



PGCPB No. 19-15

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
 Upper Marlboro, Maryland 20772  
 www.mncppc.org/pgco

File No. DSP-07060

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 24, 2019, regarding Detailed Site Plan DSP-07060 for 7701 & 7705 Poplar Hill Lane Property, the Planning Board finds:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for a contractor’s office with an outdoor storage yard in the Light Industrial (I-1) Zone.
2. **Development Data Summary:**

	<b>EXISTING</b> I-1/M-I-O Contractor Office with Outdoor Storage	<b>APPROVED</b> I-1/M-I-O Contractor Office with Outdoor Storage
Zone Use*		
Acreage	1.0239	1.2039
Total Gross Floor Area (GFA) (sq. ft.)	5,219	5,219
Building A (Office)	1,890	1,890
Building B (Office)	1,485	1,485
Building C (Storage)	1,844	1,844

**Parking**

	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>Regular Spaces</b>	9	9
<b>Handicapped Spaces</b>	2	2
<b>Total</b>	11	11

**Note:** \*The applicant, M. Luis Construction, Inc., currently owns and operates out of the subject property, as well as, 7709 Poplar Hill Lane and 7800 Delano Road. The applicant is seeking separate use and occupancy permits for each individual property.

3. **Location:** The subject site is located on the south side of Poplar Hill Lane, approximately 660 feet east of its intersection with Old Alexandria Ferry Road. The site is also located in Planning Area 81A and Council District 9.

4. **Surrounding Uses:** The subject property is bounded to the north by the public right-of-way of Poplar Hill Lane. To the east, west, and south of the site are properties in the I-1 Zone that are all used as contractor's offices with outdoor storage yards.
5. **Previous Approvals:** The subject site was originally improved as a single-family detached residence. 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. The site also has a valid Stormwater Management Concept Plan, 3085-2018-00, that was approved on August 27, 2018.
6. **Design Features:** The application proposes to use the three existing one-story frame buildings as contractor's offices and storage, and various pavement throughout the property is noted for use as outdoor storage areas. There are two existing surface driveways, with hinged gates, leading to the storage yard. A proposed six-foot-high, sight-tight fence is located along all property boundaries of the site. While the application does not propose any building or parking improvements, it should be noted that the property was paved without a permit. The approval of this application will validate all existing conditions. No signage is proposed as a part of this application. Existing lights are mounted on the building which illuminates the parking lot and storage area.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance No. 23-1989 (A-9741-C):** Zoning Ordinance No. 23-1989 was adopted by the Prince George's County 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 Andrews Air Force Base, approximately 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 and design guidelines. The condition of approval reads:

**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 DSP application is for the purpose of fulfilling the above condition. There are not any residential uses adjacent to the subject site and no new buildings are proposed. The site plan complies with the Bellefonte Design Guidelines, established for sites with an existing house or other building, and are noted on the site plan.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 and Military Installation Overlay (M-I-O) Zones and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-469(b), Landscaping, screening and buffering, of the Zoning Ordinance in the I-1 Zone. The site plan illustrates 10 percent of the net lot area as maintained green area, primarily at the

front of the site and along the southern and eastern boundaries. Section 27-469(c) requires that outdoor storage is not visible from the street. The site plan shows a proposed six-foot-high, sight-tight fence along the entire street frontage. The site plan is in conformance with Section 27 473(b) of the Zoning Ordinance, as a contractor's office with outdoor storage is a permitted use in the I-1 Zone.

- b. **Site Design Guidelines**—Section 27-283 of the Zoning Ordinance provides that a DSP should be designed in accordance with the same design guidelines for a conceptual site plan (Section 27-274), regarding parking, loading and circulation, lighting, views, green area, site and streetscape amenities, grading, service areas, public spaces, and architecture.

Section 27-274(a) of the Zoning Ordinance further requires that the applicant demonstrate the following:

**(2) Parking, loading, and circulation**

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The DSP is in general conformance with the site design guidelines contained in Section 27-274, regarding provisions for safe and efficient on-site pedestrian and vehicular circulation. Specifically, the plan shows interior two-way travel lanes at 22 feet or more in width. The size of these travel lanes is large enough to provide safe parking, as well as through traffic that can travel in both directions.

There are two vehicular access drive aisles to the subject site from Poplar Hill Lane. The first, located in the middle of the frontage, is a 30-foot-wide drive aisle, which provides two-way access to the site. The second, located at the east end of the frontage, is a 24-foot-wide drive aisle that provides two-way access to the site. On-site circulation should be shown on the plan. Parking spaces are located at the front, sides, and rear of the property. There are 11 total parking spaces required and provided for the proposed use.

(3) **Lighting.**

- (A) **For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

Existing lighting is mounted to the building to illuminate the parking lot and outdoor storage area for use after dark.

(4) **Views.**

- (A) **Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The DSP is designed to preserve, create, or emphasize views from the public roads and public spaces to the adjoining properties and green areas. The proposed building has been designed to provide a modern and clean presence and is located away from the roadway to not block views.

(5) **Green Area.**

- (A) **On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

This DSP provides the required green area for the zone.

(6) **Site and streetscape amenities.**

- (A) **Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The applicant is not proposing any site or streetscape amenities, except for landscaping.

(7) **Grading.**

- (A) **Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The property is fully developed and is relatively flat. Minor fine grading is required but is designed to minimize disruption to the existing topography.

**(8) Service Areas.**

**(A) Service areas should be accessible, but unobtrusive.**

The storage areas are accessible and unobtrusive.

**(9) Public Spaces.**

**(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

The DSP does not propose any public space in this development, as it is an industrial development.

**(10) Architecture.**

**(A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and style.**

**(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**

**(C) These guidelines may be modified in accordance with Section 27-277.**

The existing frame buildings are covered in vinyl siding, which is consistent with the use and other properties in the area.

- c. This application is located within the M-I-O Zone, Safety–Accident Potential Zone 1; the Noise Intensity Zone (60 db–74 db); and the Height Approach/Departure Clearance (50:1) Surface B–South End Zone. The existing building is in conformance with the height requirements and the floor area ratio limits for new offices per Section 27-548.56(b)(2)(D) of the Zoning Ordinance.

9. **2010 Prince George’s County Landscape Manual:** Per Section 1.1 of the *Prince George’s County Landscape Manual* (Landscape Manual), the subject project is exempt from the requirements of the Landscape Manual because there is not an increase of gross floor area, no change of use from a lower to higher intensity, and there is not an increase in impervious surface. However, the submitted landscape plan demonstrates conformance to Section 4.2,

Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual, as if they were applicable.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is not subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the entire site contains less than 10,000 square feet of woodlands and does not have a previously approved tree conservation plan. The subject property has a Natural Resources Inventory Equivalency Letter (NRI-051-2018), approved on March 26, 2018, and a Woodland Conservation Letter of Exemption (S-017-18), approved on January 19, 2018.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The application demonstrates conformance to the provisions of the Tree Canopy Coverage Ordinance. A worksheet is provided on the site plan demonstrating that the site meets the 10 percent coverage requirement.
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:
  - a. **Historic Preservation and Archeological Review**—The Planning Board adopted herein by reference a memorandum dated November 28, 2018 (Stabler to Thompson), which stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources, or known archeological sites.
  - b. **Community Planning**—The Planning Board adopted herein by reference a memorandum dated December 14, 2018 (Lester to Thompson), which stated that, pursuant to Subtitle 27, Part 10C, of the Prince George's County Code, the proposed application meets the requirements of the M-I-O Zone because no change in use or construction of new buildings is proposed.
  - c. **Transportation**—The Planning Board adopted herein by reference a memorandum dated December 5, 2018 (Thompson to Thompson), which noted that access to the property is from Poplar Hill Lane, which is not a master plan facility. Access and circulation will remain the same, which is acceptable. This plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.
  - d. **Subdivision Review**—The Planning Board adopted herein by reference a memorandum dated December 17, 2018 (Davis to Thompson), which indicated that the current configuration of the property was done by deed pursuant to Section 24-107(c)(7) of the Subdivision Regulations, and the property is therefore no longer the subject of a record plat. The DSP correctly reflects the lot sizes, bearings, and distances, as described on the current deeds of conveyance. Previous deeds of conveyance, dating back to 1974

(Liber 4439 folio 326 and Liber 4439 folio 158, respectively), also describe the properties as they are shown on the DSP. At that time, the subdivision of land could be done by deed.

- e. **Permit Review**—The Planning Board adopted herein by reference a memorandum dated November 9, 2018 (Gallagher to Thompson), which offered permit-related comments that were either addressed by revisions to the plans or as conditions in this resolution.
  - f. **Environmental Planning**—The Planning Board adopted herein by reference a memorandum dated November 30, 2018 (Burke to Thompson), which found no environmental issues with this application.
  - g. **Prince George's County Fire/EMS Department**—At the time of this writing, no comments were submitted regarding the subject project from the Fire/EMS Department.
  - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of this writing, no comments were submitted regarding the subject project from DPIE.
  - i. **Prince George's County Police Department**—At the time of this writing, no comments were submitted regarding the subject project from the Police Department.
  - j. **Prince George's County Health Department**—At the time of this writing, no comments were submitted regarding the subject project from the Health Department.
  - k. **Maryland State Highway Administration (SHA)**—At the time of this writing, no comments were submitted regarding the subject project from SHA.
13. Based on the foregoing and as required by Section 27-285(b)(11) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. As there are not any regulated environmental features located on the subject project, the required finding of Section 27-285(b)(4) of the Zoning Ordinance that regulated environmental features are preserved and/or restored to the fullest extent possible need not be made for the subject project.

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 Detailed Site Plan DSP-07060 for the above described land, subject to the following condition:

1. Prior to certification of the detailed site plan, the plans shall be revised:
  - a. Remove reference to Record Plat BB 9-100, as indicated in General Note 2, and include reference to the current deed of conveyance.
  - b. Correct the general notes numbering. Numbers 5, 6, 10, and 11 are omitted.
  - c. Correct General Note 22 to include the stormwater management concept plan approval date.
  - d. Show the on-site vehicular circulation.
  - e. Provide a detail for the board-on-board or stockade fence.

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 Bailey, with Commissioners Washington, Bailey, Doerner, and Hewlett voting in favor of the motion, and with Commissioner Geraldo recused at its regular meeting held on Thursday, January 24, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of February 2019.

Elizabeth M. Hewlett  
Chairman

By Jessica Jones  
Planning Board Administrator

EMH:JJ:IRT:gh

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department

Date 1/31/19



