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## Detailed Site Plan

## DSP- 99046/02

Application	General Data
<b>Project Name:</b> South County Business Center Lots 34 & 142  <b>Location:</b> On the south side of Delano Road, approximately 200 feet east of its intersection with Alexandria Ferry Road  <b>Applicant/Address:</b> South County Construction Company 3255 Delano Road Clinton, Maryland 20735	Date Accepted: 7/26/2007
	Planning Board Action Limit: 11/15/2007
	Plan Acreage: 1.49
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 21,616
	Planning Area: 81A
	Tier: Developing
	Council District: 9
	Municipality: N/A
	200-Scale Base Map: 210SE07

Purpose of Application	Notice Dates
A 15,280-square-foot office building with 6,336-square-foot warehouse.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) <span style="float: right;">5/4/2007</span>
	Sign(s) Posted on Site and Notice of Hearing Mailed: <span style="float: right;">10/01/2007</span>

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

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

October 8, 2007

**MEMORANDUM**

TO: Prince George's County Planning Board  
VIA: Steve Adams, Urban Design Supervisor  
FROM: Henry Zhang, Urban Design Section, Development Review Division  
SUBJECT: Detailed Site Plan DSP-99046/02, South County Business Center

The Urban Design staff has completed its 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**

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

- a. Zoning Ordinance 23-1989 (A-9741-C).
- b. The requirements of the Zoning Ordinance in the I-1 Zone.
- c. The requirements of Preliminary Plan of Subdivision 4-07003.
- d. The requirements of Detailed Site Plan DSP-99046/01.
- e. The requirements of the *Landscape Manual*.
- f. The requirements of the Prince George's County Woodland Conservation Ordinance.
- g. Referral comments

**FINDINGS**

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

1. **Request:** The subject application is for approval of a detailed site plan for a 15,280-square-foot contractor’s office and a 6,336-square-foot warehouse in the I-1 Zone. The proposal will demolish the existing one-story residential building and construct a new office building with a warehouse.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	I-1	I-1
Use(s)	Contractor’s Office with outdoor storage yard	Contractor’s Office with a warehouse
Acreage	1.49	1.49
Number of lots	2	2
Gross Floor Area (square foot)	1,278	21,616
Of which Office	-	15,280
Warehouse	-	6,336
Building Height (foot)	17	30.4

**OTHER DEVELOPMENT DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total number of parking spaces	47	48
Of which Handicapped space	2	2
Loading space	1	1

3. **Location:** The site is located on the south side of Delano Road, approximately 200 feet east of its intersection with Alexandria Ferry Road in Planning Area 81A and Council District 9.
4. **Surrounding Uses:** The subject property is bounded to the north by Delano Road. To the east, west and south of the site are properties in the I-1 Zone. The properties immediately surrounding the subject site are used either as a contractor’s office or a warehouse with outdoor storage yards.
5. **Previous Approvals:** The subject site consists of two lots, Lot 34 and Lot 142. Both lots were originally improved as a single-family detached residence. In 1989, the two lots were rezoned from the R-R Zone to the I-1 Zone by Zoning Map Amendment A-9741-C. Lot 34 has detailed site plan approval DSP-99046 for a contractor’s office with an outdoor storage yard, which was approved by the Planning Board (PGCPB Resolution No. 00-45) on April 6, 2000, with one condition. On October 21, 2004, the Planning Board approved DSP-99046/01 including both Lots 34 and 142 for a contractor’s office with an outdoor storage yard. There is an existing single-family detached house on Lot 34 and no structure on Lot 142. The application proposed to use the existing single-family detached house, which is a one-story frame building, on Lot 34 as a contractor’s office, the existing concrete surface located in the rear of Lot 34 as an outdoor storage yard, and the entire site of Lot 142, which has a gravel surface, as a storage yard for heavy trucks.

Lot 34 also has an approved Preliminary Plan of Subdivision 4-07003, which was approved by the Planning Board (PGCPB Resolution No. 07-155) on July 19, 2007. The site also has a valid Stormwater Management Concept Approval 6084-2007-00.

6. **Design Features:** The subject site consists of Lots 34 and 142. There is an existing single-family detached house on Lot 34 and no structure on Lot 142. Lot 34 is a shallow lot while Lot 142 has a lot depth that is almost twice that of Lot 34. The two lots constitute an L-shaped property, with the short side fronting on Delano Road. The application proposes to demolish the existing building on Lot 34 and build an L-shaped building consisting of an office space and a warehouse on the site. The existing driveway on Lot 142 will be improved as the vehicular access to the subject site. Surface parking spaces will be provided in the front and at the east side of the building.

The proposed L-shaped building has a two-story tower in the middle that is designed for office use. The side of the L that is parallel to Delano Road is additional one-story office space. The other side of the L that is perpendicular to Delano Road is one-story warehouse space. The building has a flat roof and is finished with brick. The design of the building is functional with simple but neat elevation treatments. The two elevations of the office sections that are visible to the public feature a three-part design consisting of a brick water table, storefront style middle with glass windows, and a brick upper section with a cast stone coping. The elevations fronting Delano Road consist of a two-story tower section and a one-story section with six bays. Different color bricks have been used to frame both the base and upper section. The warehouse elevation employs darker earth-tone brick to be visually different from the office segment of the building.

A monumental sign and seven building-mounted signs that are primary identification signs have been proposed with the DSP. The monumental sign is six feet in height and has a total sign face area of 25 square feet and meets the applicable sign regulations. The seven building-mounted signs are for future tenants. Specific details of the tenant signs will be reviewed at time of sign permit.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance 23-1989 (A-9741-C):** Zoning Ordinance 23-1989 was adopted by the District Council on May 9, 1989, to approve application A-9741-C to rezone approximately 21.19 acres of land, located adjacent to the south side of Andrews Air Force Base, 200 feet east of Old Alexandria Ferry Road, on both sides of Poplar Hill Lane and Delano Road, from the R-R Zone to the I-1 Zone with one condition. The subject site is a portion of the rezoned property. The condition of approval reads:

**“Any proposed development of the property shall be subject to detailed site plan review. Particular attention shall be given to buffering and screening of adjacent residential area, noise impacts, and building acoustics.”**

**Comment:** The subject detailed site plan application is for the purpose of fulfilling the above-noted condition. The site is bounded to the south by Delano Road and to the east, west and north by properties in the I-1 Zone. All the adjacent properties are used either as a contractor’s office or warehouse with outdoor storage yards. Finding 11 of this report has a detailed discussion of the application’s compliance with the requirements of the *Landscape Manual* for buffering and screening.

As indicated in memoranda from both the Community Planning Division and the Environmental Planning Sections, the subject site is located south of Andrews Air Force Base and is within the 70-to 75-dBA-noise contour associated with the flight path of aircraft. The site is also situated within the limits of the Accident Potential Zone I (APZ I) for Andrews Air Force Base. The development of this site as a contractor's office with a warehouse is consistent with the uses for APZ I in accordance with Table 4-2 (Land-Use Compatibility) of the 1998 Andrews AFB AICUZ Study and the 1993 Subregion V Master Plan recommendations. According to the referral comments from the Environmental Planning Section, no further action is needed in regarding to noise issues related to this detailed site plan review.

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27- 473(b), which governs permitted uses in the industrial zones. The proposed contractor's office with a warehouse is a permitted use in the I-1 Zone.

The total gross tract area of the site is only 1.49 acre. Therefore, this application is exempt from the requirements of Footnote 38, which requires a special exception for land that is ten acres or greater in size and located within 300 feet of any residentially zoned land and land owned by the Washington Metropolitan Area Transit Authority.

- b. The proposal is in conformance with the requirements of Section 27-474, Regulations, regarding setbacks and green area in industrial zones.
- c. The District Council attached nine design standards as conditions of approval in their previous approvals for projects located in the Bellefonte area. However, the nine standards are primarily the requirements for the improvement of the existing property. This DSP is a complete redevelopment of the existing site and meets the applicable design standards regarding location of storage, landscaping along the frontage and signage.
9. **Preliminary Plan of Subdivision:** Lot 34 is the subject of a recently approved preliminary plan of subdivision. Lot 142 was recorded in 1978, which is exempt from the subdivision regulations. The Planning Board approved Preliminary Plan of Subdivision 4-07003 on September 13, 2007, with eight conditions, five of which are applicable to the review of this DSP.

1. **Development shall be in conformance with the approved Stormwater Management Concept Plan 6084-2007-00 and any subsequent revisions.**

**Comment:** The approved Stormwater Management Concept Plan 6084-2007-00 is valid through March 26, 2010.

2. **The applicant, heirs, successors or assignees shall provide a standard sidewalk along the subject site's entire frontage of Delano Road, unless modified by DPW&T.**

**Comment:** The site plan does not show the required sidewalk. A condition has been proposed to require the applicant to provide the sidewalk prior to certificate approval of this DSP.

4. **Total development of the subject property shall be limited to uses that would generate no more than 17 AM and 16 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

**Comment:** The Transportation Planning Section, in a memorandum dated August 9, 2007, indicated that the DSP is acceptable and fully utilizes the trip cap established by Preliminary Plan of Subdivision 4-07003.

6. **An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

**Comment:** This condition will be carried forward as condition of approval for this DSP.

8. **An environmental assessment is required prior to approval of an amended detailed site plan.**

**Comment:** This condition will be carried forward as a condition of approval for this DSP.

10. **Detailed Site Plan DSP-99046:** Detailed Site Plan DSP-99046 was for exterior alternations to the structure on Lot 34 to be used as a contractor's office with outdoor storage yard. The Planning Board approved this DSP on April 6, 2000, with one condition. A revision to DSP-99046 was filed to add Lot 142 to the approved Lot 34 site to be used as a contractor's office with outdoor storage on Lot 142 because Lot 142 was vacant. The Planning Board approved DSP-99046/01 on October 21, 2004, with one condition. The District Council affirmed the Planning Board approval on March 28, 2005, with nine additional design-related standards as additional conditions of approval. As previously discussed, the nine conditions are intended to govern improvement of the existing site, but are not applicable to the complete redevelopment of the site proposed in the subject DSP. Only conditions related to parking space pavement, landscaping along the frontage, and signage are applicable to the review of this DSP as follows:

3. **All parking spaces and access to the site in the front yard shall be paved with either asphalt or concrete that is consistent with the street surface on which the site has frontage.**

**Comment:** The DSP satisfies this requirement.

4. **Along the street frontage other than where access drives are located, a minimum 10-foot-wide landscape strip shall be established with trees provided in accordance with the Landscape Manual, and with shrubs provided at twice the normal requirement of the Landscape Manual. The trees and shrubs shall be regularly watered and fertilized in order to maintain them in good health; however, in the event any are damaged or die they shall be promptly replaced.**

**Comment:** The DSP complies with this requirement by providing the ten-foot-wide landscape strip along the site's frontage on Delano Street excluding driveway opening. See Finding 11 below for a discussion on the planting materials.

7. **One sign is permitted on the site to identify the business. The sign shall be a permanent ground-mounted sign no more than six feet in height and containing no more than 25 square feet of sign area. All other existing signs shall be removed.**

**Comment:** One monumental sign that is in conformance with the above requirement has been proposed with this DSP. In addition, this application also includes several building-mounted signs to identify specific individual tenants occupying spaces within the building. The intent of this standard is to limit the number of freestanding signs on the property and did not contemplate the kind of multiple-tenant building proposed here. The DSP meets the intent of this standard.

11. **Landscape Manual:** The proposed development is subject to Section 4.3 Parking Lot requirements and Section 4.7 Buffering Incompatible Uses of the *Landscape Manual*.
  - a. Section 4.3(a) requires that when a parking lot in any zone is located adjacent to a public right-of-way, a landscaped strip shall be provided on the property between the parking lot and the right-of-way. The applicant selects the standard option 1, which is a ten-foot-wide landscape strip. The planting requirements are a minimum of one shade tree and ten shrubs per 35 linear feet of the frontage. Condition 4 attached to previous approvals in the Bellefonte area requires twice as many shrubs in the landscape strip. The landscape plan should be revised to meet the requirements of Condition 4.

Section 4.3(c) requires a certain percentage of the parking lot to be reserved as interior planting area to be planted with at least one shade tree per each 300 square feet of interior landscaped area provided. The DSP includes a parking area of 18,456 square feet, which is between 7,000 to 49,900 square feet. Five percent of the total parking area should be interior planting area. The landscape plan provided a total of seven percent, about 1,140 square feet of the interior planting area, which is consistent with requirements of Section 4.3(c).

- b. The proposed development on this site is also subject to Section 4.7, Buffering Incompatible Uses. Since the adjacent uses on the east, west and south are defined by the *Landscape Manual* as the high impact use, and so is the proposed development, there is no bufferyard required.
12. **Woodland Conservation Ordinance:** Detailed Site Plan DSP-99046 was not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site was less than 40,000 square feet. However, this application is subject to the Prince George's County Woodland Conservation Ordinance because the site of the subject DSP is 64,904 square feet in size and has an approved Type II tree conservation plan.
  - a. A simplified forest stand delineation showing the remaining wooded area on the site was submitted and was found to meet the requirements of the Woodland Conservation Ordinance. There are no priority preservation areas on the site, as defined in the Prince George's County Woodland Conservation and Tree Preservation Policy Document. No further action regarding the forest stand delineation is needed as it relates to this detailed site plan review.

- b. A Type II Tree Conservation Plan, TCPII/112/04-01, was submitted with this DSP. A review of the TCPII plans by the Environmental Planning Section indicates that the submittals are in general conformance with the requirements of the Woodland Conservation Ordinance subject to two conditions that have been incorporated into the Recommendation section of this report.
13. **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 August 14, 2007, the Community Planning Division found that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and conforms to the employment area land use recommendations of the 1993 Subregion V Master Plan. The community planner also noted that the site is located under the flight path of military aircraft for Andrews Air Force Base and recommended that this application be referred to Andrews Air Force Base for comments.
- Comment:** This application has been referred to Andrews AFB for review and comments. The comments from Andrews AFB have been documented in the findings below.
- b. The Transportation Planning Section, in a memorandum dated August 9, 2007, concluded that the site plan is acceptable.
  - c. In a memorandum dated October 10, 2007, the Subdivision Section staff indicated that Lot 34 has been approved in a recent preliminary plan of subdivision, 4-07003, with eight conditions. The applicable conditions have been discussed in the above Finding 9.
  - d. The Environmental Planning Section, in a memorandum dated August 3, 2007, recommended approval of DSP-99046/02 and TCPII/112/04-01 subject to several conditions. The Environmental Planning Section confirms that even though the site is severely impacted by air traffic from Andrews Air Force Base, the proposed use as a contractor's office with warehouse space is appropriate for this location.
  - e. The Permit Review Section, in a memorandum dated August 30, 2007, provided 12 comments regarding building setback, height, green area, parking and loading, dumpster screening, and signage. The comments have been addressed during the review process.
  - f. The subject application was also referred to the Planning Office at Andrews Air Force Base for information and review. In a memorandum dated August 17, 2007, the community planner stated that even though the subject site is located within Accident Potential Zone 1 (APZ 1), the proposed use is acceptable according to the Andrews AFB Air Installation Compatible Use Zone Study (1998). The planner also indicated that Lot 34 is located within the 70-75 dB noise contour line and Lot 142 is located within the 70-75 and 75-80 dB noise contour lines.
  - g. The Department of Public Works and Transportation had not responded to the referral request at the time the staff report was written.
14. 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.

## 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 Detailed Site Plan DSP-99046/02 South County Business Center, and Type II Tree Conservation Plan TCPII/112/04-01, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan, the applicant shall
  - a. Revise TCPII/112/04-01 as follows:
    - (1) Eliminate the symbol of the “limits of TCPII/112/” from the plan and legend.
    - (2) Show the limit of disturbance and eliminate the proposed tree line.
    - (3) Have the plan signed and dated by the qualified professional who prepared the plan.
  - b. Provide evidence from the Department of Public Works and Transportation that the subject DSP is consistent with the approved stormwater management concept plan for this site.
  - c. Provide a standard sidewalk along the subject site’s entire frontage of Delano Road, unless modified by DPW&T.
  - d. Provide an environmental assessment of the subject site.
2. An automatic fire suppression system shall be provided in the proposed building, unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.