



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

DETAILED SITE PLAN

DSP-03090

Application	General Data
Project Name: AUTOVILLE Location: NORTHWEST CORNER OF AUTOVILLE DRIVE AND ERIE STREET Applicant/Address: BARE FEET ENTERPRISES 7002L REISTERTOWN ROAD BALTIMORE, MD 21215	Date Accepted: 1/2/04
	Planning Board Action Limit: WAIVED
	Plan Acreage: .25
	Zone: R-55
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 66
	Tier: Developed
	Council District: 3
	Municipality: College Park
200-Scale Base Map: 211NE04	

Purpose of Application	Notice Dates
PARKING LOT TO SERVE AN ADJACENT COMMERCIAL ZONE	Adjoining Property Owners Previous Parties of Record 12/03/03 Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site: 10/18/04

Staff Recommendation		Staff Reviewer: Gary Wagner	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 12, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Gary Wagner, Planner Coordinator
SUBJECT: Autoville, Commercial Parking Lot
Detailed Site Plan DSP-03090

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

The detailed site plan was reviewed and evaluated for compliance with the following criteria:

- A. Compliance with the requirements of the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*.
- B. Compliance with the requirements of the Development District Overlay Zone (D-D-O).
- C. The Woodland Conservation Ordinance.
- D. The *Prince George's County Landscape Manual*.
- E. Referrals.

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

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 R-55/DDOZ	PROPOSED R-55/DDOZ
Zone(s)	Commercial Parking Lot	Commercial Parking Lot
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 will hold a public hearing on the subject application after the writing of this report. The applicant has already revised the plans to address some of the city's staff concerns. The city's staff has recommended other conditions that relate to improvements that are outside the limits of the detailed site plan. The city's staff has indicated that they may enter into a separate agreement with the applicant for those improvements that are outside the scope of the detailed site plan. The city's final position will be presented at the Planning Board hearing.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE 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.