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# SPECIFIC DESIGN PLAN SDP-9802/07

## DEPARTURE FROM PARKING AND DPLS-238

### LOADING STANDARDS

Application	General Data
<b>Project Name:</b> Cameron Grove Community Center  <b>Location:</b> Southwest of the intersection of MD 214 and Church Road  <b>Applicant/Address:</b> Cameron Grove Assoc. Limited Partnership 441 Defense Highway, Suite C Annapolis, MD 21401	Date Accepted: 9/20/2004
	Planning Board Action Limit: NA
	Plan Acreage: 158
	Zone: R-L
	Dwelling Units: NA
	Square Footage: 19,399
	Planning Area: 74A
	Tier: Developing
	Council District: 6
	Municipality: NA
200-Scale Base Map: 201NE12	

Purpose of Application	Notice Dates
Expansion of Community Center Building Reconsideration of a Departure from Parking and Loading Standards	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) <span style="float: right;">7/13/2004</span>
	Sign(s) Posted on Site and Notice of Hearing Mailed: <span style="float: right;">10/5/04</span>

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 10, 2004

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Urban Design Section, Development Review Division

SUBJECT: Specific Design Plan, SDP-9802/07, Cameron Grove Community Center Expansion  
Reconsideration of Departure from Parking and Loading Standards, DPLS-238

The Urban Design staff has reviewed the Specific Design Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

**EVALUATION**

The Specific Design Plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-L Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-97119.
- c. The requirements of Final Plat
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

**FINDINGS**

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

1. **Request:** The subject application requests the expansion of the existing Cameron Grove Community Center building from 4,380 to 19,399 square feet. A concurrent application also addressed in this report is reconsideration of previously approved departure from Parking and Loading Standards (DPLS-238) to increase the amount of the departure from 82 to 116 spaces.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-L	R-L
Use(s)	Community Center	Community Center
Acreage	156	156
Parcels	1	1
Building Square Footage/GFA	4,380	19,399

OTHER DEVELOPMENT DATA

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces	164	48
Of which handicapped spaces		
Standard spaces (9.5' x 19')		
Compact spaces (8.0' x 16.5')		
Loading spaces	1	1

3. **Location:** The site is in Planning Area 74A and Council District 6. More specifically, it is located on the south side of Central Avenue (MD 214) approximately one mile east of its intersection with Enterprise Road (MD 193).
4. **Surroundings and Use:** The subject property is bounded to the north by Central Avenue, Church Road to the east, Kettering to the west, and The Greens property to the south. In addition, Evangel Temple and Six Flags of America theme park are in close proximity to the site.
5. **Previous Approvals:** Approval history of the site includes a rezoning to the R-L Zone when the Bowie-Collington sectional map amendment was adopted and a subsequent rezoning on November 24, 1997, to allow portions of the property to be developed as a mixed retirement development when the District Council approved Zoning Map Amendment Application No A-9839-C. On February 19, 1998, the Planning Board approved Comprehensive Design Plan CDP-9705, which allowed a maximum of 856 dwelling units to be constructed on the subject site with the stipulation that the development would be served by a single access point on Central Avenue. The resolution formalizing this approval was adopted on March 12, 1998, and land use quantities in CDP-9705 were modified from those approved in the Basic Plan. The preliminary plan of subdivision, 4-97119 was approved on April 9, 1998. The first approval providing for the creation of units was SDP-9802 in which the community building and 272 units were approved. Specifically, Phase 1 authorized the construction of 184 condominium units, 20 duplex units, and 68 quadruplex units. A departure from parking and loading standards (DPLS-238) was granted as part of the Phase 1 approval. SDP-9802 has been revised six times. As part of Phase I, a community building of 17,000 square feet was requested, although only 4,380 square feet was approved and has been built to date. Subsequently, the applicant proposed to increase the size of the community building to 19,399 square feet. On May 18, 2000, the Planning Board agreed to reconsider the original departure, DPLS-238, hence, the subject application was submitted. On April 13, 2000, CDP-9705/01 was approved to revise the provision of an accessory parking lot for the Evangel Temple Church. CDP-9705/02 was approved on May 18, 2000, to provide for the addition of single-family detached housing and to revise the distribution of units for Phase II

and Phase III, not to exceed 588 dwelling units. Phase II was approved (SDP-0002 on May 18, 2000) authorizing 61 single-family detached units and 52 single-family attached units. The total unit count for Phases I and Phase II is 735. Phase III, SDP-0307 and a Type II Tree Conservation Plan TCPII/113/03, was approved for the project on December 9, 2003. In addition, Final Plat (NLP98@74), a Type I Tree Conservation Plan, TCP1/62/97, stormwater concept plan 9880-02-660 and stormwater management plan 9880-02-661 have been approved for the site.

6. **Design Features:** The proposed addition will sit to the west of the existing “Phase I” Community Building and will stretch around a fountain that will serve as a focal point of the Community Center Complex. The architecture of the building displays well-detailed and balanced facades, compatible with the architectural styles and materials utilized throughout the Cameron Grove Community. The base of the building will be a simulated stone veneer and the upper portion of the wall surfaces will be vinyl sided. The roofing systems will be a combination of fiberglass shingles on the main portion of the roof and standing seam metal on the three architectural pavilions that punctuate the front elevation of the building and provide visual interest. All three roofs are topped with spires, though only the central one has a cupola and a decorative “town center” clock and the simulated stone veneer carried up a story and a half. All three pavilions provide entry into the building, though two additional doors provide entry as well. Window types range from vertical clear panes with lintels and sills to six over six single-hung sash windows providing variety and creating a rhythm in the architecture. Painted panels and pilasters further define the architecture.
7. **The Cameron Grove Development:** This is a mixed retirement community composed of 158 acres of land and involving the creation of 856 units, a Community Center and a community park. The development offers a mixture of multifamily apartments/ condominiums, cottage/duplex units, villa/quadruplex units, and single-family units. The development clusters the multifamily units in the center of the development and the single-family units toward the borders of the development.
8. **Nature of the Request to Expand the Community Building:** The expansion would be from the existing 4,380-square-foot building to a 19,399-square-foot building. The program for the building would include a 258 seat multipurpose/performing arts theatre, a library, a crafts room, a weight and aerobic room, a steam room, a bar and billiards room, a 704-square-foot pool and jetted tub and more than 1,350 square feet of space for office, conference and reception use. Additional proposed amenities to be located adjacent to the building are two tennis courts, a 3,533-square-foot outside pool and spa, and a 516-square-foot-detached pool building.

#### COMPLIANCE WITH EVALUATION CRITERIA

9. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-L Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed Community Center is a permitted use in the R-L Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones.
10. **Preliminary Plan of Subdivision, 4-97119:** Preliminary Plan 4-97119 was approved by the Planning Board on March 19, 1998, Resolution PGCPB 98-74 was adopted on April 9, 1998.
11. **Record Plat NLP 98@74:** Staff has reviewed Record Plat NLP 98@74 and found the subject application to be in substantial conformance with its requirements.

12. **Landscape Manual:** The proposed development of the Community Center is subject to the requirements of Section 4.3, Parking Lot Requirements of the *Landscape Manual*.

The Urban Design staff reviewed the proposed Landscape Plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

13. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area, more than 5,000 square feet of woodland was disturbed, and has a previously approved Type I Tree Conservation Plan, and a Type II Tree Conservation Plan TCPII/25/98. The Environmental Planning Section has found Specific Design Plan, SDP-9802/07 to be consistent with approved TCPII/25/98. Further they state in their referral comments that since the application as submitted does not impact environmental features beyond those previously approved, SDP-9802/07 is recommended for approval.

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

**Historic Preservation**—At the time of the writing of this report, staff has not received comment from the Historic Preservation Planning Section.

**Community Planning**—At the time of the writing of this report, staff has not received comment from the Community Planning Division.

**Transportation**—In a memorandum dated October 25, 2004, the Transportation Planning Section stated that transportation issues were addressed in the approvals of a comprehensive design plan and a preliminary plan of subdivision for the subject property. They noted further that the transportation staff made a finding of adequate transportation facilities as a part of its review of the preliminary plan of subdivision. That there have been no major changes in the area would suggest that the original finding is still valid, and the applicant has indicated the intent to comply with all the transportation-related conditions that have been recommended or imposed. In addition, they stated that as the Community Center is to serve residents of Cameron Grove, it would really not be a generator of travel external to Cameron Grove, and therefore raises no adequacy issues. In conclusion, they stated that the subject property will be served within a reasonable period of time with transportation facilities that are existing, programmed, or which will be provided as part of the development and that the submitted plans are in conformance with the approved Comprehensive Design Plan and the approved Basic Plan.

**Subdivision**—Though noting that submitted information was somewhat incomplete, the Subdivision Section noted that record plat NLP98@74 contains eight plat notes, three of which are relevant to this approval. Condition 3 requires automatic fire suppression in all new buildings; Condition 6 refers to the recreational facilities agreement Liber 12467 Folio 95, which may need revisions based on the extent of improvements; and Condition 8 requires conformance to transportation conditions. Staff has included a recommended condition below to address Condition 3 regarding the requirement of an automatic fire suppression.

**Public Facilities**—In a memorandum dated November 10, 2004, the Historic Preservation and Public Facilities Planning Section stated that the proposed expansion of the existing use of the community center from 4,308 to 19,399 square feet would not create any undue burden on public facilities.

**Trails**—At the time of the writing of this report, staff has not received comment from the Trails Section of the Transportation Planning Section.

**Permits**—The Permit Review Section has offered numerous comments that either have been addressed by revisions to the plans or in the recommended conditions below.

**Environmental Planning**—The Environmental Planning Section, noting that the application as submitted does not impact environmental features beyond those previously approved and that it is consistent with approved TCPII/25/98, recommended SDP-9802/07 for approval with no environmental conditions. Further, they noted that the area in which the existing and expanded community building is to be constructed was part of an agricultural field prior to the initial development of this site and that the Woodland Conservation requirements, associated with Lot 128, were provided on other areas of the Cameron Grove property and as off-site mitigation on other properties.

**Department of Environmental Resources (DER)**—In comments dated 10/05/04, DER stated that the site plan for Cameron Grove, Phase I, Lot 12 (Community Building) SDP-9802/07 is not consistent with approved stormwater concept 9880-02-660 and approved stormwater management technical plans 9880-02-661. These plans need to be revised to show the removal of part of the stormdrain system. Staff has included a condition below requiring that the plan be revised accordingly prior to signature approval.

**Prince George's County Fire Department**—At the time of the writing of this report, staff has not received comment from the Prince George's County Fire Department.

**Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this report, staff has not received comment from DPW&T.

**Washington Suburban Sanitary Commission (WSSC)**—WSSC in a memorandum dated October 8, 2004, stated that an on-site plan review package should be submitted and that the applicant should coordinate with the Permit Services Unit at WSSC. Further, they noted that Project #DA2357Z98 is an approved project within the limits of this proposed site and that the applicant should coordinate with WSSC for additional information on the project.

**Maryland State Highway Administration**—The Maryland Department of Transportation State Highway Administration, in a letter dated September 23, 2004, stated that they have no objection to the approval of Specific Design Plan SDP-9802/07.

**Required Finding for SDP-9802/07**—Staff has listed each required finding for approval of a Specific Design Plan pursuant to Section 27-530 for approval of amendments to approved Specific Design Plans below in bold. These are the same standards utilized for the initial approval, as set forth in Section 2-528(a). Staff has provided comment in italics following each standard. Specifically, the standards are that in order to approve an amendment to a Specific Design Plan, the Planning Board must find that:

**(1) The Plan conforms to the approved Comprehensive Design Plans and the applicable standards of the *Landscape Manual*.**

*Comment: The proposed project is in conformance with CDP-9705 as it particularly calls for the construction of a private community center. More specifically, it calls for procurement of a building permit for the construction of a private community center prior to the 423<sup>rd</sup> building permit for the project being granted. It also stipulates that the community center should be completed prior to the issuance of the 800<sup>th</sup> building permit. To date, 386 building permits have been issued. It is anticipated that the community center will be complete and 416 building permits will have been issued by June 30, 2005. Therefore, the development of the community center conforms to the phasing schedule contained in the approved Comprehensive Design Plan.*

*With respect to the applicable standards of the Landscape Manual, only Section 4.3, Parking Lot Requirements of the Landscape Manual is applicable. As stated in Finding 12 above, staff has reviewed the proposed landscape plan and found it to be in general compliance with the applicable sections of the Landscape Manual.*

**(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or as provided as part of the private development.**

*Comment: As per comments made by the Transportation Planning Section and the Public Facilities Section the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or as provided as part of the private development. Specifically, in its memorandum dated October 25, 2004, the Transportation Planning Section noting that a signal, frontage improvements, required elements related to accessibility of the site to residents and the provision of site design elements to aid in the accessibility of public transportation were all conditioned via the approval of the Comprehensive Design Plan and have been complied with. In addition, they stated that the finding they made as to the adequacy of transportation facilities at time of approval of Preliminary Plan of Subdivision 4-97119 would still stand as there have been no major changes in the area. Lastly, since the community center is to serve the residents of Cameron Grove, it would create travel external to Cameron Grove and therefore raises no adequacy issues. For the above reasons, the Transportation Planning Section felt that they could recommend that the required finding regarding existing or programmed public transportation facilities could be made.*

*As to fire, rescue and police coverage for the subject property, the Public Facilities Section memorandum dated November 1, 2004, states that the development will be adequately served by these existing public facilities.*

**(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties; and**

*Comment: Staff is in receipt of a memorandum from the Department of Environmental Resources stating that the proposed project is not consistent with approved stormwater technical plan 9880-02-661. However, recommended condition 1f below ensures that, prior to signature approval, the plans will be revised to be consistent with approved stormwater technical plan 9880-02-661. Adherence to an approved stormwater technical plan is adequate provision that draining surface water will not adversely impact either the subject property or adjacent properties.*

**(4) The plan is in conformance with an approved Tree Conservation Plan.**

*Comment: In a memorandum dated September 20, 2004, the Environmental Planning Section stated that the Specific Design Plan, SDP-0305/01 was found to be consistent with approved TCP/25/98, the approved tree conservation plan for the subject site.*

## **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 Specific Design Plan SDP-9802/07 to expand the Community Center building from 4,380 to 19,399 square feet.

1. Prior to signature approval, the plans for the proposed project shall be revised as follows:
  - a. A note shall be added to the plans stating that an automatic fire suppression system shall be installed in all new buildings.

- b. A parking schedule for the proposed Community Center shall be added to the plans listing each use in the Community Center and the required spaces for each use.
- c. The proposed detached 516-square-foot pool building shall be added to both the site and landscape plans.
- d. Building height and dimensions shall be indicated for all proposed buildings to be constructed pursuant to this specific design plan approval.
- e. A six-foot-tall fence shall be indicated around the pool compound.
- f. The plans shall be revised to show the removal of part of the stormdrain system to make the plans consistent with approved stormwater concept 9880-02-660 and approved stormwater management technical plan 9880-02-661.

**RECONSIDERATION OF APPROVED DPLS-238**

15. **History of the DPLS:** The Zoning Ordinance requires a total of 146 parking spaces be provided on the lot for the community building. Originally, in 1998, a departure of 82 parking spaces was proposed and granted as a part of DPLS-238. At that time, the departure was based on a 17,000-square-foot community building. Also in 1998, pursuant to Article 10 of the Prince George’s County Rules of Procedure, a reconsideration of that departure was requested and granted, but never pursued. That reconsideration is now being pursued. However, due to current lot configurations, a departure of 116 parking spaces is now required in order to accommodate the increase in size of the community building to 19,399 square feet. In the proposed plan, 48 spaces would be provided on the lot that will house the expanded Community Center. In addition, the applicant is seeking relief regarding the provision of two compact spaces above the requirement in the Ordinance. The maximum allowed by the Prince George’s County Zoning Ordinance is one-third of the parking. In this case, 16 of the 48 spaces would be allowed to be compact spaces for the proposed project. However, in a design attempt to include as many spaces as possible for the proposed expansion of the community center, the applicant is requesting that this number be increased by 2 to 18 compact spaces. The applicant has requested that this be considered as part of their application for the reconsideration of the Departure from Parking and Loading Standards DPLS-238.

16. **Alternate parking available in the Cameron Grove Development:**

The lots for condominiums 4 and 7 on Lots 127 and 129, immediately adjacent to the Community Center, have 70 more spaces than required by the Zoning Ordinance and 46 more than 1 space per unit and 2 handicapped spaces per building. In addition, when the enlarged parking lots for condominiums 11, 10 and 3 are considered, 27 spaces above one space per unit are provided on those lots. For parking lots for condominium 1 and 2, an additional 13 spaces above one space per unit are provided on those lots. Lastly 31 spaces in parking bays on public streets in close proximity to the Community Center are provided. This provides a total of at least 117 parking spaces in close proximity to the Community Center in addition to the 48 on-site.

17. **Required findings for a DPLS Per Section 27-588 of the Prince George’s County Zoning Ordinance**

Each required finding is below in bold type and is followed by staff’s comments regarding that finding in italicized type.

**(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;**

*Comment: A review of Section 27-550 indicates that the purposes of Section 27-550 will be served by the applicant's request.*

The purposes of the Parking and Loading Part of the Prince George's County Zoning Ordinance as expressed in Section 27-550 of the Prince George's County Zoning Ordinance is listed below in bold face. Staff comment follows each listed purpose in italicized type.

**(1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the building and uses;**

*Comment: Off-street automobile parking lots sufficient to serve the parking needs of all persons associated with the building and uses is provided in the proposed development at a rate of 1 parking space per unit and 2 handicapped spaces per building and 48 additional spaces for the community building.*

**(2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points:**

*Comment: The Cameron Grove development is served by only one access point to Central Avenue and traffic congestion on the streets within the development by providing adequate parking and loading.*

**(3) To protect the residential character of residential areas; and**

*Comment: The subject application protects the residential character of residential areas by providing sufficient parking in a logical manner for the various uses in the Cameron Grove Development.*

**(4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

*Comment: This purpose does not apply in the subject case as it does not lie in the Regional District.*

**(ii) The departure is the minimum necessary, given the specific circumstances of the request;**

*Comment: A comprehensive study of the parking situation for the entire Cameron Grove development indicates that the requested increase in the departure from 82 to 116 spaces is the minimum necessary given the specific circumstances of the request. In addition, the departure of two spaces from the maximum required number of compact spaces is the minimum necessary given the specific circumstances of the request.*

**(iii) The departure is necessary in order to alleviate circumstances, which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

*Comment: The Prince George's County Zoning Ordinance requires that parking for the Community Center be provided on the same lot as the Community Center. However, the lot lines are drawn so that parking spaces available in close proximity to the Community*

*Center and part of the Cameron Grove development may not be counted toward fulfilling that requirement. In addition, the Community Center has been centrally placed in the development so that residents who are able may walk to the Community Center from their places of residence, diminishing the need for parking at the Community Center. Therefore, it may be said that the departure is necessary to alleviate circumstances that are special to the subject use, given its nature at this location. Likewise, the departure of two spaces is the maximum number of compact spaces necessary to alleviate circumstances which are special to the subject use, given its nature at this location.*

- (iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

*Comment: All methods required for calculating the number of spaces have been utilized as appropriate. It seems reasonable to consider the availability of other parking in the Cameron Grove development in close proximity to the Community Center but not on the same lot as the Community Center and to make an adjustment in the number of required parking spaces because it is known that a substantial number of individuals utilizing the Community Center will choose to walk to the center. With respect to the two space increase in the number of compact parking space, the method of calculating the number of spaces has been found impractical because of the size of the site and the nature of the land use.*

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

*Cameron Grove, by design, is insular to itself. With only one access point from Central Avenue and with adequate alternate parking available within the development, parking needs will be met within the Cameron Grove community itself, not in any adjacent residential areas. The needs of the residential units adjacent to the Community Center have been met by increasing the parking ratio to one parking space per unit over the .66 per unit required in the Prince George's County Zoning Ordinance and by provided an additional two handicapped spaces per building.*

Additionally, the Prince George's County Zoning Ordinance states that in making its findings, the Planning Board **must** give consideration to the following. Again, the considerations below have been bolded and staff comments follow in italics.

With respect to the departure from the number of compact spaces allowing more on-site would only enhance the development's ability to provide on-site parking and not infringe on the surrounding area.

- (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;**

*Comment: The analysis in Finding 13 above indicates that the parking conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property (i.e., the lot in Cameron Grove that the community building is located on) is sufficient to provide adequate parking for the community building.*

- (ii) **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

*Comment: A review of the area master plan did not reveal guidance on the issue of departing from the parking standard under consideration. There is no County or local revitalization plan applicable to the subject site.*

**(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

*Comment: There are no parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.*

Lastly, the Prince George's Zoning Ordinance states that the Planning Board **may** give consideration to the following. Again, the considerations are in bold and the staff's comments follow in italics:

**(i) Public transportation available in the area;**

*Comment: Although the Metro system runs on Central Avenue and "The Bus," Prince George's County bus system offers service directly into Cameron Grove, the senior population of the development most often opts for the convenience of their individual automobiles.*

**(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;**

*Comment: All alternate design solutions for off-street parking facilities, without proposing to reduce the number of units allowed in the development, have been fully investigated. There are no alternative design solutions to off-street facilities that might yield additional spaces without reducing the scope of the approved project.*

**(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;**

*Comment: The proposed project is not a business, but a Community Center for a residential community. Therefore, consideration iii above would not apply to the subject request for reconsideration of the departure from parking standards.*

Staff recommends that the Planning Board adopt the findings for the subject reconsideration and APPROVE Departure from Parking and Loading Standards DPLS-238 for a departure of 116 spaces resulting in a parking space requirement for the Community Center of 48 spaces and for an increase in the maximum number of compact spaces from 16 to 18.