

April 7, 2005

Memorandum

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Senior Planner
SUBJECT: Detailed Site Plan DSP-03066 – Reza Auto Body Parts Monopole

In response to the Planning Board's concern at the February 24, 2005, meeting for the inclusion of the City of Glenarden's comments in the analysis of the above project, applicant, staff and the City of Glenarden have worked together to resolve outstanding issues regarding the project. The end result of this collaboration is set forth in the revised recommended set of conditions included below.

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Have the plan certified by a registered engineer that the structure meets applicable standards for wind loads established by the Electronic Industries Association for Prince George's County.
 - b. The applicant shall add a note to the plans that tower design shall be of a "stealth tower."
 - c. Revise the plans to indicate "no parking" or "emergency parking only" signage along the subject property's Martin Luther King, Jr. Highway frontage, either on the subject property or in the right-of-way, if approved by the State Highway Administration (SHA). Such signs shall be paid for and perpetually maintained by the applicant or property owner and installed either by the applicant, property owner or SHA.
 - d. Applicant shall request and provide evidence to staff that the Department of Public Works & Transportation (DPW&T) has granted the property owner or applicant the right to acquire or utilize the 25 feet of right-of-way on the north side of Lots 1, 2 and 3 (Ardwick-Ardmore Road [Abandoned]) and the 25 feet of right-of-way on the east side of Lot 3 (Watkins Avenue [Abandoned]) to plant a fast growing evergreen tree such as Leyland Cypress to serve as transitional screening from Martin Luther King, Jr. Highway and from the development on the east side of I-495. However, should the vacation and transfer to the property owner of the portions of Ardwick Ardmore Road and Watkins Avenue to be utilized for the subject plantings take place as part of the action required by Condition 3 below, permission from DPW&T would no longer be necessary. If, for any reason, the applicant is unable to plant the above buffer off-site, a 25-foot buffer shall be planted on site along the northerly boundaries of Lots 1, 2 and 3 and the easterly side of Lot 3.

2. Prior to the issuance of any permits, the applicant shall record a final plat of subdivision in accordance with Section 24-108, for which no preliminary plan is required, to consolidate Lots 1-3 and Lot 16 and part of Brightseat Road and other appropriately vacated rights-of-way into one parcel.
3. Prior to the issuance of building permits, the applicant shall file a petition to vacate, in accordance with Section 24-112 of the Subdivision Regulations, that portion of Brightseat Road abutting the western property line of Lot 1, Block L, as delineated on the DSP. Portions of Ardwick- Ardmore Road to the north, and Watkins Avenue to the east, abutting this site shall be included in the petition to vacate, as determined appropriate by DPW&T.
4. Prior to the issuance of a use and occupancy permit for the monopole on the subject property, the applicant shall remove all stored materials from the property that are not directly related to the operation of the service repair business including stored parts, abandoned vehicles, etc. Such clean-up shall be to the satisfaction of the Ardmore Springdale Civic Association as evidenced in a letter to be submitted from them to the Urban Design Section, as designee of the Planning Board.

Recommendation

Staff recommends that, based on the evaluation and analysis contained in the technical staff report presented at the February 24, 2005, meeting as supplemented by this memorandum, that the Planning Board adopt the findings of the report and APPROVE Detailed Site Plan DSP-03066, Reza Auto Body-Monopole, subject to the above-revised conditions.