

RESOLUTION

WHEREAS, the Prince George's County Planning Board has reviewed DDS-591, Woodmore Towne Centre at Glenarden requesting a reduction in the size of parking spaces for a portion of the property in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on January 15, 2009, the Prince George's County Planning Board finds:

1. **Request:** The subject application is for approval of a site plan for 108 multifamily dwelling units, 705,227 square feet of retail, and 24,854 square feet of office space. Also included with this application is a departure from design standards DDS-591 requesting a reduction in the size of parking spaces for a portion of the property. Companion to this application is a detailed site plan, DSP-07011/01.
2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	M-X-T	M-X-T
Use(s)	Vacant	Retail, Office, and Residential
Acreage	141.8	141.8
Lots	0	34
Units	0	108
Parcels	2	0
Square Footage/GFA DSP-07011/01		
Multifamily	0	61,127
Retail	0	705,227
Office	0	24,854
Total sq. ft.		791,208
Square Footage/GFA DSP-07057		
Single family detached	0	612,000
Townhouse	0	394,000
Two-family	0	200,000
Community Center	0	3,500
Total sq. ft.		1,209,500
Total square footage for entire M-X-T Zone	0	2,000,708
Floor Area Ratio: Based on net tract area of the M-X-T Zone (238.67 acres)	0	0.19

3. **Location:** The site is in Planning Area 73, Council District 5. More specifically, the property is

located on the north side of Landover Road (MD 202), approximately 550 feet northwest of its intersection with Saint Joseph's Drive, immediately adjacent to and east of the Capital Beltway (I-495/95). The commercial portion of the site, which includes 141 acres of the overall 244 acres of land, is located in the southern portion of the property.

4. **Surroundings and Uses:**

North: The overall property is bounded on the north by existing single-family detached subdivisions that are known as Glenarden Heights and La Dova Heights. Several existing streets terminate into the northern edge of the subject property; they are 7<sup>th</sup> Street, 9<sup>th</sup> Street, 10<sup>th</sup> Street, and 11<sup>th</sup> Street.

East: The overall property is bounded on the east by two portions of a new single-family detached subdivision that is known as Balk Hill, dissected by a new extension of Campus Way North that will terminate at the eastern edge of the subject property.

South: The property directly to the south is the Saint Joseph's Roman Catholic Parish Center. Also, along the southern edge of the subject property is the currently terminated Saint Joseph's Drive and vacant property in the M-X-T Zone.

West: The overall property is bounded to the west by Landover Road (MD 202) and the Capital Beltway (I-495/95).

5. **Previous Approvals:** On March 14, 1988, the District Council approved Zoning Map Amendment A-9613-C, rezoning the subject property from the Rural Residential (R-R) to the M-X-T Zone, subject to 11 conditions.

On January 23, 2006, the District Council approved Conceptual Site Plan CSP-03006 which proposed 900–1,100 residential units, including single-family detached units, single-family attached units (townhouses), multifamily units, stacked condominiums (stacked townhouses), 400,000–1,000,000 square feet of retail, and 400,000–1,000,000 square feet of office, subject to 25 conditions and one consideration.

Preliminary Plan of Subdivision 4-06016 was approved subject to 40 conditions on October 26, 2006. The plan proposed 1,079 dwelling units, 750,000 square feet of commercial retail, 1,000,000 square feet of commercial office, a 360-room hotel, 375 residential lots, 39 commercial lots, and 17 parcels.

On September 24, 2007, the District Council reviewed and approved Detailed Site Plan DSP-07011 for infrastructure.

On September 25, 2008, a hearing was held before the Prince George's County Planning Board and they approved Detailed Site Plan DSP-07057 for the residential portion of the project,

including a community center and 204 single-family detached, 197 single-family attached, and 100 two-family dwelling units.

The subject property has an approved Stormwater Management Concept Plan (20908-2003-02) valid through February 5, 2011.

6. **Design Features:** The site plan is for an integrated shopping center with a small amount of office space and 108 apartments located above the retail components in and around the main street of the development. The retail center proposes 705,227 square feet, including two big box components that are separate from the main street and in-line retail stores of the development. The anticipated big box tenants, Costco and Wegmans, are proposed as one-story buildings on large pad sites, both of which will provide a destination point for shoppers independent of the other retail stores within the development.

The residential component is located on floors two through five above the retail with Building A, located along the two main streets within the development, Towne Centre Boulevard and Market Street. The multifamily component consists of 108 dwellings.

7. **Departure from Design Standards DDS-591:** Concurrent with the subject detailed site plan, the applicant has submitted a request for a departure from design standards to Section 27-558(a) of the Zoning Ordinance in order to allow the sizes of parking spaces to be reduced below the minimum 9.5 feet by 19 feet required for standard spaces. Pursuant to Section 27-239.01(b)(7)(A), in order for the Planning Board to approve a departure from design standards, it must make the following findings:

- i. **The purposes of this Subtitle will be equally well or better served by the applicant's proposal;**

The departure originally requested was for a modification of the parking space sizes surrounding only one of the anchor stores. However, the applicant has subsequently clarified the DDS request indicating that space sizes desired are as shown on the most recently submitted site plan. These plans show 10-foot-wide by 20-foot-long spaces in the area serving the Costco building (no departure required), 9-foot-wide by 18-foot-long perpendicular spaces for all other surface parking, except the angled spaces where 9.5 by 18 feet is proposed, and spaces in the parking garage shown at the standard 9.5 feet wide by 19 feet long. A departure is required, then, for a 0.5-foot reduction in the width of all surface spaces (except angled spaces and those serving Costco) and a one-foot reduction in the length of all surface spaces (except those serving Costco).

The following findings lead to a recommendation of approval of the departure request:

- ii. **The departure is the minimum necessary, given the specific circumstances of the request;**

The applicant is asking for approval of spaces that are 0.5 feet narrower and one foot shorter than a standard size space in the locations specified above. All spaces proposed with dimensions smaller than a standard space size qualify as compact spaces, as defined by the Zoning Ordinance. Compact spaces are allowed for up to one-third of the total spaces required for the site. The total number of spaces required for the site as proposed is 3,508 spaces. Compact spaces are allowed for 1,169 spaces. The applicant is essentially asking for relief for a total of 747 spaces above the allowed number of compact spaces, or 56 percent of the total spaces provided for the site. However, the applicant has also provided for wider aisles in many of the locations on the site. The wider the aisle width provided, the more room there is for vehicle maneuvering on the site. For example, the applicant has provided aisles with greater than the minimum 22-foot-wide width for the Wegmans site, where the space size is proposed as 9-foot-wide by 18-foot-long. The aisle width is proposed as 25 feet with 30-foot-wide aisles in another location. The following chart demonstrates not only the size of spaces associated with the specific tenants, but also the proposed aisle width.

**Departure Areas For Parking Sizes**  
 Woodmore Towne Centre

Location	Size (WxLxDive)	# of Spaces
Best Buy	9x19x22	205
Anchor C	9x18x22	436
500 Block	9x18x24	324
Towne Centre Blvd.	9.5x18x13 (angled)	98
Wegmans (NE)	9x18x25	683
Wegmans (SW)	9x18x30	83
300 Block	9x18x24	85
Med Ctr (714 & 716)	8x16.5x22	54
	<b>Total</b>	<b>1,968</b>

The applicant has proposed a parking space size that is a typical size endorsed in The Dimensions of Parking published by the Urban Land Institute (ULI) and the National Parking Association (NPA) (Fourth Edition, 2000).

These standards support a parking space width of 8.9 to 9 feet for standard size spaces in a setting with moderate to higher turnover parking, as is anticipated for this project. In addition, the publication recommends minimum module dimensions for a 90-degree parking space of 18 feet long with a 24-foot-wide aisle. This is similar to the Zoning Ordinance requirements for the minimum standard size space for 90-degree parking, which is a 19-foot-long space and a minimum 22-foot-wide aisle. There is only one area of the site where the applicant is proposing to provide space sizes less than these ULI and

NPA minimum recommendations, which is the area associated with the Anchor C (unidentified tenant) which accounts for approximately 436 spaces.

The ULI and NPA dimensions for a 45-degree parking space are 17.8 feet and an aisle width of 12.8 feet. The applicant's proposal exceeds the size of the recommended minimum dimensions for angled parking as the angled parking is proposed as 9.5 feet by 18 feet with a 13-foot-wide aisle.

The reduced size of parallel parking spaces on Market Street is larger than the compact size for parallel parking spaces in the Zoning Ordinance.

If the applicant is proposing parking space sizes that are consistent with the module sizes recommended by the ULI and NPA for each of the requested departures, staff contends that reduced parking space sizes will be the smallest practical size that these authorities recommend for functionality reasons, and that therefore, the departure is the minimum necessary.

**iii. The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**

The departure request does not reference pre-1949 impacts; however, it is reflective of the prevailing best practice in the design of parking spaces as it is closer to the universal standard (as defined by the Urban Land Institute) of nine feet wide by 18 feet long. However, too often large vehicles will try to fit into compact spaces, thereby causing conflicts within parking areas. It seems appropriate that larger vehicles should be accommodated in the Costco parking lot, as this store's customers will often be maneuvering shopping carts and loading bulky sacks into automobiles. The applicant's requested departure does not apply to the spaces serving Costco; in fact, the plans provide slightly wider standard parking spaces (10 by 20) throughout the Costco parking lot.

**iv. The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

There will be no adverse impacts on the surrounding residential areas. The parking needs for the site will be handled completely within the subject property. The requested departure is for spaces within the commercial portion of the development only. The sizes of parking spaces and drive aisles recommended for approval are within the normal range of sizes commonly used in commercial areas. Therefore, this departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and

Planning Commission adopted the findings contained herein and APPROVED the above-noted application, subject to the following minimum size parking spaces and aisle widths:

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Med Ctr (714 & 716)	8x16.5x22	54
	<b>Total</b>	<b>*1,968</b>

\*The total required number of parking spaces for the site is 3,487. The allowable compact spaces are 1,162. Therefore, 806 spaces are granted as the departure for DDS-591.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Cavitt, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, January 15, 2009, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of January 2009.

Oscar S. Rodriguez  
 Executive Director

By Frances J. Guertin  
 Planning Board Administrator