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DETAILED SITE PLAN

DSP-04018

Application	General Data
Project Name: Bellefonte, Lot 92 Location: Approximately 100 feet east of Old Alexandria Ferry Road at 7810 Delano Road Applicant/Address: Craig Schuster 7810 Delano Road Clinton, MD 20735	Date Accepted: 4/20/04
	Planning Board Action Limit: 6/29/04
	Plan Acreage: 0.3356
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 14,620
	Planning Area: 81A
	Tier: Developing
	Council District: 9
	Municipality: NA
200-Scale Base Map: 210SE07	

Purpose of Application	Notice Dates
Contractor's Office	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	3/4/04
	Sign(s) Posted on Site: 05/12/04

Staff Recommendation		Staff Reviewer:Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

May 19, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Laxmi Srinivas, Senior Planner
SUBJECT: Detailed Site Plan DSP-04018
Bellefonte, Lot 92

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

EVALUATION

This Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Section 27-473 governing permitted uses in the I-1 Zone of the Zoning Ordinance.
- b. The requirements of Zoning Map Amendment A-9741-C.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments

FINDINGS

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

1. **Request:** The subject application is for converting an existing building to a contractor's office on Lot 92 in Bellefonte. No outdoor storage is proposed.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Existing single-story building	Contractor's office in existing building
Acreage	0.34 acre	0.34 acre
Lots	1	1
Parcels	NA	NA
Square Footage/GFA	1,386 sq.ft.	1,386 sq.ft.

3. **Location:** The subject site is located in Council District 9, Planning Area 81A. Lot 92 is located on the north side of Delano Road and east of Old Alexandria Ferry Road.
4. **Surroundings and Use:** The property is surrounded on the north, east and west by industrial uses and on the south by Delano Road.
5. **Previous Approvals:** A Zoning Map Amendment was approved for the entire Bellefonte area to rezone the subject lot from the R-R Zone to the I-1 Zone.
6. **Design Features:** The applicant is proposing to use the existing brick and vinyl building as a contractor's office. Three parking spaces are proposed in the front yard. The existing shed in the rear yard will remain. No outdoor storage is proposed.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The proposed use, a contractor's office, is a permitted use in the I-1 Zone.

Section 27-469, I-1 Zone (Light Industrial), of the Zoning Ordinance establishes the following parameters for landscaping, screening and buffering of development in the I-1 Zone:

- (1) **At least ten percent (10%) of the net lot area shall be maintained as green area.**

The applicant has provided 55.7 percent of green area.

- (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the *Landscape Manual* shall not be considered part of the required green area.**

The landscaping proposed along the public rights-of-way has not been considered a part of the required green area.

Zoning Map Amendment: Conditions of approval of Zoning Map Amendment A-9741-C state that any proposed development shall be subject to Detailed Site Plan review. Special attention shall be given to buffering and screening of adjacent residential areas, noise impacts, and building acoustics.

There are no adjacent residential uses. In accordance with the requirements of this condition, the applicant has submitted the subject Detailed Site Plan application. With the proposed conditions, there will be adequate buffering and screening for the subject property.

8. **Preliminary Plan:** The subject property is a developed, platted lot. This issue is addressed in Finding 11.f.
9. **Landscape Manual:** The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip), Section 4.3 (Parking Requirements) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The subject use and the adjacent uses to the east and west are considered low impact uses because there is no outdoor storage. The adjacent use to the north has outdoor storage and is considered a high impact use. A “C” bufferyard is required along the north property line. A “C” bufferyard requires a minimum building setback of 40 feet and a 30-foot-wide landscape bufferyard planted with 120 planting units. Conditions of approval have been added to require the applicant to provide landscape schedules and landscaping that complies with the requirements of Section 4.3 (Parking Requirements) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*.
10. **Woodland Conservation Ordinance:** Compliance with the requirements of the Woodland Conservation Ordinance is discussed in detail in Finding 11e.
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 28, 2004, the Permit Review Section has requested minor changes to the site plan. Conditions of approval have been added to require the same.
 - b. In a memorandum dated May 7, 2004, the Washington Suburban Sanitary Commission has stated that water and sewer services are available.
 - c. In a memorandum dated April 23, 2004, the Transportation Planning Section has stated that the plan makes an allowance for extra 10 feet of dedication along Delano Road. Therefore, the site plan is acceptable.
 - d. In a memorandum dated May 4, 2004, the Department of Environmental Resources has stated that they have no objections to this project.
 - e. In a memorandum dated April 22, 2004, the Environmental Planning Section has stated that the property is exempt from the Woodland Conservation Ordinance and that the proposed use is compatible with the Airport Installation Compatible Use Zone (AICUZ). There are no other environmental issues. The applicant has obtained a letter of exemption dated February 17, 2004, from the Environmental Planning Section.
 - f. In a memorandum dated April 22, 2004, the Subdivision Section has stated that the property is a developed, platted lot (WWW 61@36). Since no additional gross floor area is being added, the property is exempt from the requirements of the Subdivision Regulations. The property was platted in 1966.
 - g. A referral was sent to the Andrews Air Force Base. No comments have been received as of this date.
12. With the proposed conditions, Detailed Site Plan DSP-04018 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-04018 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, the site/landscape plans shall be revised to show the following:
 - a. A note stating whether the adjacent industrial uses are low impact or high impact uses.
 - b. Landscaping and landscape schedules that comply with the requirements of Section 4.2, Section 4.3 and Section 4.7 of the *Landscape Manual*.
 - c. The existing dumpster within the right-of-way removed.
 - d. A minimum of 22 feet back up area behind the proposed parking spaces.
 - e. Location of the proposed green area.
 - f. Parking tables and parking showing three parking spaces.