

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 February 28, 2019, regarding Detailed Site Plan DSP-17012 for 1 Salon Studios, the Planning Board finds:

1. **Request:** The subject application requests approval for the development of the subject property with a beauty shop and an eating and drinking establishment, excluding drive-through service and alternative compliance to Section 4.7 of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). A Departure from Parking and Loading Standards, DPLS-466, from the requirements of Section 27-582 for two loading spaces was approved by the Planning Board in conjunction with this DSP (PGCPB No.19-30).

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-R	R-R
Use(s)	Vacant	Beauty Shop/Eating and Drinking Establishment (excluding drive-through service)
Acreage	1.38	1.38
Gross Building Square Footage	0	10,400

Parking

	REQUIRED	PROVIDED
Regular Spaces	53	46
Compact Spaces	-	7
Handicapped Spaces	4	4
Total	57	57

3. **Location:** The subject site is located on the south side of MD 193 (Greenbelt Road), approximately 2,000 feet west of its intersection with MD 564 (Lanham-Severn Road). The site is within Planning Area 70 and Council District 3.

4. **Surrounding Uses:** The property is bounded to the north by MD 193 and the Maryland Corporate Center beyond in the Light Industrial (I-1) Zone. To the west and south, the site is bounded by single-family detached dwellings in the Rural-Residential (R-R) Zone. A vacant narrow parcel abuts the property to the east with an existing church beyond, both in the R-R Zone.
5. **Previous Approvals:** The property was the subject of Preliminary Plan of Subdivision PPS 4-17015 approved by the Prince George's County Planning Board on December 6, 2018. The Board adopted PGCPB Resolution No. 18-125 on January 10, 2019, formalizing that approval. The site also has an approved Stormwater Management Concept Plan, 52828-2017-00, which was approved on May 1, 2018, and will remain valid through May 1, 2021.
6. **Site Design:** The detailed site plan (DSP) proposes a single point of vehicular access from Greenbelt Road. The single, two-story, 38-foot-high building containing the beauty shop and the eating and drinking establishment will be located at the center of the site, facing Greenbelt Road, with main entrances on both the north and south elevations. There are two fountains, constructed of stone veneer to match the building, sited at the front and rear entrances. Parking for the development is proposed at the front, sides, and rear of the building. Pedestrian accessibility is provided via a proposed sidewalk along Greenbelt Road, but it is not connected into the property. This shall be amended to show a pedestrian connection from the parking lot to the front door of the building. The dumpster is located at the rear, southeastern portion of the site. The dumpster enclosure is proposed to be constructed of a six-foot-high, gray, sight-tight vinyl fencing. An eight-foot-high, vinyl, sight-tight fence is proposed along the western, eastern, and southern boundaries, as requested by the adjacent property owners. Since Footnote 114 provides that other requirements of the R-R- Zone shall not apply, the eight-foot fence is not subject to Section 27-420.

Signage—The applicant proposes minimal signage throughout the proposed development. Section 27-615 of the Prince George's County Zoning Ordinance specifies that signage associated with a nonresidential use permitted in a residential zone is regulated by the same provisions of the least intensive commercial zone, in this case the Commercial Office (C-O) Zone. The site plan shows the location for a six-foot-tall metal and clear acrylic monument sign (27 square feet) at the vehicular entrance. The monument sign will be internally lit. The upper four feet of the sign is dedicated to the 1 Salon Studio logo. The project also includes two window canopy signs and two internally lit building-mounted signs (53 square feet), one fronting Greenbelt Road and the other at the rear of the building, that includes the business name. The dimensions of the two window canopy signs shall be provided on the site plan. Section 27-613 of the Zoning Ordinance prohibits signage on a rear wall that is visible from any residentially-zoned land, so the rear building-mounted sign shall be removed.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Rural Residential (R-R) Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-428 of the Zoning Ordinance, which governs the requirements for the R-R Zone
 - b. The proposed development is subject to the requirements of Sections 27-441(b), Uses Permitted, of the Zoning Ordinance. The beauty shop is permitted in the R-R Zone subject to a special exception, except under certain circumstances, as provided in Footnote 114, which reads as follows:

Notwithstanding any other provision of this Subtitle, the use shall be permitted without the requirement of a special exception, provided:

- (A) The use is on a parcel or lot having a gross tract area of no more than three (3) acres;**
- (B) The use is in a building that includes more than five (5) chairs and is not included within a single-family residential dwelling;**
- (C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification;**
- (D) The majority of parking provided for the building shall be beside or behind the building; and**
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width, frontage, yards, building height, density, minimum area for development, any dimensional (bulk) requirements, and other requirements of the R-R Zone shall not apply. If not specified within Transit District Standards or Development District Standards applicable to a property, the foregoing requirements shall be established and shown on the Detailed Site Plan.**

The subject application meets these requirements, as it is on a lot with a gross tract area of 1.38 acres with frontage on MD 193, an arterial roadway. Conformance to requirements (B), (D), and (E) is evaluated in greater detail in the Site Design Guidelines section below.

An eating and drinking establishment, excluding drive-through service, is permitted in the R-R Zone subject to Footnote 113, which specifies that the use is within a building being used as a beauty shop pursuant to Footnote 114.

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

The requirements of Section 27-274(a) that need discussion are as follows:

(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, as well as provisions for adequate illumination. Specifically, the plan shows interior two-way travel lanes at 22 feet 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 57 total parking spaces for the proposed uses. The vehicular access to the site from Greenbelt Road is via a single right-in/right-out only driveway, which provides two-way traffic to the site. The drive aisle dimensions shall be noted on the site plan. Parking spaces are located at the front, sides, and rear of the building, with only approximately 14 of the spaces in front of the building.

(3) Lighting

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character. To fulfill this goal, the following guidelines should be observed:

- (i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;**
- (ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;**
- (iii) The pattern of light pooling should be directed on-site;**

The proposed light fixtures include 18-foot-high pole-mounted lighting in the parking area near the building and throughout the parking lot that provide a balanced lighting pattern throughout the property. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, site design character, and improve safety. However, the photometric plan shall be revised to reflect light levels for the entirety of the subject property to ensure that there is minimal spillover onto adjoining residential properties. Full cut-off optic light fixtures shall be used to reduce light pollution, and conditions have been included in this approval requiring that these issues be addressed.

(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 to the 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.

Per Prince George's County Council Bill CB-71-2016, the subject property is not required to meet the green area requirements in the R-R Zone. However, this DSP provides landscaping interior to the parking lot and all around the edges of the development.

(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 and sidewalks. The development of the site will contribute to an attractive and coordinated development pattern of the streetscape bordering the site.

(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 development is being proposed on a site that is relatively flat. Minor fine grading will be required but is designed to minimize disruption to the existing topography on adjacent properties.

(8) Service Areas.

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

There are no service areas proposed. Per Section 27-582 of the Zoning Ordinance, two loading spaces are required for a building larger than 10,000 square feet, but less than 100,000 square feet. The building, as noted on the site plan, is 10,400 square feet. Therefore, two loading spaces are required, but none are provided. A Departure from Parking and Loading Standards, DPLS-466, is requested from this requirement and is further discussed in Finding 8 below.

(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 not a large-scale commercial 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 styles.**
- (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 building is generally rectangular and includes a flat roof across the length of the building. The proposed building façade is finished mainly in gray stack stone veneer, with dark gray or white stucco surrounding the windows and accenting the entrances. The main entrance has a canopy and an elevated roofline that projects from the rest of the building. The proposed building materials are of high quality and are acceptable. The building is very contemporary in style and is acceptable.

8. **Preliminary Plan of Subdivision 4-17015:** The Planning Board approved PPS 4-17015 on December 6, 2018. The PPS was reviewed for conformance to the following conditions that affect this DSP:
- 2. Total development shall be limited to uses that would generate no more than 13 AM and 15 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**
 - 3. A substantial change to the uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the approval any building permits.**
 - 4. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 52828-2017-00 and any subsequent revisions. The final plat shall note the Stormwater Management Concept Plan number and approval date.**

6. **In conformance with the 2010 *Approved Glen Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* and the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors and assignees shall provide the following:**
 - a. **Standard sidewalks along the subject site's entire frontage of MD 193, unless modified by the Maryland State Highway Administration.**
 - b. **Bicycle parking at a location convenient to the building entrance, with the amount and type of bicycle parking determined at the time of detailed site plan.**
 - c. **One pedestrian route from MD 193 to the building entrance. The alignment and design of the connection will be determined at the time of detailed site plan.**

8. **Prior to approval of a detailed site plan:**
 - a. **Provide an exhibit that illustrates the location, limits and details of the off-site bicycle and pedestrian impact statement improvements along MD-193, consistent with Section 24-124.01(f) of the Subdivision Regulations.**
 - b. **Demonstrate the use of green building techniques and energy conservation techniques to the extent practicable.**
 - c. **Demonstrate the use of alternative lighting technologies, the limiting of total light output and the use of full cut-off optic light fixtures.**

The use proposed in this DSP application is consistent with the evaluated use, as proposed with the PPS, and d conditions of approval are carried forward, as necessary.

10. **2010 Prince George's County Landscape Manual:** The proposal is subject to the requirements of the Landscape Manual, specifically Section 4.2, Requirements for 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 application is in conformance with all requirements, except Section 4.7, Buffering Incompatible Uses, for which Alternative Compliance AC-10005-01 was filed, as follows:

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the eastern property line, adjacent to vacant residentially zoned property

Length of bufferyard	257 feet
Minimum building setback	40 feet
Landscaped yard width	30 feet
Fence or wall	Yes, eight-foot-high, sight-tight
Percent with existing trees	0 percent
Plant units (120 per 100 l.f.)	155*

Note: *A 50 percent reduction in the plant unit requirement is permitted by-right, with the provision of the fence.

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the eastern property line, adjacent to vacant residentially zoned property**

Length of bufferyard	257 feet
Minimum building setback	64 feet
Landscaped yard width	20 feet
Fence or wall	Yes, eight-foot-high, sight-tight
Percent with existing trees	0 percent
Plant units (120 per 100 l.f.)	220

Note: **The applicant incorrectly labeled this bufferyard as a Section 4.2 landscape strip; however, it is not, as the adjacent property is not a public or private street as defined in the Landscape Manual.

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the western property line, adjacent to a single-family detached home

Length of bufferyard	255 feet
Minimum building setback	40 feet
Landscaped yard width	30 feet
Fence or wall	Yes, eight-foot-high, sight-tight
Percent with existing trees	0 percent
Plant units (120 per 100 l.f.)	153*

Note: *A 50 percent reduction in the plant unit requirement is permitted by-right, with the provision of the fence.

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the western property line, adjacent to a single-family detached home

Length of bufferyard	255 feet
Minimum building setback	64 feet
Landscaped yard width	20 feet
Fence or wall	Yes, eight-foot-high, sight-tight
Percent with existing trees	0 percent
Plant units (120 per 100 l.f.)	180

Justification

A Section 4.7 Type C bufferyard is required along both property lines, which requires a minimum 40-foot building setback and a 30-foot-wide landscape yard. The request is for relief from the requirements for a 10-foot reduction in the landscape yard width along both sides. The alternative solution proposed to increase the required number of plant units with a total of 220 plant units on the eastern and 180 plant units on the western property lines, where only 155 and 153 are required, respectively.

The additional landscaping combined, with an eight-foot-high sight-tight fence, along both property lines, will provide an adequate visual barrier and will help to screen the commercial development from the adjacent single-family buildings. Given the similarity of the two bufferyards in widths, the number of plant units and types of plants in each be revised to be the same, to include a minimum of 220 plant units in each. This would be an approximate 22 percent increase above the required number of plant units in each, which would support the applicant's justification.

Given the proposed fencing and additional planting units, as conditioned, the applicant's proposal is equally effective as normal compliance with Section 4.7 of the Landscape Manual.

The Planning Board APPROVED with conditions, Alternative Compliance, AC-10005-01, 1 Salon Studios, from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual*, along the eastern and western property lines.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project is exempt from the Woodland and Wildlife Habitat Conservation Ordinance and was granted a Standard Letter of Exemption E-050-2017, which expires on October 25, 2019. It also has a Natural Resources Inventory Equivalency Letter (NRI-061-08-01) that expires on October 25, 2022. This plan contains no environmental issues that need to be addressed.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The proposed development is subject to the Tree Canopy Coverage Ordinance because it proposes more than 5,000 square feet of disturbance. The ordinance requires 15 percent tree canopy coverage, or 9,017 square feet, for the R-R-zoned property. This requirement is being met via the provision of 110 trees, or 14,440 square feet, of on-site landscaping.

13. **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. **Community Planning**—The Planning Board adopted herein by reference a memorandum dated December 4, 2018 (D’Ambrosi to Thompson), which noted that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Environmental Planning**—The Planning Board adopted herein by reference a memorandum dated November 15, 2018 (Clayborne to Thompson), which stated that the property contains no environmental issues that need to be addressed.
 - c. **Transportation Planning**—The Planning Board adopted herein by reference a memorandum dated December 21, 2018 (Saunders Hancock to Thompson), which noted that the site plan is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance. The subject property has an existing access point that will transition to a right-in/right-out movement onto MD 193 once the development is approved. An internal, two-way drive aisle throughout the site provides adequate access and circulation. The plan proposes approximately 10,400 square feet of commercial space, which is within the trip cap of 13 AM and 15 PM peak-hour vehicle trips established by the PPS. The site is adjacent to MD 193, a master plan arterial facility. Dedication along the roadway has already occurred, so no further right-of-way dedication is required of this plan.
 - d. **Trails**—The Planning Board adopted herein by reference a memorandum dated November 15, 2018 (Shaffer to Thompson), which indicated that the required off-site sidewalk connection along MD 193 is reflected on the submitted DSP. Including the off-site sidewalk on the overall site plan that fulfills the requirement for a Bicycle and Pedestrian Impact Statement exhibit at the time of site plan. Bike parking and an internal sidewalk connection were also recommended at the time of PPS, and the submitted site plan shall be modified to incorporate these improvements, as required in the conditions of approval.
 - e. **Historic Preservation**—The Planning Board adopted herein by reference a memorandum dated November 14, 2018 (Stabler to Thompson), which stated that the application has no effect on historic or archeological resources.
 - f. **Subdivision Review**—The Planning Board adopted herein by reference a memorandum dated December 4, 2018 (Onyebuchi to Thompson), which provided comments on the DSP’s conformance with the underlying PPS as discussed in Finding 7 above. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.

- g. **Prince George’s County Department of Permitting, Inspections, and Enforcement (DPIE)**—DPIE did not offer any comment regarding the subject project.
 - h. **Prince George’s County Police Department**—The Police Department did not offer any comment regarding the subject project.
 - i. **Prince George’s County Health Department**—The Health Department did not offer any comment regarding the subject project.
14. Based on the foregoing and as required by Section 27-285(b)(11) 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.
15. As there are no regulated environmental features located on the subject project, the required finding of Section 27-285(b)(4) 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 Alternative Compliance AC-10005-01, and further APPROVED Detailed Site Plan DSP-17012 for the above described land, subject to the following condition:

- 1. Prior to certification of the detailed site plan, the applicant shall revise the plan, as follows:
 - a. Provide bicycle parking accommodating a minimum of five bicycles at a location convenient to the building entrance. The plan sheets shall include a detail of the bicycle rack(s) provided.
 - b. Provide a pedestrian route from the parking lot to the building entrance.
 - c. Show the ingress/egress drive aisle dimensions.
 - d. Label the subject parcel as “Parcel 1.”
 - e. Revise the photometric plan to extend to the boundaries of the subject property.
 - f. Demonstrate the use of full cut-off optic light fixtures and a maximum light level of 0.01 footcandles at all property boundaries, adjacent to residentially zoned property.
 - g. Show the dimensions of the canopy-mounted signs.

- h. Remove the rear wall building-mounted sign.
- i. Revise the landscape schedules to reflect a Section 4.7 bufferyard along the eastern property line and the requirements as approved in Alternative Compliance AC-1005-01.
- j. Provide consistency in the number and type of plants along the eastern and western property lines, to include a minimum of 220 plant units in each.

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 Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, February 28, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 21st day of March 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

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