement or expansion of a building. Therefore, the proposal is not subject to the requirements of the *Landscape Manual*. However, staff notes a dumpster, which is a commonly used piece of equipment for such a use, is not shown on the site plan. If the applicant does intend to use a dumpster or similar trash collection equipment, it must be shown on the site plan and screened in accordance with Section 4.4 of the *Landscape Manual*.
- I. Zone Standards: The site plan conforms to all development standards of the C-S-C Zone.
- J. Sign Regulations: The site plan indicates that an existing 16-foot-high freestanding sign will be replaced with a 25-foot-high freestanding sign. The maximum permitted height for a freestanding sign in the C-S-C Zone is 25 feet. No information is provided (or required at this time) regarding the size of the sign. This information is submitted when an application is filed for a sign permit. The sign will be relocated out of the right-of-way for Marlboro Pike. The site plan also shows three additional signs within the right-of-way. Section 27-614(d) permits only one freestanding sign for a use in the C-S-C Zone. These signs must be removed or a departure from sign design standards must be obtained.
- 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.**

The proposed use and site plan are in harmony with the purposes of the Zoning Ordinance. 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 proposed use is consistent with the type of vehicle-related use that formerly occupied the property. In addition, given the close proximity of vehicle repair facilities in the area, the subject property is a logical location for vehicle parts store and therefore promotes a compatible relationship with adjacent uses.

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

With the recommended conditions of approval, the proposed use is in conformance with all the applicable requirements and regulations 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 Master Plan, the General Plan.**

The proposed use will not substantially impair the integrity of the 1985 Approved Master Plan for Suitland-District Heights and Vicinity. Staff notes that the property has historically been a vehicle-service-related use and strict conformance with the Master Plan is not required. The vehicle parts store combined both retail sale of parts and vehicle service. This use will not, therefore, impair the retail commercial- recommendation of the 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 not adversely affect the health, safety or welfare of residents or workers in the area. The Transportation Planning Section, in a memorandum dated October 2, 2001, found no significant transportation impacts that would result from the approval of this application.

- (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. Essentially, this application proposes the substitution of one automobile-related use for another. Nothing in the record for this case suggests that this use would be detrimental to the use or development of adjacent properties or the general neighborhood.

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

The subject site has less than 10,000 square feet of existing woodland and a gross tract area of less than 40,000 square feet and therefore is exempt from the Wood land Conservation Ordinance.

CONCLUSION:

Based on the preceding analysis and findings, staff recommends APPROVAL of SE-4430, subject to the following conditions:

1. If the applicant intends to use a dumpster or similar trash collection equipment, it must be

shown on the site plan and screened in accordance with Section 4.4 of the *Landscape Manual*.

2. The site plan shows three existing signs within the right-of-way. These signs must be removed or a departure from sign design standards must be obtained.