

RESOLUTION

WHEREAS, the Prince George’s County Planning Board has reviewed Departure from Design Standards DDS-657, Westphalia Center (Snapper), requesting a departure from design standards as required in Section 27-558(a) for the reduction in parking space size to 9 feet by 18 feet for nonparallel parking spaces 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 July 18, 2019, the Prince George’s County Planning Board finds:

1. **Request:** A departure from design standards (DDS) is requested from Section 27-558(a) of the Prince George’s County Zoning Ordinance, to allow a reduced standard, nonparallel parking space size of 9 feet by 18 feet, to be used for all parking spaces. This DDS is the companion case of Detailed Site Plan DSP-19008 (PGCPB Resolution No. 19-87), which was approved on the same day by the Prince George’s County Planning Board.

2. **Development Data Summary**

	EXISTING	APPROVED
Zone(s)	M-X-T/M-I-O	M-X-T/M-I-O
Use	Vacant	Merchandise Logistics Center
Total Gross Acreage	78.39	78.39
Floodplain	2.28	2.28
Right-of-way Dedication	0	2.58
Total Net Acreage	76.11	73.53
Parcels	2	2
Gross Floor Area	0	4,000,000 sq. ft.

Parking Requirements*

Total Parking Spaces	PROVIDED
	1,794*
Standard 9-foot x 18-foot spaces*	1,754
Handicap-Accessible Parking Spaces (21 required)	40

Total Loading Spaces**	PROVIDED
	267
Loading spaces	203
Loading spaces with docks	64

Note: *The number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Prince George's County Planning Board approval at the time of DSP, as stated in Section 27-574 of the Zoning Ordinance. The Planning Board found that the provided parking is sufficient for the development through the approval of DSP-19008.

**Pursuant to Section 27-583 of the Zoning Ordinance, the number of loading spaces in the M-X-T Zone is to be calculated by the applicant and submitted to the Planning Board for approval at the time of DSP. The base requirement from Section 27-582 is 100 loading spaces for the 3,950,000 square feet of warehouse and 1 loading space for the 50,000 square feet of office use. The applicant proposes to meet and exceed this base requirement due to the needs of this specific use.

3. **Location:** The overall Westphalia Town Center is located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road, in Planning Area 78, in Council District 6. The DSP is located on existing Parcels 9 and 10, which is a total of 78.39 acres and is zoned Mixed Use-Transportation Oriented (M-X-T) within the Military Installation Overlay (M-I-O) Zone.
4. **Surrounding Uses:** The property is located in the core of the Westphalia Town Center development and is surrounded by properties in the M-X-T/M-I-O Zone. The DSP is bounded to the east by the public right-of-way (ROW) of Glover Park Drive and beyond by existing one-family attached dwelling units, to the north by the currently undeveloped Moore property, and to the west by a stream valley, with the Parkside residential development beyond. The property will front on the future Presidential Parkway (A-66) to the south, with a planned transit area and commercial areas within the Westphalia Town Center beyond.
5. **Previous Approvals:** The subject property was rezoned to the M-X-T Zone from the Light Industrial, Planned Industrial/Employment Park, and Residential-Agricultural Zones by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA). The property is also the subject of Conceptual Site Plan CSP-07004, which was approved with conditions by the Prince George's County Planning Board on December 18, 2008 (PGCPB Resolution No. 08-189). It was approved with conditions by the Prince George's County District Council on May 19, 2009, with a first revised Order of Approval issued on June 8, 2009, and a second revised Order of Approval issued on September 21, 2009.

CSP-07004-01 was originally approved with conditions by the Planning Board on May 20, 2010 (PGCPB Resolution No. 10-59), reconsidered by the Planning Board on October 24, 2013 (PGCPB Resolution No. 10-59(A)(C)), and finally approved with conditions by the District Council on February 24, 2014.

CSP-07004-02 was approved by the Planning Board on June 27, 2019, with a resolution to be adopted on the same day as this DSP is heard, on July 18, 2019.

The subject property has a valid Preliminary Plan of Subdivision 4-08002 (Westphalia Center). The resolution of approval (PGCPB Resolution No. 09-93) was adopted by the Planning Board on June 25, 2009.

On June 18, 2019, the District Council adopted and enacted Prince George's County Council Bills CB-018-2019 and CB-019-2019; CB-018-2019 for the purpose of adding a definition of a merchandise logistics center and amending the definition of regional urban community in the Zoning Ordinance; and CB-019-2019 for the purpose of amending the regulations of the M-X-T Zone.

6. **Design Features:** The applicant requests to construct a four-million-square-foot merchandise logistics center with surrounding surface parking and loading areas on 78.39 acres within the Westphalia Town Center development. The property has frontage on future A-66 to the south and future Dower House Road (MC-637) to the west.

Parking: A 1,794-space surface parking lot is located on the southern and eastern sides of the building. Five-foot striped pedestrian pathways are shown in the center of every other row of parking throughout the parking compound. Landscape islands break up the areas of pavement and help define main drive aisles. There are three access driveways to the parking compound and a fourth truck access point at the eastern end off of A-66. The north and west sides of the building will have 64 loading docks and an additional 203 truck/trailer parking spaces. There is one access drive off of MC-637 to the parking and loading areas on the west end of the building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Departure from Design Standards DDS-657:** The merchandise logistics center is providing a total of 1,794 parking spaces. The applicant requests DDS to reduce the size of all standard, nonparallel parking spaces to 9 feet by 18 feet, rather than 9.5 feet by 19 feet, as required by Section 27-558(a). No compact car spaces are proposed and sufficient handicap-accessible spaces are provided at their required size. In order for the Planning Board to grant the departure, it shall make the following findings from Section 27-239.01(b)(7) of the Zoning Ordinance:

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

The applicant's statement of justification (SOJ) indicates that the primary purpose for parking is to ensure that all buildings and uses provide off-street parking, which is "...sufficient to serve the parking and loading needs of all persons associated with the buildings and uses." The applicant submits that the purposes of the parking and loading regulations will be equally well or better served by the site plan, which provides more than the normally required number of parking spaces. The parking spaces are mostly for use by employees, so there will be regular users with minimal turnover throughout the day. Therefore, the reduced parking space size will serve the purposes of the Zoning Ordinance.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The departure from Section 27-558(a) sought by the applicant for its reduced parking space size is the minimum necessary, given the specific circumstances of this request. In order to forego compact parking spaces, the departure from the required standard space size is necessary to provide the requisite number of parking spaces for the use. It is essential that a sufficient number of adequately-sized spaces is provided in order to serve employees at this facility and ensure there is no need to encroach on parking areas provided for adjacent uses or residential areas. The applicant is proposing to provide a substantial undisturbed buffer between the use and existing residential dwellings to the east. This restricts the land area available to provide parking. Given the specific circumstances of this request, the need and desire to provide sufficient parking, and the need to provide the most efficient layout possible to accommodate daily shift changes unique to this use, the departure sought 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;

This site is unique, given the specific type of major employment use, which includes potentially 1,500 employees, with 24-hour operation, and needs a sufficient number of parking spaces to accommodate the daily shift changes. The reduced parking space size will allow for the necessary amount of parking spaces while also accommodating the other necessary site improvements for buffering and loading.

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

The applicant is proposing that all nonparallel parking spaces, with the exception of handicap-accessible spaces, be 9 feet by 18 feet. Section 27-558(a) requires that standard nonparallel parking spaces measure 9.5 feet by 19 feet, while nonparallel compact car spaces must be 8 feet by 16.5 feet.

The difference between the required and approved parking space measurement is insignificant, in light of the fact that there will be no compact car spaces. Moreover, the off-street parking is adequate to serve the needs of all persons associated with the building and use. The use of a universal-sized parking space has become the more common standard in modern zoning ordinances. In the zoning ordinance rewrite, the standard parking space size will be 9 feet by 18 feet. This creates a more efficient and functional parking layout and will not impair the quality or integrity of the site or neighborhood.

Based on the analysis above, the Planning Board concurs with the findings provided by the applicant and approved DDS-657 to allow all standard, nonparallel parking spaces to be 9 feet wide and 18 feet long.

8. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are included in this report by reference, and major findings are summarized, as follows:
- a. **Transportation**—The Planning Board adopted, herein by reference, a memorandum dated June 13, 2019 (Burton to Hurlbutt) that provided a review of conditions attached to prior approvals; found the site circulation to be adequate, as approved; and concluded that, overall from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a DDS, as described in the Zoning Ordinance.

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.

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 Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, and Hewlett voting in favor of the motion, and with Commissioners Doerner and Washington absent at its regular meeting held on Thursday, July 18, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George’s County Planning Board this 25th day of July 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator