

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 November 18, 2004, regarding Detailed Site Plan DSP-03090 for Autoville, the Planning Board finds:

1. **Request:** The detailed site plan is for a parking lot used in accordance with Part 11 of the Zoning Ordinance to serve a use in an adjacent commercial zone. In this case, the parking lot will serve the existing Honda dealership along US 1. The Honda dealership does not directly abut the subject site, but can be considered adjacent due to its close proximity to the site. The use is permitted on the site, subject to the general special exception standards in Section 27-317 (a)(1), (4), (5) and (6) of the Zoning Ordinance, and conformance to the recommendations of the sector plan.
2. **Location:** The site is described as Lot 1 and Part of Lot 2, Block E, Autoville, and is located at the northeast corner of Erie Street and Autoville Drive in the City of College Park. The property is located in Subarea 4d (Central Gateway Mixed-Use Area) of the approved College Park US 1 Corridor Sector Plan where detailed site plan review is required in accordance with the Development District Overlay Zone (DDOZ).
3. **Surrounding Uses:** The site is bounded to the west and south by unimproved Autoville Drive and Erie Street, respectively; to the north by an existing auto dealership; and to the east by Barefoot Shoes, a retail store on the residue of Lots 24 and Lot 25, which is property owned by the applicant.
4. **Site Data:**

	EXISTING	PROPOSED
Zone(s)	R-55/DDOZ	R-55/DDOZ
Use(s)	Commercial Parking Lot	Commercial Parking Lot
Acreage	0.6887 ac.	0.6887 ac.
Lots	Lot 1 & Part of 2	Lot 1 & Part of 2
Parcel	0	0
Square Footage/GFA	0	0
Dwelling Units	0	0
Parking Spaces Required:	0	
Parking Spaces Provided:	65	

Required Findings:

5. Conformance to the general special exception standards in Section 27-317 (a)(1), (4), (5) and (6) and recommendations of the sector plan:

(a)(1) *The proposed use and site plan are in harmony with the purpose of this subtitle;*

The purposes of the Zoning Ordinance are contained in Section 27-102 and are as follows:

- “(1) To protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County;
- “(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;
- “(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;
- “(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;
- “(5) To provide adequate light, air, and privacy;
- “(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;
- “(7) To protect the County from fire, flood, panic, and other dangers;
- “(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;
- “(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;
- “(10) To prevent the overcrowding of land;
- “(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;
- “(12) To insure the social and economic stability of all parts of the County;
- “(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;

“(14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and

“(15) To protect and conserve the agricultural industry and natural resources.”

Comment: The parking lot is an interim use for the subject site. The sector plan recommends mixed-use development ultimately for the subarea. The use and site plan are in harmony with the above purposes because the applicant has mitigated the impact of the proposed parking lot on the surrounding community by closing the access point onto Erie Street in order to eliminate potential vehicular conflicts with residential traffic; enclosed the parking compound with a sight-tight, board-on-board fence; provided landscape plantings to further screen the parking lot from the surroundings; provided security lighting with cut-off fixtures to ensure that the lighting does not spill onto adjacent residential neighbors; and provided painted crosswalks to ensure a safe walkway for pedestrians to walk through the parking lot.

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

Comment: The parking lot has been designed to meet all applicable zoning requirements and landscaping has been provided that meets the requirements of the *Landscape Manual*. The parking lot will be screened from adjacent residential development and public streets. Security lighting and painted pedestrian walkways have been provided to ensure a safe route through the parking lot.

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

Comment: The amount of commercial traffic onto Erie Street, a residential street, has been reduced significantly because a previously shown entrance to the parking lot off of Erie Street has been eliminated. Therefore, the impact of the proposed use on the general neighborhood has been significantly reduced. Additionally, the parking lot does not have a visual impact on adjacent residential properties because it will be well screened from the general public with plant material and fencing.

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

In a memorandum dated January 14, 2004 (Metzger to Wagner), the Environmental Planning Section has indicated that the site is exempt from the requirements of the Woodland Conservation Ordinance because the site is less than 40,000 square feet and has less than 10,000 square feet of woodland. A standard letter of exemption (S-277-03) was issued on October 17, 2003, by the Environmental Planning Section.

5. Section 27-548.25(a) of the Zoning Ordinance requires detailed site plan approval by the Planning Board in accordance with Part 3, Division 9, of the Zoning Ordinance. The detailed site plan submitted has been reviewed in accordance with those provisions and as required by Section

27-285(b); 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.

6. Section 27-548.25 (b) requires that the Planning Board find that the site plan meets applicable Development District Standards. The detailed site plan does meet the applicable Development District Standards for a parking lot serving an adjacent use in a commercial zone.
7. The detailed site plan is in conformance with the requirements of the Prince George's County *Landscape Manual*.

Referrals

8. In a memorandum dated January 14, 2004 (Metzger to Wagner), the Environmental Planning Section offered the following comments:

The subject property has an approved stormwater management concept approval letter, (#35759-2003-00) that expires on November 6, 2006, and a letter of exemption to the woodland conservation (S-277-03). This property is located within Subarea 4D of the adopted College Park US 1 Corridor Sector Plan.

Site Description

The subject property is located on the northwest corner of Autoville Drive and Erie Street, approximately 2,200 feet north of Greenbelt Road. The site is relatively flat and is characterized with terrain sloping toward the northwest of the site and drains into unnamed tributaries of Paint Branch watershed in the Anacostia River Basin. The predominant soil found to occur on the site according to the Prince George's County Soils Survey is Sassafras. This soil type generally exhibits slight to moderate limitations to developments due to steep slopes. Based on information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened or endangered species found to occur in the vicinity of this site. There are no floodplains, streams, Waters of the US, or wetlands associated with the site. There are no Marlboro clays or scenic or historic roads located on or adjacent to the subject property. There are no noise issues associated with the proposal because it is located some distance away from major noise generators. This property is in the Developed Tier as delineated on the adopted General Plan.

Environmental issues addressed in the College Park US 1 Corridor Sector Plan Design Standards—Trees and Plantings:

- C: "Afforestation shall be accomplished through the provision of shade and ornamental trees. Tree cover shall be provided for a minimum of 10 percent of the gross site area and

shall be measured by the amount of cover provided by a tree species in 10 years. Street trees planted along abutting rights-of-way may be counted toward meeting this standard. Exceptions to this standard shall be granted on redevelopment sites where provision of 10 percent tree cover is not feasible due to existing buildings and site features.”

To meet this requirement for the subject property, a minimum of 3,000 square feet of tree cover is required (the site is 30,000 square feet in size). The landscape plan shows the planting of 12 large shade trees, 6 ornamental trees, and 14 large evergreen trees. These trees provide a total tree cover of approximately 5,100 square feet. This requirement has been met as shown on the landscape plan.

Comment: This requirement has been met through the proposed planting of trees on-site.

Environmental Review

1. This site is exempt from the requirements of the Woodland Conservation Ordinance because the property is less than 40,000 square feet in size, contains less than 10,000 square feet of woodland, and does not have a previously approved tree conservation plan. Furthermore, the site plan submitted and an examination of air photos confirm that no classifiable forest exists on the property. A tree conservation plan is not required. A standard letter of exemption was issued on October 17, 2003, by the Environmental Planning Section, Countywide Planning Division.

Comment: No further action is required at this time as it relates to the Woodland Conservation Ordinance. The letter of exemption should accompany all future applications for development and/or permits.

2. A stormwater management concept approval letter was submitted with the application. The approval letter contains few conditions of approval. The requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources.

Comment: No further information is required at this time with regard to stormwater management.

3. Noise impacts are not an issue in the review of this submittal due to the proposed use and the distance of the site from major noise generators.

Comment: No further information is required with respect to the preparation and submittal of a noise study.

9. In a memorandum dated November 8, 2004 (Masog to Wagner), the Transportation Planning Section offered the following comments:

There is no development proposed by the subject plan. Circulation within the site is acceptable.

Although a portion of Autoville Drive is designated as a primary roadway to serve as alternative access for properties along US 1, that recommendation is north of the subject property and would not govern at this location. Nonetheless, plats north and south of this site hold the western side of the right-of-way, but show a 50-foot right-of-way along Autoville Drive. As there is currently only a 40-foot right-of-way adjacent to this site, this site plan must allow for expansion of the right-of-way of Autoville Drive by 10 feet on the east. As the City of College Park has ultimate responsibility for maintenance of the Autoville Drive right-of-way, the city can waive that requirement.

The sector plan allows a parking lot serving an adjacent commercial use to be placed in the R-55 subject to meeting certain criteria, including the general requirements of special exception approval. It is noted that if the parking lot is to serve an adjacent commercial use, the submitted plan does not contain a parking schedule that includes the adjacent commercial use being served. This parking schedule should be provided and checked prior to approval.

It is noted that this lot includes an entrance onto Erie Street, which is a substandard residential street. Because having an entrance for a parking lot directly serving a commercial use is, essentially, the same as having a commercial entrance onto the street, either Erie Street must be upgraded to a commercial street, or the entrance from Erie Street must be deleted.

In summary, the site plan should include the following:

1. Allowance for expansion of the right-of-way of Autoville Drive by ten feet into the subject property, unless the need for that right-of-way expansion has been waived by College Park.
 2. A schedule of parking requirements that includes the subject property and the adjacent commercial property being served.
 3. Deletion of access into the parking lot from Erie Street or, alternately, upgrading of Erie Street to a commercial standard.
10. The City of College Park held a public hearing on the subject application on November 9, 2004. The City recommended approval of the detailed site plan with conditions. City conditions 1a. – 1i have already been addressed by the applicant. The city has entered into a separate agreement with the applicant for City conditions 2 - 6, which are outside the scope of the detailed site plan.

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-03090, subject to the following condition:

1. Prior to certification, the detailed site plan shall be revised to provide a parking schedule for the adjacent commercial property being served.

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 Squire, with Commissioners Harley, Squire, Vaughns, Eley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, November 18, 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of December 2004.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator