



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

SPECIAL EXCEPTION

SE-4537

Application	General Data
Project Name: Fleet Reserve Branch 67 Location: South side of Eastern Avenue, approximately 168 feet east of Suitland Road and the east side of Suitland Road, approximately 114 feet south of Eastern Lane. Applicant/Address: Branch 67 Fleet Reserve, Inc. 5006 Suitland Road Suitland, MD 20746	Date Accepted: 7/22/2005
	Planning Board Action Limit: NA
	Plan Acreage: 0.98
	Zone: R-55
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 75A
	Tier: Developed
	Council District: 7
	Municipality: NA
	200-Scale Base Map: 204SE05

Purpose of Application	Notice Dates
Private Club	Adjoining Property Owners Previous Parties of Record Registered Associations: 4/25/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

Staff Recommendation		Staff Reviewer: Teri Bond	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 25, 2006

TECHNICAL STAFF REPORT:

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

VIA: Jimi Jones, Acting Zoning Supervisor

FROM: Teri Bond, Planner Coordinator

SUBJECT: **Special Exception Application No. 4537**

REQUEST: **Approval of Private Club in the R-55 Zone**

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 consists of approximately 3.10 acres and is located on the eastern side of Suitland Road south of Eastern Lane. The property is currently utilized as a private club and contains a 2,100-square-foot, two-story frame house, fronting Suitland Road and an accessory block garage. The rear portion of the site is currently undeveloped and is mostly wooded.

B. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	R-55	R-55
Use(s)	Private Club	Private Club
Acreage	3.10 acres	.98 acres

Other Development Data: The site is legally described as part of Lot 38 of the Old Suitland Subdivision, Prince George's County Tax Map 80 (Grid F4).

- C. History:** The 1986 adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B, rezoned a portion of the property from the R-R Zone to the R-55 and retained the R-55 Zone for the remainder.

This site is also within the adopted Suitland Mixed-Use Town Center Development Plan. This Zoning Map Amendment is anticipated to be approved the County Council in February 2006.

The District Council approved SE-3167 for the existing private club for this site on October 22, 1979. The special exception was approved with the existing two-story frame house to be utilized as a private club with no outdoor activities. The site plan also showed a parking lot with approximately 37 parking spaces.

- D. Master Plan Recommendation:** The site is located in a designated regional center in the Developed Tier of the 2002 General Plan. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods. The vision for centers is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development.

The 1986 approved Master Plan and adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B, recommended medium suburban residential land use for this site.

- E. Request:** The applicant seeks approval of a special exception for a private club, which would delete the undeveloped rear portion of the existing special exception, SE-3167. The rear portion of the site to be deleted is approximately two acres in size and has never been utilized by the applicant in the operation of its private club, as all club activities take place within the existing two-story house. Other than this change in the land area, the applicant proposes no changes to the existing special exception use with regards to the private club activities.
- F. Neighborhood and Surrounding Uses:** The neighborhood boundaries identified for this application are:

North—Silver Hill Road

West—Suitland Road

South—Regency Parkway

East—Sunset Lane

The uses surrounding the subject property are:

North—A dentist office in the C-S-C Zone is adjacent to the property and across Eastern Lane is the Windsor Crossing residential development consisting of apartments, mid-rise condominium buildings, and a senior housing apartment complex.

East—A strip commercial center across Suitland Road in the C-S-C Zone.

South—Single-family homes in the R-55 Zone on Roman Court and Suitland Road.

West— Single-family homes in the R-55 Zone on Eastern Lane.

G. Specific Special Exception Requirements: Section 27-359. Golf course; private club; nonprofit recreational uses.

- (a) A golf course, private club, community building, or other nonprofit recreational use may be permitted, when it is not publicly owned or operated. Concessions for serving food and refreshments to, and entertainment for, club members and guests, may also be permitted. This special exception does not apply to community swimming pools, golf driving ranges, or miniature golf courses.

This club is a private club that is not publicly owned or operated.

- (b) The subject application is not for a golf course and does not involve property in the V-L or V-M Zones.

This application is not for a golf course and is not in the V-L or V-M Zones.

H. Parking Regulations: The proposed private club use includes a bar, office and recreation space that requires 35 parking spaces. The site plan shows 35 parking spaces, which includes two handicapped parking spaces. The site plan is in conformance with the requirements of Part 11 of the Zoning Ordinance.

I. Landscape Manual Requirements: Section 27-328.02(a) of the Zoning Ordinance requires landscaping for special exceptions, “except for uses which do not require the construction, enlargement, or extension of a building...” Since this application does not involve any new construction or enlargement of the private club use, it is exempt from the requirements of the *Landscape Manual*. The applicant has included schedules for various sections of the *Landscape Manual*, which are not being met and, therefore, should be removed. The applicant has provided a bufferyard along the southern boundary of the property per Section 4.7 of the *Landscape Manual*. Consequently, this schedule should remain on the plan.

- J. Zone Requirements:** The applicant's proposal meets the requirements and regulations for a private club in the R-55 Zone.
- K. Sign Regulations:** No signs have been proposed for this development.
- L. Other Issues:** A review of this application by our subdivision staff determined that there are no subdivision issues with the reduction in the area of the special exception. However, in order for the applicant to sell off the part of Lot 38, which will now be outside of the area of this special exception, a new preliminary plan of subdivision will be required to subdivide Lot 38 into two lots.

This property is also within the proposed Suitland mixed-Use Town Center Zone. The County Council is due to take final action on this rezoning in February 2006. Additional dedication will be necessary to implement the wider sidewalks required in this zone along Suitland Road. The Department of Public Works and Transportation has discussed this dedication with the applicant who has indicated that the dedication will be done at the time of subdivision.

M. 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 primary purposes of the Zoning Ordinance are to protect the public health, safety and welfare; to promote the most beneficial relationship between the uses of land and buildings; and to protect landowners from adverse impacts of adjoining development. This private club has existed since 1979 and has operated compatibly within the community. Since the applicant has been able to confine its activities within the existing building, the need for the additional land that was included in the original application does not appear to be necessary. The applicant has agreed to continue to confine its activities within the existing building to preclude the possibility that any noise emanating from the property may disturb adjoining property owners or users. The parking will continue to be located behind the existing building, which complies with the proposed Suitland M-U-TC design guidelines. The use and site plan proposed in this application are in harmony with the purposes of Subtitle 27.

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

The application has been reviewed by our Permit and Urban Design staff who have determined that the proposed use and accompanying site and landscape plan are in conformance with all 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 Map Plan, the General Plan.

The 1985 approved Master Plan and 1986 adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B, recommended medium suburban residential land use for this site. A private club is permitted in this zone with an approved special exception. A special exception for this private club was approved in 1979 and the 1985 plan recognized the use as a quasi-public use. The

continued use of this site as a private club is consistent with the planned land use pattern and will not substantially impair the integrity of the approved master plan for the area.

As noted by the applicant, the 2002 General Plan designated this area as a regional center. The mix of uses envisioned for centers includes recreational facilities. This private club has provided a recreational and social outlet for members of the Suitland community for over 25 years. The applicant notes in the justification statement that the rear portion of this site will be subdivided to develop in accordance the newly envisioned town center. The private club use helps further the goals of the General Plan and the envisioned mix of uses on the property is intended to help implement the mixed-use town center plan.

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

The private club serves the needs of residents and workers in the area for social and recreational gatherings. It has been a compatible use in the community for some time and its continued operation 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.

No new development is proposed in this application and the existing use has been determined to be compatible with the existing neighborhood. The Environmental Planning section has requested that a copy of the site's stormwater management concept approval letter or approved waiver letter be submitted to ensure that stormwater from the site is being adequately managed. With this submittal, the proposed use will not 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 property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the proposed activity will disturb less than 5,000 square feet of woodland and there are no previously approved tree conservation plans associated with the property. The Environmental Planning Section, Countywide Planning Division, dated June 30, 2005, issued a numbered letter of exemption (E-024-05) from the Ordinance.

CONCLUSION:

Based on the forgoing analysis, staff recommends APPROVAL of SE-4537 subject to the following condition:

Prior to submittal to the Zoning Hearing Examiner, the applicant shall submit its stormwater management concept approval or waiver letter and revise the site plan to delete unnecessary *Landscape Manual* planting schedules.