

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on May 27, 2004, regarding Detailed Site Plan DSP-03088 for Bellefonte, Part of Lot 31, the Planning Board finds:

1. **Request:** The subject application is for approval of a detailed site plan for a contractor’s office with an outdoor storage yard in the I-1 Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Contractor Office with Outdoor Storage	Contractor Office with Outdoor Storage
Acreage	0.39	0.39
Number of lots	1	1
Gross Floor Area of Building (square feet)	1,060	1,060
Building Height (feet)	15.3	15.3

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking	3	3
Of which Handicapped Space	1	1

3. **Location:** The site is in Planning Area 81A, Council District 9. More specifically, it is located on the south side of Poplar Hill Lane, approximately 850 feet northeast of Alexandria Ferry Road.
4. **Surroundings and Use:** The subject property is bounded to the north by Poplar Hill Lane. To the east, west and south of the site are properties in the I-1 Zone. The surrounding properties are all used as contractor’s offices with outside storage yards.
5. **Previous Approvals:** The subject site was originally improved as a single-family detached residence. In 1989, the property was rezoned from the R-R Zone to the I-1 Zone by Zoning Map Amendment Application No. A-9741-C. The site is exempt from the Woodland Conservation Ordinance and the Letter of Exemption was issued on February 27, 2004. The site has also a valid Stormwater Management Concept Approval, #13504-2003-00.

6. **Design Features:** The application proposes to use the existing one-story frame building as a contractor's office and the existing compacted gravel surface located in the rear of the property as an outdoor storage yard to provide parking for trucks, pickups and trailers. The two existing one-story frame sheds in the northeast corner of the rear yard will also be used for storage purposes. An existing gravel surface driveway with varied width leads to a two-car garage and an existing asphalt surface driveway leads to the rear storage yard. An existing six-foot-high board-on-board fence is located along the east side of the site. On the south and west sides of the site, there is a four-foot-high chain-link fence enclosing the property. The application does not propose any building or parking improvements.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance No. 23-1989 (A-9741-C):** Zoning Ordinance No.23-1989 was adopted by the District Council on May 9, 1989, to approve Application No. A-9741-C to rezone approximately 21.19 acres of land, located adjacent to the south side of Andrews Air Force Base, 200 feet east of Old Alexandria Ferry Road, on both sides of Poplar Hill Lane and Delano Road, from the R-R Zone to the I-1 Zone with one condition. The subject site is a portion of the rezoned property. The condition of approval reads:

“Any proposed development of the property shall be subject to detailed site plan review. Particular attention shall be given to buffering and screening of adjacent residential area, noise impacts, and building acoustics.”

Comment: The subject detailed site plan application is for the purpose of fulfilling the above-noted condition. The site is bounded to the north by Poplar Hill Lane and to the east, west and south by properties in the I-1 Zone. All the adjacent properties are used as contractor's offices with outdoor storage yards. Finding 9 of this report has a detailed discussion of the application's compliance with the requirements of the *Landscape Manual* for buffering and screening.

As indicated in memoranda from both the Community Planning Division and the Environmental Planning Section, the subject site is located south of Andrews Air Force Base and is within the 70-to 75-dBA-noise contour associated with the flight path of aircraft. The site is also situated within the limits of Accident Potential Zone I (APZ I) for Andrews Air Force Base. The development of this site as a contractor's office with outdoor storage is consistent with the uses for APZ I according to Table 4-2 (Land-Use Compatibility) of the 1998 Andrews AFB AICUZ Study and the 1993 Subregion V master plan recommendations. According to the referral comments from the Environmental Planning Section, no further action is needed in regarding to noise issues related to this detailed site plan review.

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-473(b), which governs permitted uses in industrial zones. The proposed contractor's office with outside storage is a permitted use in the I-1 Zone.

The total gross tract area of the site is only 0.39 acre. Therefore this application is exempt from the requirements of Footnote 38, which requires a Special Exception for land that is ten acres or greater in size and located within 300 feet of any residentially zoned land and land owned by the Washington Metropolitan Area Transit Authority.

- b. The proposal is also in conformance with the requirements of Section 27-474, Regulations regarding setbacks and green area in industrial zones.

9. ***Landscape Manual:*** The proposed development involves a change of use but no increase in the gross floor area (GFA) of the building. According to Section 1.1, Applicability, of the *Landscape Manual*, the application is exempt from the requirements of Section 4.2 Commercial and Industrial Landscaped Strip Requirements. But the landscape plan provides a ten-foot-wide landscaped strip with two evergreen trees and ten shrubs, along its street frontage.

The application involves a change of use from a less intense (residential) to a more intense use category (contractor's office with outdoor storage) as defined in Section 4.7. The application is subject to Sections 4.3 (b) and 4.7 of the *Landscape Manual*.

- a. Section 4.3 (b), Perimeter Landscape Requirements, requires a minimum five-foot-wide landscaped strip between the parking lot and any adjacent property line for a site over 10,000 square feet that has a parking lot adjacent to a property. The subject site is approximately 17,000 square feet in size and has a parking lot within 30 feet of the adjacent property. A five-foot-wide landscaped strip is required along both the eastern and western property lines in front. The applicant should revise the plan to comply with the requirements of Section 4.3 (b).
- b. The proposed contractor's office with outdoor storage is defined as a high impact use in the *Landscape Manual*. But since the adjacent uses are the same as the proposed use on the subject site, no Section 4.7 bufferyard will be required.

10. **Woodland Conservation Ordinance:** The property is not subject to the provisions of the *Prince George's County Woodland Conservation Ordinance* because the entire site is less than 40,000 square feet in size and does not have a previously approved Tree Conservation Plan. A Tree Conservation Plan (TCP) and a Forest Stand Delineation (FSD) are not required.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated April 15, 2004, the Community Planning Division found that there are no master plan issues with this application because the proposed use is in conformance with

master plan recommendations and is appropriate for this location. However, the community planner noted that in spite of site plan review requirements for development and redevelopment projects in the area, the quality of development and redevelopment is poor. The planner recommends that a comprehensive code enforcement and public street improvement program should be recommended to the County Executive and County Council.

- b. The Transportation Planning Section in a memorandum dated March 12, 2004, offered no comments on this detailed site plan.

In a separate memorandum from the Transportation Planning Section dated April 15, 2004, on detailed site plan review for master plan trail compliance, the trails planner found that there are no master plan trails issues identified in the Adopted and Approved Subregion V Master Plan for the subject application.

- c. In a memorandum (Nordan to Zhang), the Subdivision Section staff found that no subdivision issues are associated with this application.
- d. The Environmental Planning Section in a memorandum dated April 22, 2004, indicated that the proposed use as a contractor's office with outdoor storage is appropriate and is exempt from the Prince George's County Woodland Conservation Ordinance.
- e. The Permit Review Section provided several questions concerning compliance with the requirements of both the Zoning Ordinance and the *Landscape Manual* in a memorandum dated March 11, 2004. The questions have been either answered during the review process or incorporated into the Recommendation Section as a condition of approval.
- f. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated March 11, 2004, the staff noted that the site plan is consistent with approved stormwater management concept plans# 13504-2003.
- g. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.
- h. The subject application was also referred to Andrews Air Force Base. In a memorandum dated May 4, 2004, the Community Planner of Andrews Air Force Base found no significant impact from this application.

- 12. The detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-03088, subject to the following condition:

1. Prior to certificate approval of this detailed site plan, the applicant shall revise the plan and show complete compliance with the requirements of Sections 4.3 (b) of the *Landscape Manual* for the eastern and western property lines in front.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Harley, seconded by Commissioner Eley, with Commissioners Harley, Eley, Vaughns, Squire and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, May 27, 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of June 2004.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator