

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 Departure from Parking and Loading Standards DPLS-494 for Steeplechase Business Park, Parcels 65 and 66, the Planning Board finds:

1. **Request:** This application is for a departure from parking and loading standards (DPLS) for the reduction of 33 parking spaces and one loading space. The companion detailed site plan, DSP-16009-02, was approved 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 (PGCPB Resolution No. 2022-03).
2. **Development Data Summary:**

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

**OTHER DEVELOPMENT DATA**

**Parking Spaces**

<b>Eating and Drinking Establishments</b>	<b>Required</b>	<b>Provided</b>
<b>Tenant #1:</b> 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
<b>Tenant #2:</b> 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
<b>Tenant #3:</b> 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
<b>Total</b>	<b>66*</b>	<b>33*</b>

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

**Loading Spaces**

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

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

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.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Departure from Parking and Loading Standards DPLS-494:** The applicant is proposing a departure from Section 27-568(a) of the Zoning Ordinance, for a reduction of 33 parking spaces, and Section 27-582(a) of the Zoning Ordinance, for a reduction of one loading space. The proposed development is required to provide 66 parking spaces and one loading space, and the applicant has proposed 33 parking spaces and a plan to share the existing loading space on Parcel 65. The required findings for the Planning Board to grant the departure in Section 27-588(b)(7)(A) of the Zoning Ordinance are as follows:

**(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;**

The applicant is proposing to use some of the existing convenient parking on Parcel 65, a site over which the applicant has complete control, to satisfy portions of the parking requirement on Parcel 66. Much of the traffic to this area of the business park is during meal hours when vehicle occupancy is high-and thus parking needs are less. Nevertheless, the parking provided on Parcels 65 and 66 will still be the highest ratio provided in the retail portion of the business park. Based on observed traffic patterns for patrons on the developed Parcel 65, most visitors stop by to pick up food as carry-out only and do not eat in the dining areas, leaving less occupied spaces for dining-in patrons. Lastly, there are sidewalks and crosswalks throughout the business park connecting into the subject site. The Planning Board finds the applicant's request will serve the purposes of Section 27-550 of the Zoning Ordinance.

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

The applicant is seeking a 33-space reduction to the number of spaces it will construct on Parcel 66. This number of spaces, in conjunction with proximate parking within the applicant's overall development is deemed a more than adequate number of spaces to sufficiently handle the peak period usage with the overflow using the adjacent parking. The parking provided is the amount necessary to serve the needs of the proposed uses and the departure requested is the minimum necessary given the specific circumstances of the request.

- (iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

The proposed development is part of a commercial retail, service, and dining component of a larger business park. The District Council enacted legislation (Prince George's County Council Bill CB-97-2004) facilitating this type of development within the business park. The proposed development will operate as an addition to the existing commercial retail, service, and dining area, and granting the departure negates the construction of unnecessary parking and is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location.

- (iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

If parking were calculated using an integrated shopping center use, less parking would be required. Alaking Court's existence as a public street negates viewing Parcels 65 and 66 as part of the adjacent parcels, on the south side of Alaking Court, and thus part of that integrated shopping center. Nevertheless, the parking and access to that parking is very proximate. It is appropriate to consider several retail parcels in the immediate area as a single retail area and allow a departure based on that consideration. Based on the provided parking analysis, a reduction in spaces to serve the development is supported, and all methods of calculating the number of spaces have been used.

- (v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

There are no residential areas in close proximity which would be impacted by granting this departure.

Based on the analysis above, the Planning Board approved DPLS-494 for the proposed parking and loading space reduction.

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 APPROVE Departure from Parking and Loading Standards DPLS-494, for the reduction of 33 parking spaces and one loading space.

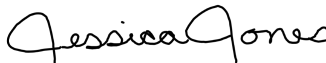
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

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