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DETAILED SITE PLAN

DSP-06032

Application	General Data
Project Name: F & L Truck Storage Yard and Contractor's Office Location: North side of Rochelle Avenue Approx. 770' west of the intersection of Hazelwood Drive and Rochelle Avenue Applicant/Address: Freddie L. Winston 3104 Appian Way Bowie, Md 20716-3880	Date Accepted: 11/07/06
	Planning Board Action Limit: Waived
	Plan Acreage: 1.05
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 2,400
	Planning Area: 75B
	Tier: Developed
	Council District: 07
	Municipality: Capitol Heights
200-Scale Base Map: 203SE06	

Purpose of Application	Notice Dates
Detailed site plan approval for a 2,400 square foot contractor's office with truck maintenance shop and an outdoor truck storage yard.	Adjoining Property Owners Previous Parties of Record Registered Associations: 09/29/06 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/02/07

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: Detailed Site Plan DSP-06032
F & L Truck Storage Yard and Contractor's Office

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

- a. The requirements of the Zoning Ordinance in the I-1 Zone
- b. The conditions of Preliminary Plan of Subdivision 4-89052 and Record Plat NLP 152@47.
- c. The requirements of the *Prince George's County Landscape Manual*
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance
- e. Referral comments

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) application is for approval of a contractor's office with an outdoor truck storage yard to be developed in two phases.

The applicant proposes a 29-space truck storage yard with eight regular parking spaces in the first phase. In the second phase, the applicant proposes to build a contractor's office with three truck maintenance bays on a portion of the truck storage yard that would reduce truck storage capacity to 19 spaces.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Contractor's office with outdoor storage yard
Acreage	1.05	1.05
Lots	1	1
Building square footage/GFA	0	2,400

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	5	8
Of which handicapped spaces	1	1
Loading spaces	1	-*
Truck storage spaces	-	19

Note: * No loading space has been shown on the site plan. A condition has been proposed in the recommendation section to require the applicant to provide a 12 feet by 45 feet loading space on the site prior to certificate approval of this site plan.

3. **Location:** The subject property is located at 1532 Rochelle Avenue on the north side of Rochelle Avenue approximately 770 feet west of the intersection of Hazelwood Drive and Rochelle Avenue, in Planning Area 75B and Council District 7.
4. **Surroundings and Use:** The site is located at the terminus of Rochelle Avenue, which is an internal cul-de-sac street in the Walker Mill Business Park. The subject site is surrounded on three sides by properties in the I-1 Zone and on one side by the right-of-way of Rochelle Avenue. Specifically, to the east of the site is an existing truck storage yard, to the north of the site is a stormwater management pond and to the west of the site is a vacant lot in the Walker Mill Business Park.
5. **Previous Approvals:** The 1986 Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B, retained the I-1 Zone for this site. The zoning designation of the subject site remains unchanged. The subject site is Lot 10, Block B, of a larger development known as the Walker Mill Business Park. The Planning Board approved (via PGCPB Resolution No. 89-345) Preliminary Plan of Subdivision 4-89052 for Walker Mill Business Park on July 13, 1989, which was recorded in Plat Book 152 @47. The site also has a Stormwater Management Concept Approval 7542-2003-00.
6. **Design Features:** The subject site is in a quadrilateral shape with the short side perpendicular to the right-of-way of Rochelle Avenue. The site has one access off Rochelle Avenue and is surrounded on all three sides by properties in the I-1 Zone.

The subject detailed site plan proposes a two-phase development for a contractor's office with an outdoor truck storage yard. The first phase of the development includes no structures except a 29-space truck storage yard and eight regular parking spaces. In the second phase, 2,400 square feet of office with three truck maintenance bays will be built on a portion of the truck storage yard that will reduce the total number of truck storage spaces to 19.

The proposed office building with three maintenance bays is a typical one-story industrial building with a low-pitched roof. The building is finished with regular galvanized aluminum siding. Each of the three maintenance bays is enclosed with a typical industrial garage door.

One building-mounted primary identification sign is proposed on the west elevation of the building that is fronting Rochelle Avenue. The sign is composed of one-foot tall fiberglass letters mounted flush on the building. The proposed building mounted sign is consistent with the requirements of Part 12 of the Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs development in the industrial zones. The proposed contractor's office with an outdoor truck storage yard is permitted in the I-1 Zone.
 - b. Section 27-469, I-1 Zone (Light Industrial) has the following regulations:
 - Section 27-469(b)(1) At least ten percent of the net lot area shall be maintained as 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.**
- Comment:** The site plan shows graphically a minimum of 10 percent of the site as green area. A condition has been proposed in the recommendation section to require the applicant to add a site plan note to indicate the percentage of green area of the site, which should be at least 10 percent of the net lot area.
- Section 27-469(c)(1) Outdoor storage shall not be visible from a street.**
- Comment:** The subject site is fronting on Rochelle Avenue. The site plan shows a 2-inch mesh wire chain-link fence along the site frontage. The proposed chain-link fence is not acceptable as a screening fence, especially for the first phase while the entire site is an outdoor storage yard. A condition has been proposed to require the applicant to provide a sight tight, earth-tone vinyl fence, or other equivalent maintenance-free fence to be reviewed and approved by the Urban Design Section to screen the proposed storage yard from Rochelle Avenue.
- c. The subject application complies to Section 27-474 (b) regulations regarding minimum setbacks, and green area for the proposed contractor's office with an outdoor truck storage yard.
8. **Preliminary Plan of Subdivision 4-89052 and Record Plat NLP152@47:** Preliminary Plan of Subdivision 4-89052 for Walker Mill Business Park, which includes the subject site, was approved by the Planning Board on July 13, 1989, subject to eight conditions. The following conditions are applicable to the review of this detailed site plan:

1. **Total development of this site shall be limited to 580,873 square feet of light industrial use or an alternative amount of a permitted use that would generate no more than 500 peak hour trips during either the PM or AM peak hours (a total of 1000 peak hour trips). This represents an increase of 139,912 square feet that was approved as part of Preliminary Plat 4-87194 on January 7, 1988. Prior to the issuance of any building permits, the following road improvements shall be provided by the applicant:**

...

Comment: The Transportation Planning Section in a memorandum dated November 30, 2006, concluded that the trips generated by the proposed development in this DSP are well within the trip cap set in this condition. The subject DSP complies with this development limit condition.

2. **Development of this site shall be in accordance with the approved Stormwater Management Concept Plan, CSD 86076.**

Comment: The site has an approved stormwater management plan, which was approved based on previously approved Stormwater Management Concept Plan CSD86076. However, at the time this staff report was written, the Department of Environmental Resources (DER) had not responded to the referral request. A condition has been proposed in the recommendation section to require the applicant to provide evidence that the DSP is consistent with the approved stormwater management plan prior to certificate approval of this DSP.

Preliminary Plan of Subdivision 4-89052 was recorded in Plat Book NLP152@47 on January 5, 1990 with four record plat notes. Note 2 requires a DSP approval for any individual lot prior to issuance of building permit as follows:

- Note 2. Detailed site plans for individual lots must be approved by the Prince George's County Planning Board prior to the issuance of building permit. Development shall be limited to 580,873 square feet per resolution no. 89-345 (4-89052).**

Comment: This subject DSP was submitted for conformance with this condition. As discussed previously, the proposed 2,400-square-foot contractor's office with a 19-space outdoor truck storage yard is well within the development limits in terms of trip generation and total square footage.

9. ***Landscape Manual:*** The proposed development is subject to Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3, Parking Lot Requirements; and Section 4.4, Screening Requirements of the *Landscape Manual*.
 - a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements, requires that in the I-1 Zones a landscaped strip shall be provided on the property adjacent to all public rights-of-way. In any area where a parking lot is immediately adjacent to a public right-of-way, the provisions of Section 4.3 apply. The site plan shows a parking lot, which occupies only a portion of the site's frontage, immediately adjacent to the right-of-way of Rochelle Avenue. The applicant applies Section 4.3 (a) along the site's entire frontage adjacent to Rochelle Avenue. The landscape plan should be revised to apply Section 4.3 (a) only to the portion of the site's frontage where the parking lot is located and the rest of the frontage should be subject to Section 4.2 of the *Landscape Manual*. A condition has been proposed in the recommendation section to require the applicant to revise the

Landscape Plan and provide the corresponding landscape schedule prior to certificate approval of this DSP.

- b. Section 4.3(a), Landscape Strip Requirements, requires a 10-foot-wide landscaped strip between the parking lot and public right-of-way to be planted with one shade tree and 10 shrubs per 35 linear feet of parking lot perimeter adjacent to the right-of-way, among other landscape strip treatments. The applicant has provided a Section 4.3 (a) landscape strip along the entire portion of the site fronting Rochelle Avenue. But only a portion of the site frontage is subject to Section 4.3 (a). See the above finding for a detailed discussion on Section 4.2 landscape strip.

Section 4.3. (b), Perimeter Landscape Requirements, is applicable when a parking lot is adjacent to a compatible use. The proposed outdoor truck storage yard is not a parking lot and therefore Section 4.3 (b) is not applicable. The applicant should revise the landscape plan to remove any reference to Section 4.3 (b).

- c. Section 4.4 (b), Screening Requirements, requires all storage area shall be screened from all public roads. The subject site is adjacent to Rochelle Road, which is a public road. Per Section 4.4 (b), a sight tight earth tone vinyl fence or wall shall be provided along the site's north and east boundary lines. A condition has been proposed to require the applicant to provide the screening fence or other equivalent maintenance-free fence to be reviewed and approved by the Urban Design Section prior to certificate approval of this DSP.

- 10. **Woodland Conservation Ordinance:** This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because although the gross tract area of the subject property is greater than 40,000 square feet, there is less than 10,000 square feet of existing woodland. A Type I tree conservation plan was not submitted with the review package and it is not required. A standard letter of exemption from the ordinance was issued by the Environmental Planning Section, Countywide Planning Division, on October 3, 2006, and is valid through October 3, 2008.

- 11. **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 November 27, 2006, noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and is in conformance with the land use recommendations of the 1986 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B*.
- b. The Subdivision Section, in a memorandum dated January 4, 2007, noted that the lotting pattern shown on this DSP is consistent with the record plat.
- c. The Transportation Planning Section in a memorandum dated November 30, 2006, indicated that the submitted site plan is acceptable and consistent with previously approved plans and recommended the proposed 5-foot ADA-compatible walkway be extended to the sidewalk along Rochelle Avenue.

In a separate memorandum from the Transportation Planning Section dated December 21, 2006, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trail recommendations that impact the subject site.

- d. The Environmental Planning Section, in a memorandum dated December 8, 2006, indicated that the subject site is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance because although the gross tract area of the subject property is greater than 40,000 square feet, the property has less than 10,000 square feet of existing woodland. The Environmental Planning Section recommends approval of this DSP with no conditions.
 - e. The Permit Section, in a memorandum dated November 17, 2006, provided 10 comments and questions. Most of the questions and concerns raised by the permit staff have been addressed in the review process and the unresolved issues will be addressed by the conditions of approval in the Recommendation section of this report.
 - f. The Department of Public Works and Transportation (DPW&T) in memorandum dated January 11, 2007, provided standard conditions on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, storm drainage systems and facilities in order to be in accordance with the requirements of DPW&T. The memorandum specifically noted that no on-street parking is allowed on the public roads. Those conditions will be enforced at time of issuance of access permit by DPW&T.
 - g. The Department of Parks and Recreation (DPR) provided no comments on this application because the proposed development is industrial use.
 - h. The Historic Preservation and Public Facilities Section, in a memorandum dated November 29, 2006, concluded that Phase I archeological survey is not recommended on the subject site because there are no recorded archeological sites within a one-mile radius of the subject property.
 - i. The subject application was also referred to the Department of Environmental Resources (DER). At the time the staff report was written, DER had not responded to the referral request.
 - j. At the time the staff report was written, the cities of Capitol Heights and District Heights had not responded to the referral request.
12. 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. The detailed site plan is also in general conformance with the approved conceptual site plan.

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 APPROVE Detailed Site Plan DSP-06032, F & L Truck Storage Yard and Contractor's Office, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall

- a. Provide the percentage of green area on the site plan.
- b. Extend the proposed 5-foot-wide walkway to be connected to the sidewalk in front of the site on Rochelle Avenue.
- c. Provide a 12-foot by 45-foot loading space
- d. Provide evidence that the subject DSP is consistent with the approved stormwater management concept plan for this site
- e. Provide a trash dumpster and appropriate screening on the site plan
- f. Revise parking calculation and provide typical parking space dimensions
- g. Revise the landscape plan as follows:
 - (1) Provide a sight tight earth tone vinyl fence or other equivalent maintenance-free fence along the site's southwestern, northwestern, and southeastern boundary lines, in accordance with Section 4.4 of the *Landscape Manual*, to be reviewed and approved by the Urban Design Section.
 - (2) Provide a Section 4.2 landscape strip and schedule on the Landscape Plan
 - (3) Remove any reference to Section 4.3