

RESOLUTION

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on January 6, 2022, regarding Detailed Site Plan DSP-16009-02 for Steeplechase Business Park, Parcels 65 and 66, the Planning Board finds:

- Request:** The subject detailed site plan (DSP) requests approval for the construction of a 5,200-square-foot multitenant commercial building for retail, service, and restaurant uses within the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zone.

The applicant also requested a departure from sign design standards, DSDES-714, for an additional 137 square feet of building-mounted signage and one additional freestanding sign, which the Planning Board approved at the same hearing (PGCPB Resolution No. 2022-05).

The applicant also requested a departure from parking and loading standards, DPLS-494, for the reduction of 33 parking spaces and one loading space, which the Planning Board approved at the same hearing (PGCPB Resolution No. 2022-04).

- Development Data Summary:**

	EXISTING	APPROVED
Zone	I-1/M-I-O	I-1/M-I-O
Use(s) (Parcel 66)	Vacant	Retail, service, and restaurant uses
Gross Acreage (Parcels 65 and 66)	2.70	2.70
Total Gross Floor Area (Parcel 66)	0 sq. ft.	5,200 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces

Eating and Drinking Establishments	Required	Provided
Tenant #1: 1 space for every 3 seats (50 seats) 1 space for every 50 sq. ft. of gross floor area excluding storage and seating (450 sq. ft.)	26	13
Tenant #2: 1 space for every 3 seats (32 seats) 1 space for every 50 sq. ft. of gross floor area excluding storage and seating (450 sq. ft.)	20	10
Tenant #3: 1 space for every 3 seats (32 seats) 1 space for every 50 sq. ft. of gross floor area excluding storage and seating (450 sq. ft.)	20	10
Total	66*	33*

Note: *Total required and provided parking includes accessible and van-accessible spaces.

Loading Spaces

Retail Sales and Service (Parcel 66)	Required	Provided
1 space for 2,000 to 10,000 sq. ft. of gross floor area (5,200 sq. ft.)	1	0
Total	1	0*

Note: *The applicant proposes that tenants on Parcel 66 will share the existing loading space on Parcel 65, as part of the DPLS-494 approval.

Sign Design Data—Building-Mounted Signage Area

Lineal feet of width at front of the building	Maximum Area Permitted	Area Requested	Departure Requested
80 feet	160 sq. ft.	297 sq. ft.*	137 sq. ft.

Note: *DSDS-714, for an additional 137 square feet of building-mounted signage, has been approved as a companion with this DSP.

- 3. Location:** The subject property is known as Parcels 65 and 66, located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court, in Planning Area 75A and Council District 6.

4. **Surrounding Uses:** The subject property is bounded to the north by Parcel 54 of the Steeplechase Business Park developed with a warehouse in the I-1 Zone; to the east by a warehouse on Parcel 53 in the I-1 Zone; to the south by Alaking Court with two multitenant retail buildings and a Chick-fil-A beyond (Parcels 36, 50, and 63 of the Steeplechase Business Park) in the I-1 Zone; and to the west by Hampton Park Boulevard with commercial retail uses on Parcels K, 60, and 24 of the Steeplechase Business Park beyond in the I-1 Zone.
5. **Previous Approvals:** The property was originally subdivided pursuant to a plat of subdivision recorded in Plat Book SJH 244-45. On March 4, 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03113, for Steeplechase Business Park (PGCPB Resolution No. 04-49). On July 11, 2006, the Prince George's County District Council approved DSP-05044, for the retail portion of the development along Alaking Court. On July 23, 2007, the District Council approved DSP-05044-01, in conjunction with DSDS-641, for freestanding and building-mounted signage. DSP-05044-02 was approved by the Planning Board on June 25, 2009 (PGCPB Resolution No. 09-11). Four other Planning Director-level amendments have been approved since for minor site and architectural changes: DSP-05044-03 on February 4, 2010; DSP-05044-04 on October 6, 2010; DSP-05044-05 on August 11, 2011; and DSP-05044-06 on May 29, 2013. A seventh amendment, DSP-05044-07, was approved by the Planning Board on January 8, 2015, for a multitenant retail building and a restaurant (PGCPB Resolution No. 15-01).

The 2010 *Glenn Dale Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* maintained the I-1 zoning on the subject property. On November 10, 2016, the Planning Board approved DSP-16009, for an 8,920-square-foot multitenant retail building on Parcel 65 with an associated DSDS-690 and DPLS-427 (PGCPB Resolution No. 16-133), which has since been constructed and is operational. None of the conditions of this previous approval are applicable to this amendment. DSP-16009-01 was a Planning Director-level amendment approved on March 5, 2021, for additional parking spaces on Parcel 65.

The current Stormwater Management (SWM) Concept Plan, 8004290-2000-09, was approved and is valid through April 23, 2023.

6. **Design Features:** The 2.70-acre site contains an existing 8,920-square-foot multitenant retail and restaurant building on Parcel 65, as approved with DSP-16009. This amendment application proposes the construction of a 5,200-square-foot multitenant commercial building for retail, service, and restaurant uses on Parcel 66 facing Hampton Park Boulevard. Parcel 66 is accessed from Hampton Park Boulevard via a shared access easement with Parcel 65. The site proposes 33 parking spaces surrounding the building including one handicapped-accessible space and two inverted U-shaped bike racks. There will be an enclosed dumpster located in the northern corner of the site. A crosswalk and sidewalk provide a connection to the existing sidewalk within Hampton Park Boulevard.

A drive-through lane is shown wrapping the eastern and northern sides of the building. An alternative site plan sheet is provided showing this drive through being removed from the northern side of the building and additional parking being added. This alternative plan will be built if the future tenant does not need a drive-through lane.

Architecture

The proposed 5,200-square-foot multitenant building is a single-story and 22.5 feet high. The building façade includes a combination of brown brick, dark gray veneer stone, and an off-white exterior insulation finish system with concrete masonry units on the rear/eastern elevation. The flat roof will utilize a metal coping material and a raised parapet is used on the southwestern corner of the building for visual interest. The north, south, and west elevations include either a metal canopy or fabric awning above the storefront windows and doors for possibly three tenants. There is an alternative north elevation to include a storefront window to replace the drive-through window should the tenant not require that function.

Signage

This site proposes freestanding and building-mounted signs for the future tenants. There is an existing monument sign located on Parcel 65 facing Alaking Court. Parcel 66 will include a 15-foot-high, freestanding sign at the northwestern corner, building-mounted signs on all four sides of the building, and a menu board and clearance bar to accompany the drive through. A sign location plan was provided for Parcel 65, and previously approved with DSP-16009, but one was not included for Parcel 66 with this amendment. A condition has been included herein, requiring the labeling of the locations of the drive-through signage on both the site and landscape plans.

The proposed freestanding and building-mounted signs are the subject of the approved DSDS-714. This site will maintain similar signage details and locations as the existing building on Parcel 65, which the Planning Board finds acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 and M-I-O Zones and the site design guidelines of the Prince George's County Zoning Ordinance.
 - a. This DSP is in conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in the I-1 Zone. Various types of stores, eating and drinking establishments, and services which could be potential tenants, are all permitted in the I-1 Zone.
 - b. Section 27-474 of the Zoning Ordinance provides additional regulations for development in industrial zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. The subject DSP meets all these requirements, as shown on the submitted plans.

- c. As discussed herein, this DSP is in conformance with all of the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. The proposed plan meets all of the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, adequate lighting, and landscaping. Discussion relative to conformance with other site design guidelines can be found in Finding 6 above and in the referrals incorporated herein by reference.
 - d. **Military Installation Overlay Zone:** The project is also located within the M-I-O Zone for height. The site is required to meet the applicable requirements for properties located in Transitional Surface (7:1) – Right Runway, Area Label: G. The proposed building height is 22.5 feet, which meets the height requirement.
8. **Preliminary Plan of Subdivision 4-03113:** PPS 4-03113 was approved by the Planning Board on March 11, 2004 (PGCPB Resolution No. 04-49), subject to 11 conditions, for an overall development of Steeplechase Business Park containing a total of 110.26 acres in the I-1 Zone. Four of the conditions are relevant to this proposed amendment, as follows:
- 3. **Development of this property shall be in conformance to the approved Stormwater Management Concept Plan 8004290-2000-00.**

An approved SWM concept plan (8004290-2000-09) and approval letter were submitted with the subject DSP. The approved SWM concept plan shows a layout approved with the PPS, and development matching that shown on the subject DSP.
 - 4. **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.**

The condition is referenced in Note 7 on the recording plat, in Plat Book SJH 244 Plat No. 45. This should also be noted on the DSP as a general note and will be evaluated for conformance at the time of building permit for the proposed building on Parcel 66. A condition has been added herein, to add a general note to the DSP to satisfy this condition.
 - 6. **Ritchie Marlboro Road at site access (aka. Hampton Park Boulevard): Prior to the issuance of any building permits within the subject property, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with DPW&T/SHA:**
 - a. **Along Ritchie Marlboro Road/Walker Mill Road, provide a westbound right-turn lane and an eastbound left-turn lane.**

- b. **Along Hampton Park Boulevard at the approach to Ritchie Marlboro Road/Walker Mill Road, provide an exclusive right-turn lane and dual left-turn lanes.**
 - c. **Provide the necessary traffic signal warrant studies and install a traffic signal at Ritchie Marlboro Road/Hampton Park Boulevard, if warranted, at the time it is deemed necessary by the responsible transportation agency.**
7. **At the time of final plat approval, the applicant shall dedicate a right-of-way of a minimum of 70 feet in width along proposed Hampton Park Boulevard, as shown on the submitted plan. DPW&T shall have the authority to determine the scope of improvements within the right-of-way and adjust the size of the right-of-way if necessary.**

Both of these conditions have been satisfied, and a 70-foot right-of-way exists for Hampton Park Boulevard.

9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of the 2010 *Prince George's County Landscape Manual* for Section 4.2, Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. The required schedules have been provided demonstrating conformance to the requirements.
10. **1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Woodland Conservation Ordinance because the property has previously approved Type 1 and Type 2 tree conservation plans associated with it. A revised Type 2 Tree Conservation Plan, TCP2-128-90-12, has been submitted with the subject application to show the proposal on the plan.

No woodland clearing is proposed as part of this application, however, the overall subdivision approval for Steeplechase Business Park cleared trees for the development, in accordance with prior approvals. The woodland conservation threshold for this overall 110.28-acre property is 15 percent of the net tract area, or 14.97 acres. The total woodland conservation requirement, based on the amount of clearing proposed with prior approvals, is 26.00 acres. This requirement was satisfied with 1.87 acres of on-site preservation, 6.73 acres of on-site reforestation, 16.70 acres of off-site mitigation credits, and 0.70 acre of fee-in-lieu. The off-site woodland credits and fee-in-lieu requirements were satisfied with prior applications.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3, Tree Canopy Coverage Ordinance because it proposes more than 5,000 square feet of gross floor area. The requirement for the entire 110.26-acre Steeplechase Business Park, which includes Parcels 65 and 66, is 10 percent of the gross tract area, or 11.03 acres (480,293 square feet) based on the I-1 zoning. The submitted landscape plan provides a schedule showing the requirement being met within the entire business park through

the preservation of existing trees and afforestation/reforestation areas shown on the TCP2, and landscape trees with a total of 12.43 acres of tree canopy coverage.

12. Further Planning Board Findings and Comments from Other Entities: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

- a. **Community Planning**—The Planning Board accepts the memorandum dated December 2, 2021 (Byrd to Butler), which indicated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application.
- b. **Subdivision Review**—The Planning Board accepts the memorandum dated November 30, 2021 (Gupta to Butler), which indicated that the DSP has been found to be in conformance with the PPS and the record plat, as discussed in Finding 8 above and conditioned herein.
- c. **Transportation Planning**—The Planning Board accepts the memorandum dated December 7, 2020 (Burton to Butler), which noted that the plan is acceptable and meets the findings required. Regarding the proposed development for Parcel 66, the applicant is proposing a 5,200-square-foot building to be used for retail, service, and restaurant uses. A pass-by trip reduction was factored into the trip generation, which resulted in 52 AM and 29 PM new trips. A traffic evaluation of the original site was provided and shows that existing and pending developments have totaled 812 AM and 972 PM peak trips. The information in Table 1 below demonstrates that the proposed development will not exceed the trip cap from the original PPS 4-03113.

Table 1 – Trip Cap Evaluation		
	AM	PM
Trip Cap per PPS 4-03113	1,120	1,167
<i>Less development to-date</i>	<i>812</i>	<i>972</i>
Development cap remaining	308	195
<i>Less pending development (DSP-16009-02)</i>	<i>52</i>	<i>29</i>
Development remaining	256	166

In reviewing the proposed site plan, finds that access and circulating are adequate.

- d. **Permits**—The Planning Board accepts the memorandum dated December 7, 2020 (Bartlett to Butler), which identified minor technical corrections to be made to the plan. Comments are provided as conditions herein.

- e. **Environmental Planning**—The Planning Board accepts the memorandum dated December 6, 2021 (Schneider to Butler), which provided a discussion of previous approvals and environmental features of the property resulting in approval with no conditions.
 - f. **Historic Preservation**—The Planning Board accepts the memorandum dated October 28, 2021 (Smith to Butler), which noted that the subject property does not contain and is not adjacent to any Prince George’s County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - g. **Maryland State Highway Association**—The Planning Board accepts the email dated October 19, 2021 (Woodroffe to Butler), in which SHA indicated that no work is proposed in the state right-of-way, so they have no comments.
 - h. **Prince George’s County Fire Department**—The Planning Board accepts the email dated October 19, 2021 (Reilly to Butler), in which the Fire Department stated that they had no comments.
 - i. **Prince George’s County Health Department**—The Planning Board accepts the memorandum dated October 27, 2021 (Adepoju to Butler), in which the Health Department provided some standard comments to be addressed at the time of permitting.
13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, 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.
14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and primary management areas are located on-site. Therefore, this finding does not apply.

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 Type 2 Tree Conservation Plan TCP2-128-90-12, and further APPROVED Detailed Site Plan DSP-16009-02 for the above described land, subject to the following condition:

1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
 - a. Add a note to reference that the site is located in the Military Installation Overlay Zone.
 - b. Add a note to reference the case numbers for the departure from sign design standards and the departure from parking and loading standards.
 - c. Add a general note to state:

“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 or not required based on the use.”
 - d. Include the space numbers and revise to use terminology from Part 11 of the Prince George’s County Zoning Ordinance in identifications (i.e., eating or drinking establishment including drive-through service).
 - e. Show the space numbers on both the site and landscape plans.
 - f. Include the locations of menu boards and clearance bars on the DSP.
 - g. Reference all previous approvals on the plan.
 - h. Provide an asterisk to the sign table total on sheet A-102 stating that Departure from Sign Design Standards DSDS-714 has been approved.

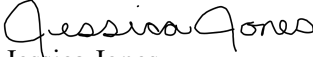
BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council of Prince George’s County within thirty (30) days following the final notice of the Planning Board’s decision.

* * * * *

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, January 6, 2022, in Upper Marlboro, Maryland.

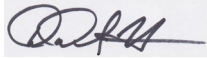
Adopted by the Prince George's County Planning Board this 27th day of January 2022.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:TB:nz

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: January 24, 2022