



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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 Upper Marlboro, Maryland 20772
 TTY: (301) 952-4366
 www.mncppc.org/pgco
 File No. DSP-11037

PGCPB No. 12-64

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 June 28, 2012, regarding Detailed Site Plan DSP-11037 for Bellefonte, Lot 90 (7814 Delano Road), the Planning Board finds:

1. **Request:** The subject application is approved to convert an existing single-family detached dwelling to a contractor's storage building in the Light Industrial (I-1) Zone. Outdoor storage enclosed by fencing is also approved to the rear of the existing dwelling.
2. **Location:** The subject site is located on the north side of Delano Road, approximately 1,300 feet east of its intersection with Old Alexandria Ferry Road within Council District 9, Planning Area 81A, of the Developing Tier.
3. **Surrounding Uses:** The subject property is surrounded on the north, east, and west by industrial uses and on the south by Delano Road.
4. **Previous Approvals:** The subject site was originally improved as a single-family detached dwelling. The property, Lot 90, was recorded in 1966 in Plat Book WWW 61 @ 36 for Lots 90-93, known as Bellefonte Subdivision. In 1989, the property was rezoned from the Rural Residential (R-R) Zone to the I-1 Zone by Zoning Map Amendment A-9741-C.
5. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	Light Industrial (I-1)	Light Industrial (I-1)
Use(s)	Single-family Detached Dwelling	Contractor's Storage (Warehouse) with Outdoor Storage
Acreage	0.33	0.33
Lots	1	1
Building Square Footage (GFA)	1,451	1,451

Parking Required:

Storage Building (Warehouse)	
1,451 sq. ft. (3 spaces for first 1,500 sq. ft.)*	3 spaces (1 of which must be handicap van-accessible)
Total:	3 spaces

Parking Provided:	3 standard spaces 1 handicap van-accessible space
Total:	4 spaces

*The applicant indicates the building will be used for the storage of construction supplies. If the building is to be used as an office at any point, the required parking would remain generally the same and be calculated at one space per 500 square feet of office space.

Standard parking spaces are required to be 9.5 feet by 19 feet per Section 27-558 of the Zoning Ordinance. However, the plans reflect the standard spaces as 9.5 feet by 18 feet. A condition of approval requires the detailed site plan be revised to reflect the required space size.

- Design Features:** The subject detailed site plan has been submitted in order to authorize conversion of an existing single-family detached dwelling into a contractor's storage building with outdoor storage of equipment, vehicles, and supplies. The property is currently being used as a storage yard for construction supplies and equipment, and the applicant has filed this application to validate that use.

The existing building is one story with a brick and vinyl siding front façade. The side and rear elevations are also faced with vinyl siding. The existing building contains one entry door in the front of the building and two entry doors in the rear of the building, all with stoops or wooden decking. One of the rear entries, adjacent to the handicap parking space, shall be revised to provide an ADA-accessible (Americans with Disabilities Act) entry into the building. A condition of approval of this application requires the ADA-accessible entry be provided with a direct route to the handicap space.

One driveway entrance along Delano Road is proposed. Circulation through the site is proposed by a one-way drive aisle leading to the rear of the property, where parking and storage are located, and exiting the rear of the site on the opposite side of the building until the loop joins the single street access point. Six-foot-high solid gates are proposed from the front left and right corners of the building to the side property lines which will secure the rear parking and storage areas; however, details for the gates were not provided, at the time of the Planning Board hearing. The detailed site plan indicates the surface of the driveway to be dust free and calculates the area of the driveway which is located in the front of the building only. However, the parking lot is also required to have dust free surfacing, and a clear delineation of the location of the total parking lot, green area, and storage areas shall be provided on the plans. Several conditions of approval of this application require the applicant to provide fencing and gate details, specifications for the dust free surfacing of the parking lot, and delineation of the proposed areas for the storage, parking lot, and green areas.

The plans indicate there are two open sheds and a garage already located in the rear yard of the property. A portion of an existing open shed in the northwestern corner of the property is shown to be removed in order to meet the side yard setback. Three standard parking spaces are shown within

the existing garage. Photographs submitted by the applicant show an additional roof protruding from the existing garage and a cross-beam structure in front of the garage which may interfere with access to the proposed garage parking. A condition of approval requires the detailed site plan be revised to show all existing structures on the subject site and to indicate the removal of any structures which are not proposed to remain or that must be removed in order to provide circulation throughout the site and comply with the setback requirements. The photographs also show various existing fences around the subject site and the plans indicate that five and six-foot-high chain-link fences are located along the side property lines of the subject property. Some of the chain-link fencing appears to be damaged and falling over as evidenced by the provided photographs. A condition of approval requires that any areas of damaged or unsightly fencing be replaced.

Landscaping is proposed along the subject site's frontage on Delano Road. An evaluation of the landscaping requirements is discussed in Finding 10 below.

7. **Conformance to the applicable sections of the 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 detailed site plan is in conformance with the requirements of Section 27-473 which governs development in industrial zones. The warehouse and storage yard are permitted uses in the I-1 Zone.
- b. The detailed site plan is in general conformance with Section 27-474, Regulations in Industrial Zones, regarding setbacks and green area. The combined side setback of the existing building is 30.1 feet and the front building setback is approximately 35 feet, which meet the 30-foot combined side and 25-foot front building setback requirements. A condition of approval requires the plan be revised to clearly dimension the building setbacks on all sides of the building.

The proposed plan shows the required ten percent green area requirement as being met. However, a portion of the required green area is shown as being met through the use of the required Section 4.2 landscape strip which is not allowed pursuant to Section 27-469(b)(2) and as discussed further below. A condition of approval requires the plan be revised to show alternate green area to satisfy the requirement.

- c. Section 27-469, I-1 Zone (Light Industrial), establishes parameters for landscaping, screening, and buffering of development in the I-1 Zone. The following parameters are applicable to the subject application:
 - (b) **Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:**

- (1) **At least ten percent (10%) of the net lot area shall be maintained as green area.**
- (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

The landscape strip proposed along the right-of-way to satisfy the requirement of Section 4.2 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) has been calculated on the proposed plans as part of the required ten percent green area. A condition of approval requires the plan be revised to show alternate green area to satisfy the requirement.

(c) **Outdoor storage.**

- (1) **Outdoor storage shall not be visible from a street.**

The proposed plan indicates an existing six-foot-tall solid gate from the right front corner of the existing building to the eastern property line, and a six-foot-tall solid gate from the left front corner of the existing building to the western property line, both to screen the rear yard and provide security to the storage area. However, details of the proposed gates were not provided on the plans at the time of the Planning Board hearing. A condition of approval of this application requires the applicant to provide details of the proposed gates on the plans and that they be of a consistent style to create unified design along the street frontage.

8. **Conformance to Zoning Map Amendment A-9741-C:** Zoning Ordinance No. 23-1989 was adopted by the District Council on May 9, 1989 to approve Zoning Map Amendment A-9741-C to rezone approximately 21.19 acres of land, located adjacent to the south side of Joint Base Andrews, 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 is applicable to this detailed site plan review as follows:

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.

The subject detailed site plan has been filed to fulfill this requirement. There are no residential uses adjacent to the subject site. Of the three surrounding sites, two are used as towing operations with outdoor storage. One abutting site, Lot 42, is zoned I-4 (Limited Intensity Industrial) and developed and used as a storage yard. The proposed use on the subject site is a contractor's warehouse with an outdoor storage yard, which is defined by the Landscape Manual as a high impact use, and is compatible with the adjacent uses.

9. **Conformance to Record Plat WWW 61 @ 36:** The property is the subject of Record Plat WWW 61 @ 36, recorded in 1966, for Lots 90–93, known as Bellefonte Subdivision. The detailed site plan was referred the Subdivision Review Section, found to be in conformance with the final plat, and is further discussed in Finding 13 below.
10. **Conformance to the Prince George's County Landscape Manual:** This application is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual), Sections 4.2, 4.3, 4.4, 4.7, and 4.9, because of the change in use on the property from residential to industrial.
 - a. Section 4.2, Requirements for Landscape Strips along Streets, requires that a landscape strip be provided on a property for all nonresidential uses in any zone abutting all public and private streets. The applicant chose Option 1 which requires one shade tree and ten shrubs to be planted per 35 linear feet of street frontage, in a ten-foot-wide landscape strip, excluding driveway openings. The applicant proposes to provide the ten-foot-wide landscape strip as required. However, the required planting of two shade trees and 18 shrubs for 60.64 linear feet of street frontage has not been shown on the proposed plan. A condition of approval requires the applicant to revise the Section 4.2 schedule to reflect the correct planting requirement and to provide the additional plant material needed to meet the requirement.
 - b. Section 4.3, Parking Lot Requirements, requires parking lots over 7,000 square feet to provide a perimeter landscape strip, when located within 30 feet of an adjacent property where there is no intervening building, and interior parking lot planting area. The proposed plan does not delineate a clear area or calculation for the designated parking lot. A condition of approval requires the plan be revised to delineate the parking lot area, provide the square footage of the parking lot, provide a Section 4.3 schedule, and meet the necessary Section 4.3 requirements.
 - c. Section 4.4, Screening Requirements, requires that outdoor storage areas and mechanical equipment be screened from various areas and adjacent uses which are not industrial. The subject property and all adjacent properties have industrial uses. Therefore, the subject property is not required to provide screening pursuant to the Landscape Manual.
 - d. Section 4.7, Buffering Incompatible Uses, requires a landscape buffer to be planted between incompatible adjacent uses. Lots 91 and 93 which abut the subject property are approved for towing and outdoor storage operations. Lot 42 also abuts the subject property and is approved for outdoor storage. All of the adjacent uses are considered to be high-impact uses, compatible with the proposed use of the subject site, as defined by the Landscape Manual. Thus, no Section 4.7 bufferyard is required between the properties.
 - e. Section 4.9, Sustainable Landscape Requirements, requires a certain percentage of plant material proposed to meet the requirements of the Landscape Manual to be native species. The applicant is proposing 100 percent native species. However, additional plant material

is required to meet the requirement of Section 4.2, and the Section 4.9 schedule shall be concurrently updated to reflect any additional plant material. The applicant also proposes to preserve three existing trees on the subject site. The species of the existing trees shall be identified on the plans and, if invasive, a note provided on the plans to indicate that all invasive species will be removed prior to certification. Conditions of approval requiring the necessary revisions to the Section 4.9 schedule and identification of the existing trees have been accepted by the Planning Board and are required prior to certification of the detailed site plan.

11. **Conformance to the Woodland and Wildlife Habitat Conservation Ordinance:** The Planning Board found that the subject detailed site plan is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance, as indicated in the referral comments shown in Finding 13 below.
12. **Conformance to the Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance. The requirement for the subject property, Lot 90, is 10 percent of the gross tract area or 0.03 acre (1,437 square feet) based on the I-1 zoning. The applicant has provided a Tree Canopy Coverage (TCC) schedule on the landscape plan. The proposed plan indicates that there are three existing trees. However, the plan shows an existing tree within an existing shed and site photographs show a shrub where another existing tree was accounted for on the plans. The provided schedule also does not indicate that the tree canopy requirement has been met and the calculation for existing and proposed trees has not been added to the schedule in the appropriate place. A condition of approval requires the applicant to provide the correct calculation for the existing and proposed trees, correctly identify the species and location of the existing trees, revise the TCC schedule, and add any additional trees necessary in order to meet the TCC requirement.
13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the following concerned agencies and divisions:
 - a. **Trails**—The Planning Board finds that there are no master plan trail issues identified in either the 2009 Approved Countywide Master Plan of Transportation (MPOT) or the area master plan.
 - b. **Community Planning**—The Planning Board finds that there are no planning issues with the development proposed.
 - c. **Environmental Planning**—The Planning Board finds that the site is exempt from the Woodland and Wildlife Habitat Conservation Ordinance.
 - d. **Subdivision Review**—The Planning Board finds that the application is exempt from the requirement of filing a preliminary plan of subdivision pursuant to Section 24-111 of the Subdivision Regulations and that Detailed Site Plan DSP-11037 is in substantial conformance with the record plat. The Planning Board accepts that, prior to certificate of

approval of the detailed site plan, Sheet 4 of the plan shall be revised to add the plat reference "WWW 61-36" to the plan drawing.

A condition of approval requires the plat reference be added to the plans.

- e. **Historic Preservation**—The Planning Board finds that the subject application will have no effect on identified historic sites, resources, or districts.

- f. **Transportation**—The Planning Board accepts the following findings:

The site plan is required as a condition of Zoning Map Amendment A-9741-C, which approved the I-1 Zone for this site; otherwise, the use of the property is allowed by right. The site is subject to the general requirements of site plan review; the zoning condition requires particular attention to buffering and screening of adjacent residential areas, noise impacts, and building acoustics. No traffic-related findings are required.

The site is located on Lot 90 of Bellefonte, recorded in 1966. Given that no new construction is proposed, there will be no preliminary plan for this site; also, there are no outstanding preliminary plan conditions.

Ingress and egress are acceptable, and not proposed to be changed by this plan. The site receives access from Delano Road, and this is acceptable. No issues with on-site circulation are identified.

The site has frontage on Delano Road, which is undesignated on the master plan. In accordance with Section 27-474 of the Zoning Ordinance, in the table describing setbacks, it is advised that the adjacent street shall have a minimum width of 70 feet. The current dedicated right-of-way for Delano Road is 50 feet. While dedication is not an issue during detailed site plan review, the plan shall reflect an ultimate right-of-way of 35 feet from centerline (ten feet behind the current property line), and all structures must be located outside of this ultimate right-of-way (nothing is so located on the current plan). Also, the plan shall be revised to change the street name from "Delano Road" to "Delano Drive."

A condition of approval requiring the plan be revised to label the ultimate right-of-way and provide a dimension showing the ultimate right-of-way at 35 feet from the centerline is required prior to certification of this detailed site plan. The proposed plan indicates the correct street name, Delano Road.

- g. **Permit Review**—The Planning Board accepts the following findings:

- (1) Is the site plan in conformance with the Subdivision Regulations? Refer to Subdivision Review Section for review.

- (2) The van space for the physically handicapped must be paved. The site plan must demonstrate that the building will be handicap accessible.
- (3) Refer to Environmental Planning Section for review of the tree canopy coverage.
- (4) One shade tree and ten shrubs are required for every 25 linear feet of street frontage per Section 4.2 of the 2010 *Prince George's County Landscape Manual*. It appears that three shade trees and 30 shrubs will be required not one and ten as provided in the plant schedule.
- (5) Have the applicant place a note on the site plan that there will be no dumpster at this location.
- (6) All required parking spaces must be accessible to the public. The parking required must clearly be identified on the site plan. The site plan still lacks the required parking schedule. A parking schedule must be provided on the site plan; one parking space for every 500 square feet is required.
- (7) The area to be used as storage must clearly be delineated on the site plan as to not interfere with the required parking.
- (8) The landscape plan must be revised to demonstrate compliance with Section 4.3, Parking Lot Requirements, for compatible uses. The landscape plan must demonstrate exemption from Section 4.3.1 of the 2010 *Prince George's County Landscape Manual*.
- (9) The review of this referral does not include the review of any signs.

The above comments have either been addressed or are included as conditions of approval of this application.

- h. **Department of Public Works and Transportation (DPW&T)**—DPW&T indicated that right-of-way dedication in accordance with DPW&T's Urban Commercial and Industrial Road standard is required for Delano Road, full-width two-inch mill overlay will be required for Delano Road along the frontage of the property, the existing access to the site is to be reconstructed to a commercial driveway apron, and the proposed detailed site plan is consistent with the Stormwater Management Concept Plan, 1087-2012.

A condition of approval requires the applicant to label and dimension the ultimate right-of-way. A street construction permit will be required for road frontage improvements and driveway apron improvements. The comments related to those improvements will be addressed at the time those permits are issued.

- i. **Fire Department/EMS**—The Prince George’s County Fire/EMS Department provided regulatory information regarding fire apparatus location and performance.
 - j. **Prince George’s County Health Department**—The Prince George’s County Health Department offered no comments on the subject application.
 - k. **Prince George’s County Police Department**—At the time of the Planning Board hearing, there had not been any comment provided on the subject project.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the Planning Board hearing, there had not been any comment provided on the subject project.
 - m. **Potomac Electric Power Company (PEPCO)**—At the time of the Planning Board hearing, there had not been any comment provided on the subject project.
 - n. **Verizon**—At the time of the Planning Board hearing, there had not been any comment provided on the subject project.
 - o. **Joint Base Andrews**— At the time of the Planning Board hearing, there had not been any comment provided on the subject project.
14. As required by Section 27-285(b)(1) of the Zoning Ordinance, 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. In particular, the proposed development is in keeping with the I-1 Zone in which it is to be located. Conditions of approval regarding the parking lot design are required prior to certification of the detailed site plan to satisfy the site design guidelines of Subtitle 27, Part 3, Division 9, and are further discussed in Findings 5, 6, 10, and 13.
15. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site does not contain any regulated environmental features, this required 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 the Detailed Site Plan DSP-11037, subject to the following conditions:

- 1. Prior to certification, the applicant shall revise the detailed site plan to:
 - a. Show and dimension all parking spaces in accordance with Section 27-588 of the Zoning Ordinance.

- b. Show the handicap parking space pursuant to the Americans with Disabilities Act (ADA) as paved and provide a paved accessible route from the handicap parking space to the building. The applicant shall provide details on the plan for the proposed paving and access to the building.
- c. Provide details for all proposed fencing on the plans. The six-foot-high gates which give access to and exit from the parking and storage area shall be of the same style and material and provide a sight-tight screen from the rear yard. The style and material of the gates shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.
- d. Indicate that all fencing which is damaged, falling down, or unsightly shall be replaced. Identify on the plans which section(s) of fencing will be replaced.
- e. Clearly dimension the building setbacks on all sides of the building.
- f. Provide ten percent green area on the subject site exclusive of the required Section 4.2 landscape strip. Green areas shall be designated around any existing trees to be used for the purposes of satisfying the tree canopy coverage requirement.
- g. Reflect the correct planting requirement in the Section 4.2 schedule as two shade trees and 18 shrubs for 60.64 linear feet of street frontage. Add additional plant material to the landscape plan and revise the associated schedule in order to meet the planting requirement for Section 4.2.
- h. Define the boundaries of the parking lot area, including drive aisles, and provide the total square footage of the parking area. The area to be used as storage shall be clearly delineated on the site plan, and shall not interfere or overlap with the required parking.
- i. Specify the type of dust-free surfacing which is proposed, provide details of the surfacing on the plans, and show the entire parking lot area, including drive aisles, to be treated with the dust-free surfacing.
- j. Identify the species of the existing trees used to satisfy any landscaping requirements on the plans and, if invasive, provide a note on the plans to indicate that all invasive species will be removed. The Section 4.9 landscape schedule shall be updated to reflect the addition or removal of any plant material.
- k. Provide additional trees as necessary on the subject site to meet the Tree canopy coverage requirements. The location of existing trees used to fulfill the requirement shall be correctly identified on the plans. The Tree Canopy Coverage schedule shall be revised to accurately reflect the total area of existing trees, and credit for proposed trees shall be accounted for in accordance with the proposed caliper size shown in the planting schedule.

- l. Add the plat reference "WWW 61-36" to the detailed site plan drawing (Sheet 4).
- m. Label the ultimate right-of-way and provide a dimension showing the ultimate right-of-way at 35 feet from the centerline of Delano Road.
- n. Provide a note on the detailed site plan that there will be no dumpster at this location.
- o. Provide a parking schedule on the detailed site plan which includes the required parking calculations and the proposed parking.
- p. Demonstrate conformance with Section 4.3 of the 2010 *Prince George's County Landscape Manual*.
- q. Provide a note on the plans indicating that the gates will be open during business hours to allow access to the parking lot.
- r. Show all existing structures on the subject site and indicate the removal of any structures which are not proposed to remain or that must be removed in order to provide circulation throughout the site and comply with the setback requirements.

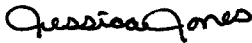
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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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 Shoaff, with Commissioners Washington, Shoaff, Bailey, Squire and Hewlett voting in favor of the motion at its regular meeting held on Thursday, June 28, 2012, in Upper Marlboro, Maryland.


Adopted by the Prince George's County Planning Board this 19th day of July 2012.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:SM:arj

APPROVED AS TO LEGAL SUFFICIENCY


M-NCRPC Legal Department
Date 7/6/12