



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Special Exception

**SE-4675**

Application	General Data	
<b>Project Name:</b> Tires R Us  <b>Location:</b> West side of Kenilworth Avenue (MD 201), approximately 1,670 feet north of East-West Highway (MD 410)  <b>Applicant/Address:</b> Tires R Us 6323 Kenilworth Avenue Riverdale, MD 20737  <b>Property Owner:</b> Africa Women's Health and Social Empowerment Association, LLC 2203 Dunrobin Drive Mitchellville, MD 20721	Planning Board Hearing Date:	09/16/10
	Addendum Report Date:	09/01/10
	Date Accepted:	03/24/10
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.4662
	Zone:	C-S-C
	Gross Floor Area:	2150 sq. ft.
	Lots:	N/A
	Parcels:	N/A
	Planning Area:	68
	Tier:	Developed
	Council District:	03
	Election District	19
	Municipality:	Riverdale Park
	200-Scale Base Map:	207NE05

Purpose of Application	Notice Dates	
This case was reviewed by the Planning Board on July 22, 2010. The Planning Board has scheduled this application for a public hearing on the agenda date of September 16, 2010.  Special Exception for vehicle repair and vehicle parts or tire store with installation facilities in the C-S-C Zone.	Informational Mailing	09/09/09
	Acceptance Mailing:	03/16/10
	Sign Posting Deadline:	08/17/10

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Tom Lockard <b>Phone Number:</b> 301-952-3410 <b>E-mail:</b> Tom.Lockard@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**ADDENDUM TO TECHNICAL STAFF REPORT:**

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

VIA: Jimi Jones, Zoning Supervisor

FROM: Tom Lockard, Planner Coordinator

SUBJECT: **Special Exception Application No. 4675**

REQUEST: **Vehicle repair and vehicle parts or tire store with installation facilities in the C-S-C Zone.**

RECOMMENDATION: **Approval with conditions**

---

NOTE:

This case was reviewed by the Planning Board on July 22, 2010. The Planning Board has scheduled this application for a public hearing on the agenda date of September 16, 2010. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

---

## **BACKGROUND:**

The subject application was before the Prince George's County Planning Board as a review item at their hearing on July 22, 2010. At that time, the Planning Board chose to schedule the case for a public hearing, asking staff to elaborate on the impact of the *Central Kenilworth Avenue Revitalization Study* and how this proposal fits into the study goals and objectives.

## **ANALYSIS:**

The *Central Kenilworth Avenue Revitalization Study* was a joint effort undertaken in 2008 by Community Planning staff of The Maryland-National Capital Park and Planning Commission (M-NCPPC), the Senior Class Design Studio of the University of Maryland Landscape Architecture Program, the Town of Riverdale Park, and the Neighborhood Design Center. The study weighed the constraints and opportunities for revitalizing a section of Kenilworth Avenue (MD 201), south of River Road and north of the Town of Edmonston. The subject property is within the study area.

The 2008 study makes specific recommendations for many of the properties along Kenilworth Avenue as well as general recommendations for the entire area. Much of the study focuses on the potential for revitalizing the shopping centers in the study area: Kenilfair (south of the subject property, beyond Rinaldi's Riverdale Bowl), the Riverdale Plaza area, and the Alamo Shopping Center (both of which are approximately one-half mile to the south, beyond East-West Highway). The study also identifies pedestrian safety and a lack of a consistent streetscape (including landscaping) as negative factors to be addressed. The study shows the subject property as being along a stretch of Kenilworth Avenue which experiences a low level of pedestrian activity.

A referral dated April 20, 2010, from the Community Planning Division (Chadwick to Lockard), suggests that consideration should be given to a potential sidewalk and landscape improvements along the street frontage in keeping with the recommendations of the study. There is some nominal landscaping along Kenilworth Avenue, consistent with that in place for the many years it was used as a gas station. Technically, since the original use as a gas station preceded the requirement for a landscape strip along the streetline, any landscaping within this area is considered voluntary plantings. As noted in the technical staff report, the site is exempt from the requirements of the *Prince George's County Landscape Manual* since no new building or parking area is proposed.

There are three constraints which would make the recommendation for additional landscaping and a sidewalk difficult to implement, two of which are noted in the referral:

1. The area where the sidewalk would be placed is within the master plan right-of-way for Kenilworth Avenue. The applicant would need to receive permission from the District Council to place improvements in that area.
2. That same area is encumbered by a slope easement held by the State Highway Administration (SHA). It precludes the property owner from making changes to the land area under the easement to ensure the structural integrity of the roadway.
3. All but a small portion of the site, as noted in the technical staff report, is within the 100-year floodplain of the Northeast Branch. Changes to the floodplain and the inclusion of additional impervious surface are discouraged.

A referral from the Transportation Planning Section dated May 20, 2010 (Janousek to Lockard) mentioned the need for sidewalks along Kenilworth Avenue, but did not suggest a condition to that effect.

Given the constraints, and in recognition of the study finding that the site is in an area of low pedestrian activity, staff did not recommend the inclusion of additional landscaping or a sidewalk along Kenilworth Avenue.