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CONCEPTUAL SITE PLAN

CSP-06006

Application	General Data
Project Name: Hollywood Station Location: Southeastern quadrant of the intersection of the Capital Beltway (I-495) and Baltimore Avenue (US 1) Applicant/Address: Ilya Zusin ZH Investments, LLC 10607 Maplecrest Lane Potomac, MD 20854	Date Accepted: 10/19/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 1.19
	Zone: C-O/DDOZ
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 66
	Tier: Developed
	Council District: 01
	Municipality: College Park
200-Scale Base Map: 212NE04	

Purpose of Application	Notice Dates
Modification or deletion of Conditions 1,2,6,7 and 9 attached to the approval of Zoning Map Amendment Application A-9889-C.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 09/19/2006
	Sign(s) Posted on Site and Notice of Hearing Mailed: 12/26/2006

Staff Recommendation		Staff Reviewer: H, Zhang	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-06006
Hollywood Station

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This conceptual site plan was reviewed and evaluated for compliance with the following criteria:

- a. The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*.
- b. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject conceptual site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject conceptual site plan (CSP) application is solely for the purpose of modifying or deleting Conditions 1, 2, 6, 7 and 9 attached to Zoning Map Amendment Application (ZMA) A-9889-C (in Zoning Ordinance 3-1994) for the subject site.

These ZMA conditions create impediments to review and approval of a preliminary plan of subdivision, which must be approved subsequent to the subject CSP and prior to a detailed site plan for the subject site.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-O /DDOZ	C-O/DDOZ
Use(s)	Single-family detached dwelling	Office
Acreage	1.19	1.19
Lot	1	1

3. **Location:** The subject property is located on the east side of Baltimore Avenue (U.S 1), south of its intersection with the Capital Beltway (I-495) and north of Edgewood Road, in Planning Area 66 and Council District 1.
4. **Surroundings and Use:** The site is bounded to the north by the right-of-way of the Capital Beltway (I-495); to the west by the right-of-way of Baltimore Avenue; to the south by the right-of-way of Edgewood Road; and to the east by the right-of-way of 47th Place. Further across 47th Place are existing single-family detached houses in the R-55 Zone and further across Edgewood Road to the south are properties in the Development District Overlay Zone of the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*.
5. **Previous Approvals:** The subject site was originally zoned C-2 (General Commercial, Existing). In 1994, the subject property was rezoned to the C-O (Commercial Office) Zone by Zoning Map Amendment Application A-9889-C with 11 conditions. In 2002, the property was retained in the C-O Zone by the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* with the conditions imposed in 1994, in accordance with the request of the then-property owner. A preliminary plan of subdivision was filed for this property and is currently under review in the Subdivision Section. The site also has a Stormwater Management Concept Approval 20001-2006-00.
6. **Design Features:** The applicant intends to develop the subject site with a three-story office building through a future detailed site plan application. The detailed design of the site is not the subject of this conceptual site plan. The subject conceptual site plan was filed solely for the purpose of modifying or deleting Conditions 1, 2, 6, 7 and 9 of the ZMA, which govern the specific size of the commercial office on the subject property, the siting of a building on the lot, the access to the site, and the building height issue between the possible new development and the existing single-family detached dwellings for this site. No specific site layout has been shown with this CSP application. The site design and building design along with other site related features would be reviewed at time of the detailed site plan.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2002 *Approved College Park US 1 Corridor Sector Plan and the standards of the Development District Overlay Zone (DDOZ)*:** The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* defines long-range land use and development policies, detailed zoning changes, design standards and a development district overlay zone for the US 1 corridor area. The land use concept of the sector plan divides the corridor into six areas for the purpose of examining issues and opportunities and formulating recommendations. Each area has been further divided into subareas for the purpose of defining the desired land use types, mixes, and character of development. The subject site is in Area 6 (North Gateway Mixed Commercial Area), Subarea 6b, east side of US 1. Area 6 is recommended to retain a variety of commercial development without the introduction of residential uses. The sector plan also provides specific subarea recommendations for Subarea 6b as follows:
 - Development with a mix of retail, office and service-commercial uses
 - Compact infill development
 - Screening, buffering and tapering of building heights adjacent to single-family residential areas.

In addition, the sector plan prescribes detailed development district overlay zone design standards that govern the design and development of public areas, site design and building design. As discussed below, the proposed modification or deletion of previous conditions attached to Zoning Map Amendment Application A-9889-C for the subject site will result in a development on the site that is consistent with the land use and design recommendations of the sector plan.

8. **Modification of Zoning Conditions:** On March 22, 1994, the District Council approved (through Zoning Ordinance No.3-1994) Zoning Map Amendment A-9889-C to rezone the subject site from the C-2 Zone to the C-O Zone with 11 conditions. The applicant is seeking to modify or delete Conditions 1, 2, 6, 7 and 9 through this CSP as follows:

1. **Total Commercial office floor space developed on the site shall not exceed 7,500 gross square feet.**

Applicant's request: A building of 7,500 gross square feet results in a one-story, single-use building. This is not consistent with the sector plan or desired by the nearby community. The applicant will propose a three-story office building of approximately 22,000 square feet and requests that the condition either be completely deleted or altered to reflect a restriction of 22,000 gross square feet.

Comment: This maximum floor area condition attached to the approval of the Zoning Map Amendment Application A-9889-C for this specific site was conceived without any consideration of the adjacent area, or the larger US 1 corridor. The Urban Design Section agrees with the applicant that the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* establishes a clear corridor-wide vision and design regulations and calls for high quality compact infill development that is compatible with the adjacent uses for Subarea 6, where the subject site is located. A review of the traffic study submitted in support of the pending Preliminary Plan of Subdivision 4-06072 for this site by the Transportation Planning Section (Mokhtari to Zhang, December 20, 2006) indicates that the additional peak hour trips generated by the proposed additional 14,500 square feet of office space are of marginal impact on the area transportation facilities. The Transportation Planning Section concludes that an additional right turn lane along westbound Edgewood Road at its intersection with US 1 will accommodate the proposed increase in gross floor area. The above-mentioned right-turn lane has been recommended by the Transportation Planning Section as a condition for approval of Preliminary Plan of Subdivision 4-06072. Staff recommends that the condition on maximum floor area be modified to reflect 22,000 square feet in order to be consistent with land use pattern recommendation of the Sector Plan for the subarea. The condition should be modified as follows:

“Total gross floor area developed on the site shall not exceed 22,000 gross square feet.”

2. **A 60-foot landscaped yard shall be provided along 47th Place and a 40-foot landscaped yard shall be provided along Edgewood Road. Plant material and landscape design in these yards shall provide maximum year round screening.**

Applicant's request: The landscape yard requirements would also mandate a one-story, single use building. Landscaping will be provided per the *Landscape Manual* on the boundaries of the property. The plant material proposed will provide year round screening. Thus, Condition 2 is requested to be deleted or amended to read:

“The building shall be setback 60 feet from Edgewood Road and 70 feet from 47th Place. The landscaping shall be provided in accordance with the *Prince George’s County Landscape Manual*.”

Comment: The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* provides detailed site design standards for development within the development district overlay zone. Those standards regarding landscaping and buffering supersede the requirements in the *Landscape Manual* in order to achieve high quality and compatible development. Staff believes that the extensive bufferyards required by Condition 2 are not consistent with the intent and vision of the sector plan. Staff further agrees with the applicant’s proposal to maintain a minimum building setback of 70 feet from 47th Place in order to locate the proposed building on the site as far as possible from the existing single-family detached dwellings across 47th Place to the east. However, staff does not agree with the proposed setback from Edgewood Road. The specific siting of the proposed building in relationship to Edgewood Road and on-site landscaping and buffering should be reviewed in detail in accordance with the DDOZ standards at time of the detailed site plan. Thus, staff proposes that Condition 2 be modified as follows:

“The building shall be setback a minimum 70 feet from 47th Place. The specific siting of the proposed building in relationship to Edgewood Road and on-site landscaping and buffering shall be reviewed in detail in accordance with the DDOZ standards at time of the detailed site plan.”

6. Building design, scale, orientation, and materials shall be compatible with single-family residential development. No building shall be more than 2 ½ stories high.

Applicant’s request: The proposed building would be three stories high. However, given the topography of the site, the building would appear to be two or three stories high depending upon where the viewer is standing. The building has been set back into the U.S. Route 1/I-495 ramp to enhance its compatibility with the surrounding residential neighborhood. Three floors are needed to provide the large setback from Edgewood Road and 47th Place and to provide a small multi-user office building. The applicant requests that Condition 6 be deleted or amended to establish three stories as the maximum height limit.

Comment: The DDOZ standards of the approved sector plan establish corridor-wide building height standards, which allow a maximum five stories in Subarea 6b, where the subject site is located. To increase the building height from 2 ½ to three stories as requested by this application is consistent with the building height standards of the development district overlay zone. The other components of the condition such as building design, scale, orientation, and materials should be reviewed for conformance with DDOZ building design standards at time of the detailed site plan. Since the site is bounded on four sides by public rights-of-way, stringent design standards should be applied to the review of the detailed site plan when architectural elevations are available. Staff recommends that Condition 6 be modified as follows:

“Building design, scale, and orientation shall be compatible with single-family residential development and shall be reviewed for conformance with the DDOZ building design standards at time of detailed site plan.”

7. **The site shall be subject to detailed site plan approval including architecture of the buildings. Conditions 1 thru 6 and the applicant's tree conservation plan shall be addressed during detailed site plan review.**

Applicant's request: The applicant requests that Condition 7 be deleted as a new tree conservation plan will be required.

Comment: The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* includes the subject site in Area 6 and superimposes a development district overlay zone on the subject property. As such, a detailed site plan including a Type II tree conservation plan is required for the subject site to ensure the development on the site is consistent with the development district overlay zone standards. The applicant has filed a detailed site plan, DSP-06055, for this site. Staff agrees with the applicant's request to remove Condition 7.

9. **There shall be no access to the site from 47th Place or Nantucket Road.**

Applicant's request: An entrance on 47th Place has been requested to eliminate left turns into the property from Edgewood Road. Left turns from Edgewood Road would back cars up onto US 1, which is highly undesirable. Therefore, an entrance on 47th Place is desired for those traveling east on Edgewood Road to the property. Per Condition 8, 47th Place will be widened to two full lanes to accommodate the driveway on 47th Place. The entrance on Edgewood Road will be right in and right out only. The applicant thus requests deletion of Condition 9.

Comment: The subject site is bounded on four sides by the rights-of-way that limit the types of access to the site. A review by the Transportation Planning Section (Mokhtari to Zhang, December 20, 2006) indicates that due to limited access off Edgewood Road, a full access entrance from 47th Place is needed for this site. Based on the analysis of the Transportation Planning Section, staff agrees with the applicant that Condition 9 should be deleted, thus allowing a full access from 47th Place.

9. **Other Criteria:** Since the subject CSP has been filed to modify and revise conditions attached to the Zoning Map Amendment Application for the subject site only, other review criteria such as site design guidelines in Section 27-274, the requirements of the C-O Zone, and the requirements of both the *Landscape Manual* and Woodland Conservation and Tree Preservation Ordinance will be reviewed at time of the detailed site plan for this site.
10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. The Community Planning Division, in a memorandum dated October 6, 2006, noted that the removal of Conditions 1, 2, and 6 is justified, as the College Park/US 1 corridor sector plan and DDOZ establish a clear vision and design regulations for development meant to both encourage infill commercial development and to preserve compatibility with existing development, while also providing for high-quality design.

As far as Condition 9 is concerned, the Community Planning Division staff defers to the Transportation Section for additional comment on this issue.

- b. The Transportation Planning Section in a memorandum dated December 20, 2006, provided a discussion of Conditions 1 and 9, which are two transportation related conditions. The Transportation Planning staff concludes that modification of Condition 1 to increase the maximum square footage of the commercial office building can be accommodated by provision of an additional right-turn lane along westbound Edgewood Road, and deletion of Condition 9 to allow a full access from 47th Place to the subject site is justified due to special site related constraints.
 - c. At the time the staff report was written, the City of College Park had not responded to the referral request.
11. As required by Section 27-276 (b), the conceptual site plan, which modifies conditions attached to the approval of the zoning map amendment application for the subject site in accordance with the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*, represents a most 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommend APPROVAL to the District Council of Conceptual Site Plan, CSP-06006, for Hollywood Station, with the following modifications to the conditions of approval of Zoning Map Amendment A-9889-C:

1. Conditions 1, 2, and 6 shall be modified as follows:

Condition 1: Total gross floor area developed on the site shall not exceed 22,000 gross square feet.

Condition 2: The building shall be set back a minimum 70 feet from 47th Place. The specific siting of the proposed building in relationship to Edgewood Road and on-site landscaping and buffering shall be reviewed in detail in accordance with the DDOZ standards at time of the detailed site plan.

Condition 6: Building design, scale, and orientation shall be compatible with single-family residential development and shall be reviewed for conformance with the DDOZ building design standards at time of detailed site plan.

2. Conditions 7 and 9 shall be deleted.