



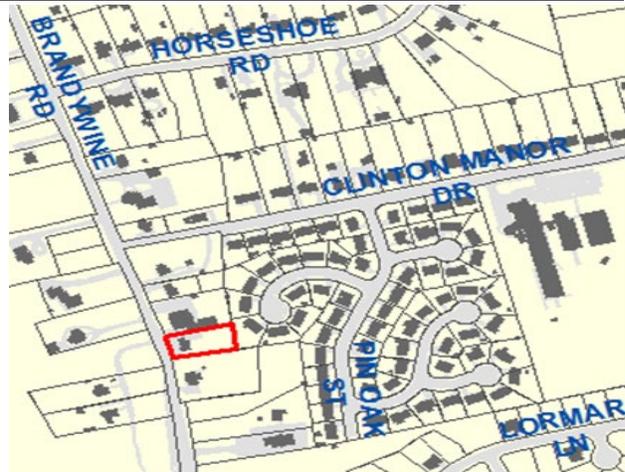
The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Detailed Site Plan
Departure from Parking and Loading Spaces
Alternative Compliance
Clinton Veterinary Hospital

DSP-18037
DPLS-468
AC-20002

REQUEST	STAFF RECOMMENDATION
DSP: Construction of a 2,340-square-foot addition to an existing animal hospital.	APPROVAL with conditions
DPLS: To allow a reduction in three parking spaces	APPROVAL
AC: Section 4.6, Buffering Development from Streets. Section 4.7, Buffering Incompatible Uses	DISAPPROVAL APPROVAL

Location: On the east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive.	
Gross Acreage:	0.52
Zone:	R-80
Dwelling Units:	N/A
Gross Floor Area:	4,480 sq. ft.
Planning Area:	81A
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	212SE06
Applicant/Address: Veterinary Realty, LLC 9414 Brandywine Road Clinton, Md. 20735	
Staff Reviewer: Burke, Thomas Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	3/19/2020
Planning Board Action Limit:	4/19/2020
Staff Report Date:	03/04/2020
Date Accepted:	12/04/2019
Informational Mailing:	12/12/2018
Acceptance Mailing:	12/11/2019
Sign Posting Deadline:	02/18/2020

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-18037
Departure from Parking and Loading Spaces DPLS-468
Alternative Compliance AC-20002
Clinton Veterinary Hospital

The Urban Design Staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan and departure from parking and loading spaces were reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for properties in the One-Family Detached Residential (R-80) Zone; Section 27-283 for site design guidelines; and the requirements for granting departures from parking and loading spaces;
- b. The requirements of the 2010 Prince George's County Landscape Manual;
- c. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance; and,
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Requests:** The subject application is for approval of a detailed site plan (DSP) for a 2,340-square-foot, two-story building addition to an existing certified, nonconforming animal hospital. This application also includes a request for a Departure from Parking and Loading Spaces DPLS-468 for a reduction of three parking spaces.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	R-80	R-80
Use	Animal hospital	Animal hospital
Total Acreage	0.52	0.52
Parcels	1	1
Gross Floor Area (sq. ft.)	2,140	4,480 (2,340 proposed)

Parking and Loading Requirements

Animal Hospital, Veterinarian	Spaces Required
2,729 sq. ft. of kennel area at 1 space/500 sq. ft.	6
1,751 sq. ft. of clinic area at 1 space/200 sq. ft.	9
Total	15
Of which handicap-accessible spaces	1
Of which compact spaces	5
Loading	Not required

	Spaces Provided
Standard Spaces	8 (5 compact)
Parallel Spaces	2
Handicap-accessible Spaces	2 (1 van)
Total	12

3. **Location:** The site is in Planning Area 81A, Council District 09. More specifically, it is located on the east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive. The site is known as 9414 Brandywine Road, in Clinton, Maryland.
4. **Surrounding Uses:** The site is bounded to the south and east by residentially developed properties in the One-Family Detached Residential (R-80) Zone; to the north by a professional office use in the R-80 Zone; and to the west, across Brandywine Road, by residentially developed properties in the Mixed Use-Transportation Oriented Zone.
5. **Previous Approvals:** The site is currently improved as an animal hospital, which has been reported to be the use on the property since 1955. The site has been operating with a certificate of nonconforming use (CNU) since 1981, with the current CNU-10806-2010-U issued on May 12, 2010. The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA) retained the property in the R-80 Zone. A Stormwater Management Concept Plan, 36009-2018-00, was approved on May 2, 2019 and expires on May 2, 2022.

In accordance with Section 24-107(c)(7)(B) of the Subdivision Regulations, this site is exempt from the requirement of filing a preliminary plan and a final plat of subdivision because the site was created by deed prior to January 1, 1982, and this application proposes less than 5,000 square feet of gross floor area.

6. **Design Features:** The subject DSP proposes a 2,340-square-foot addition to the rear of the existing building for an expansion to the existing animal hospital and veterinary office. The addition will be in keeping with the original building by maintaining a single-family residential appearance from Brandywine Road, extending the side walls back, and raising the roof height by two feet to increase the pitch and rotate the gable ends to the front and rear façades. The existing parking in front of the building will be redesigned to allow for sufficient drive aisle width outside of the right-of-way, as dedication is required by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE). Additional parking is located to the side and rear of the building; however, this parking was never permitted, so it is being validated with this DSP. A trash enclosure with a six-foot-high, sight-tight, woodgrain, vinyl fence is located in the northeast corner of the site. A similar fence is proposed along the northern and southern property lines, except in the area of the existing woodlands at the eastern end of the property. The plan shows two “New RTU” notations on the south side of the building. There are no other references to these notations on the plan; however, RTU traditionally stands for “roof top unit” in construction terms, and the elevations do not support this. A condition to clarify the notation has been included in the Recommendation section of this report.

Architecture

The proposed architectural elevations show that the addition will maintain the single-family style of the existing structure. The addition will have a parged concrete masonry unit (concrete block) foundation, and external insulation finishing system siding above the foundation. The walls will be painted dark blue on the lower level and along the front façade watertable, with powder blue paint above. Windows throughout the existing and proposed structure will have a residential appearance with white vinyl trim and double-insulated glass. The front façade will have a revised roofline with a gable end peak, an awning above the entrance, a fixed storefront window, and a decorative paw print impression painted on the southern half. The entrance also provides a handicap-accessible ramp.

Signage

A single proposed building-mounted sign, approximately two feet by five feet, with a white background and black letters bearing the clinic name “Clinton Animal Hospital,” is proposed on the front gable end; however, sign details and method of illumination have not been provided with this application. The existing freestanding sign near the property frontage on Brandywine Road is shown to remain within the right-of-way dedication, which is not allowed, yet disposition of the sign is not represented on the plans. In addition, in accordance with Section 27-614(a)(1) of the Zoning Ordinance, which is applicable per Section 27-615, a freestanding sign is not permitted on a site where the main building is less than 40 feet behind the front street line, such as is the case here. Conditions have been included in the Recommendation section of this report for these two issues.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the R-80 and the site plan design guidelines. The relevant requirements of the Zoning Ordinance are as follows:
- a. The subject DSP is in conformance with the requirements of Section 27-441 of the Zoning Ordinance, which governs uses in residential zones. The veterinary hospital is a permitted use in the R-80 Zone, subject to Footnote 74, which states:

Permitted as an expansion of an existing nonconforming animal hospital, veterinary office with a valid use and occupancy permit issued on or before July 1, 1998. Said expansion is limited to four thousand (4,000) square feet of gross floor area and is subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee.

The subject property qualifies, as the use is existing with valid CNU permits issued prior to 1998. The proposed expansion is 2,340 square feet and the subject DSP was submitted.

- b. Section 27-442 of the Zoning Ordinance provides additional regulations for development in residential zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. The subject DSP meets all of these requirements, as shown on the submitted plans.
- c. Section 27-615 of the Zoning Ordinance governs the signage requirements for a nonresidential use in a residential zone. The subject DSP meets all of the requirements for the proposed building-mounted sign; however, a schedule with the calculations is required on the DSP, and a condition has been included in the Recommendation section requiring this be added.
- d. **Departure from Parking and Loading Spaces DPLS-468:** In conjunction with this DSP, the applicant has requested a departure of three parking spaces. Based on the requirements of Section 27-568(a) of the Zoning Ordinance, this proposed development would normally require a minimum of 15 parking spaces. Pursuant to Section 27-588(b)(7) of the Zoning Ordinance, the Prince George's County Planning Board must make the following findings to approve this application:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

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

The applicant seeks to ensure sufficient parking is provided to serve the needs of the patrons of this animal hospital, without an adverse impact to the public roads and surrounding community. The parking needs are generally short-term for drop-off and pick up, as well as scheduled appointments during the hours of operation. Patron use of the facility will be staggered throughout the day and will seldom, if ever, be clustered during a single period.

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

Due to the physical limitations of the site and the single use, the applicant cannot provide any allowed reductions for shared-use spaces, and there is no additional area to use for parking, beyond those incorporated in the site plan.

- (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;**

This property has been used as an animal hospital since 1955. Due to subsequent improvements made to the building and the limited availability of land for parking expansion, parking has been provided around the perimeter of the building. This departure is necessitated by the required dedication of Brandywine Road across the frontage of the site. The dedication will result in the loss of three of the five spaces at the frontage, and a need to reconfigure two spaces as parallel parking spaces.

- (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**

All methods have been explored and found impractical to reduce the parking requirement further. The use of compact spaces has been maximized.

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

The proximity of residential uses and the limitations on Brandywine Road, with no shoulder space, make any parking infringement highly unlikely. It would be more likely that neighboring residents would walk to this site for veterinary services.

- (B) In making its findings, the Planning Board shall give consideration to the following:**

- (i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on and off-street spaces within five hundred (500) feet of the subject property;**

On-street parking is not available in the vicinity of this site and, although adjacent sites have available off-street parking, there would be practical difficulties to utilizing them for the purpose of patronizing this clinic. Staff finds that the applicant has demonstrated sufficient parking on-site for this expansion.

- (ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

The Subregion 5 Master Plan and SMA recommends "Residential Low" land use for the subject property, which is described as single-family detached suburban development. This property, however, has been operating as an animal hospital for 60 years and

the continued use of this site is consistent with the Zoning Ordinance, and provides a complementary resource to the community.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

This site is not within a municipality. Therefore, this consideration is not applicable.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

At this time, no public parking facilities are proposed in the general vicinity of this property.

(C) In making its findings, the Planning Board may give consideration to the following:

(i) Public transportation available in the area;

The Prince George's County Transit System Map shows that bus Route 36 serves the subject site, with a stop at Clinton Manor Drive, approximately 400 feet to the north; however, currently there are no pedestrian opportunities available on Brandywine Road to access the site.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

Alternative design solutions to off-street facilities have been explored, but were unsuccessful due to space limitations on the property.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

The hours of operation and the specific nature of services provided by the animal hospital use will not conflict with the adjoining office use to the north. There are no other businesses within 500 feet of the subject property.

- (iv) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George’s County Code.**

The subject property is in the R-80 Zone. Therefore, this finding is not applicable to the subject application.

Based on the analysis above, staff recommends that the Planning Board approve DPLS-468, to allow a reduction of three parking spaces.

- c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; the majority of parking is located in the side and rear, and in close proximity to the use; and the architecture proposed for the building is constructed of durable, low-maintenance materials, and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

- 8. **2010 Prince George’s County Landscape Manual:** The application is subject to the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual), specifically Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements, with the exception of Sections 4.6 and 4.7. Alternative Compliance AC-20002 was submitted, and the Planning Director recommends approval of the Section 4.7 request and disapproval of the Section 4.6 request. The applicant did not file a departure from design standards based on this recommendation. Therefore, a condition requiring that a buffer be provided along the frontage of the site, to fulfill the requirements of the Landscape Manual for Section 4.6, has been included in the Recommendation section of this report. The Planning Director recommends approval of the AC request for the Section 4.7 requirements, as follows:

Section 4.6, Buffering Development from Streets

REQUIRED: Section 4.6(c)(2)(a)(ii), Buffering Development from Streets, along Brandywine Road

Length of bufferyard	32 feet
Bufferyard width	20 feet
Plant Units (80 units per 100 linear feet)	26

PROVIDED: Section 4.6(c)(2)(a)(ii), Buffering Development from Streets, along Brandywine Road

Length of bufferyard	32 feet
Bufferyard width	0 feet
Plant Units (80 units per 100 linear feet)	26

Justification of Recommendation

The entire existing frontage of the subject property along Brandywine Road, which is a historic road, is paved, except for a narrow strip along the northern and southern property lines. The applicant is proposing sixteen shrubs and one shade tree for buffering along Brandywine Road. This application would provide a small degree of buffering along the road frontage.

The applicant is requesting alternative compliance from the requirements of Section 4.6(c)(2)(A)(ii), Buffering Development from Special Roadways, which requires a minimum 20-foot-wide buffer to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings.

While the Planning Director understands the limitations of the existing condition of the site, specifically regarding the frontage along Brandywine Road, the site does not allow for sufficient space to provide an equally effective buffer in terms of ability to fulfill the design criteria. Therefore, the Planning Director recommends denial of this portion of the application.

Section 4.7, Buffering Incompatible Uses

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the northern property line, adjacent to dwelling with accessory office (Bufferyard 1)

Length of bufferyard	140
Minimum building setback	20 feet
Landscape yard	10 feet
Bufferyard occupied by existing trees	0
Fence or wall	Yes
Plant units (40 per 100 l. f.)	56

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the northern property line, adjacent to dwelling with accessory office (Bufferyard 1)

Length of bufferyard	140
Minimum building setback	22.34 feet
Landscape yard	7.54 feet
Bufferyard occupied by existing trees	0
Fence or wall	Yes
Plant units	84

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the southern property line, adjacent to single-family detached dwelling (Bufferyard 2)

Length of bufferyard	134
Minimum building setback	40 feet
Landscape yard	30 feet
Bufferyard occupied by existing trees	0
Fence or wall	Yes
Plant units (120 per 100 l. f.)	81*

Note: * After 50 percent reduction in plant unit requirement due to provision of the sight-tight fence.

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the southern property line, adjacent to single-family detached dwelling (Bufferyard 2)

Length of bufferyard	134
Minimum building setback	22.52 feet
Landscape yard	8.45 feet
Bufferyard occupied by existing trees	0
Fence or wall	Yes
Plant units	115

Justification of Recommendation

The adjacent property to the south of the subject site is developed with a single-family detached dwelling, while the adjacent property to the north is developed with a dwelling with an accessory office. A Type A bufferyard is required along the northern property line and a Type C Bufferyard is required along the southern property line. The applicant is proposing sight-tight fencing along both northern and southern property lines. Additionally, the applicant proposes to provide an additional 28 plant units above what is required in its northern bufferyard and 34 plant units above what is required in its southern bufferyard.

Since the sight-tight fences have been provided in both bufferyards along the northern and southern property lines, plus extra plant units, the alternative design options presented in this application will be equally effective in fulfilling the requirements of Section 4.7 to form a visual and physical separation between uses of a significantly different scale, character, and intensity. Therefore, the Planning Director recommends approval of this portion of the application.

Recommendation

The Planning Director recommends DISAPPROVAL of alternative compliance from the Landscape Manual for Section 4.6, Buffering Development from Streets, along the Brandywine Road frontage.

The Planning Director further recommends APPROVAL of alternative compliance from the Landscape Manual for Section 4.7, Buffering Incompatible Uses, along the northern and southern property lines.

9. **Prince George's Country Tree Canopy Coverage Ordinance:** The DSP is exempt from the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance and/or gross floor area. This DSP proposes less than 5,000 square feet of disturbance.
10. **Prince George's County Woodland and Wildlife Habitat Conservation:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is less than 40,000 square feet in size, and has no previous tree conservation plan approval. A natural resources inventory was not required for this project, since the limits of disturbance are less than 5,000 square feet. A Woodland Conservation Exemption Letter (S-101-2018) was issued on July 18, 2018.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated January 2, 2020 (Stabler and Smith to Burke), incorporated herein by reference, the Historic Preservation Section concluded that the site does not contain, is not adjacent to, nor will the proposal impact any Prince George's County historic sites, historic resources, or known archeological sites.
 - b. **Community Planning**—In a memorandum dated February 21, 2020 (Lester to Burke), incorporated herein by reference, the Community Planning Division indicated that, pursuant to Part 3, Division 9 of the Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Transportation Planning**—In a memorandum dated January 30, 2020 (Burton to Burke), incorporated herein by reference, the Transportation Planning Section discussed a recommendation from the Subregion 5 Master Plan and SMA to upgrade Brandywine Road to a collector (C-513), with 80 feet of right-of-way. However, DPIE has asserted that, rather than requiring the master plan required 40 feet from center line of Brandywine Road, only 34 feet from center line will be required. Staff determined that this plan and the DPLS is acceptable and meets the finding required for a DSP
 - d. **Trails**—In a memorandum dated February 3, 2020 (Ryan to Burke), incorporated herein by reference, the Transportation Planning Section made findings regarding improvements to bicycle and pedestrian infrastructure and recommended that a fee for bicycle signage, along Brandywine Road, be provided at the time of permit.
 - e. **Permit Review**—In a memorandum dated December 13, 2019 (Hughes to Burke), incorporated herein by reference, the Permit Review Section offered comments that have either been addressed through revisions to the plan or are included as conditions in the Recommendation section of this report.
 - f. **Environmental Planning**—In an email dated December 27, 2019 (Schneider to Burke), incorporated herein by reference, the Environmental Planning Section concluded that there were no issues with this DSP.
 - g. **Prince George's County Fire/EMS Department**—At the time of the writing of this report, a memorandum had not been provided by the Fire/EMS Department.

- h. **Prince George’s County Police Department**—In a memorandum dated January 9, 2020 (Contic to Development Review Division), incorporated herein by reference, the Police Department offered no comments on the subject application.
 - i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this report, a memorandum had not been provided by DPIE.
12. Based on the foregoing and as required by Section 27-285(b)(1) 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 County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. As required by Section 27-285(b)(4) of the Zoning Ordinance, for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations, as this property does not contain any regulated environmental features.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. APPROVE Departure from Parking and Loading Spaces DPLS-468 to allow for a reduction of three parking spaces.
- B. APPROVE Detailed Site Plan DSP-18037 and Alternative Compliance AC-20002, for Section 4.7, Buffering Incompatible Uses, along the northern and southern property lines, for Clinton Veterinary Hospital, subject to following conditions:
 - 1. Prior to certification of the detailed site plan, the applicant shall make the following revisions to the plans:
 - a. Show the required right-of-way dedication and parking configuration. Include the removal of the existing freestanding sign.
 - b. Provide a Section 4.6 buffer along the Brandywine Road frontage, in accordance with the 2010 *Prince George's County Landscape Manual*.
 - c. Provide a sign detail, including any methods of illumination, for the building mounted sign. Include a schedule and calculations to demonstrate conformance with the Zoning Ordinance.
 - d. Correct the building elevation orientations on the architectural elevations.
 - e. Make the following corrections to the general notes:
 - (1) Revise the parking spaces provided (General Note 11) to reflect the dedication of right-of-way.

- (2) Provide the dimensions of the van-accessible parking space in General Note 11.
 - (3) Correct General Notes 24 and 26. These appear to be related to another project.
 - (4) Provide a note indicating the required dedication for the widening of Brandywine Road, per the 2009 *Approved Countywide Master Plan of Transportation*, necessitating Departure from Parking and Loading Spaces DPLS-468.
- f. Update the Section 4.6 and Section 4.7 landscape schedules to be consistent with, and refer to, the approval of Alternative Compliance AC-20002.
 - g. Clarify the notation referring to “New RTU” on the plan.
 - h. Provide a lighting plan with details demonstrating the use of full cut-off optics and no light infiltration into neighboring residential properties.
 - i. Show the location of the handicap parking spaces.
- 2. Prior to building permit, the applicant and the applicant’s heirs, successors, and/or assignees shall provide \$420 to the Prince George’s County Department of Public Works and Transportation for placement of one “Share the Road with a Bike” signage assembly along Brandywine Road.
- C. DISAPPROVE Alternative Compliance AC-20002 for alternative compliance from the Landscape Manual for Section 4.6, Buffering Development from Streets, along the Brandywine Road frontage.

ITEM: 8 & 9

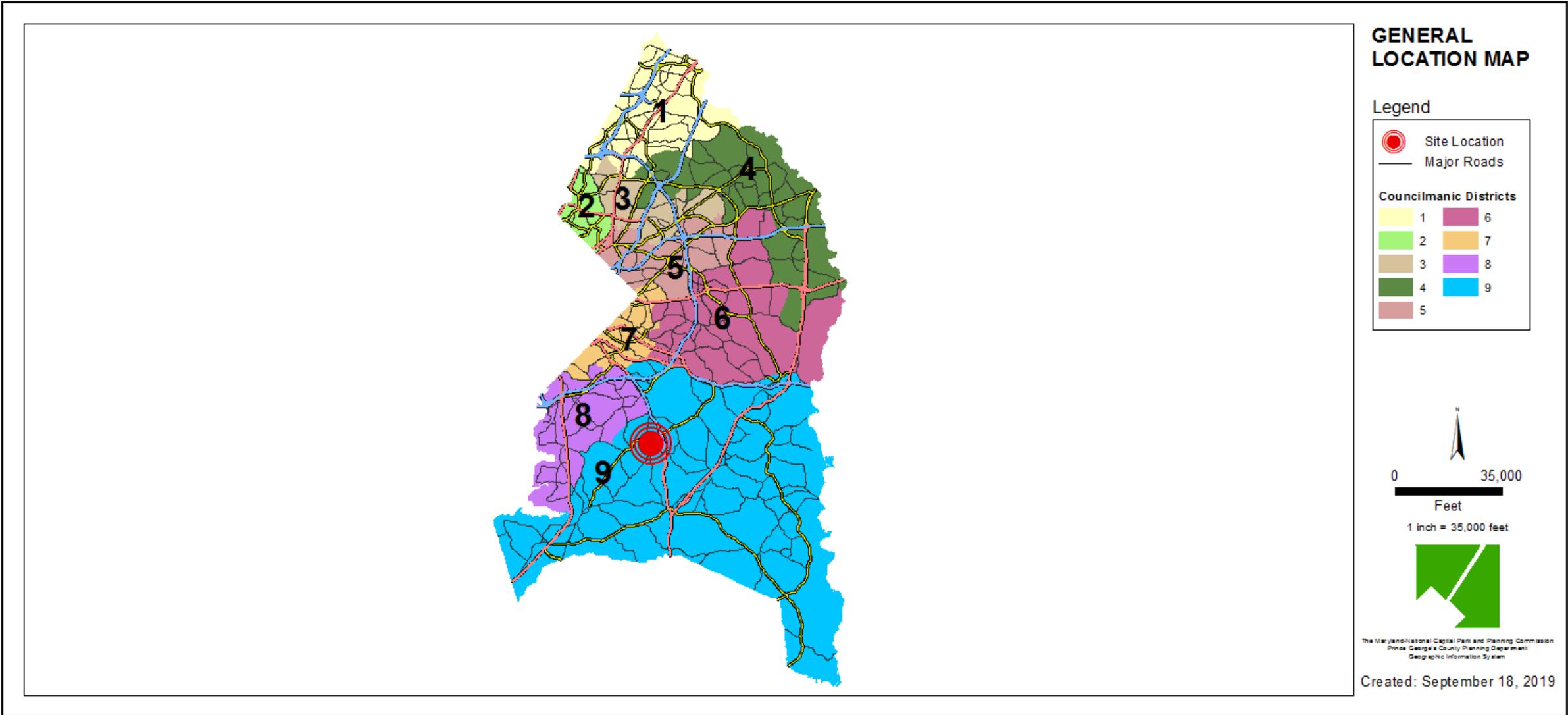
CASE: DSP-18037 & DPLS-468

CLINTON VETERINARY HOSPITAL

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



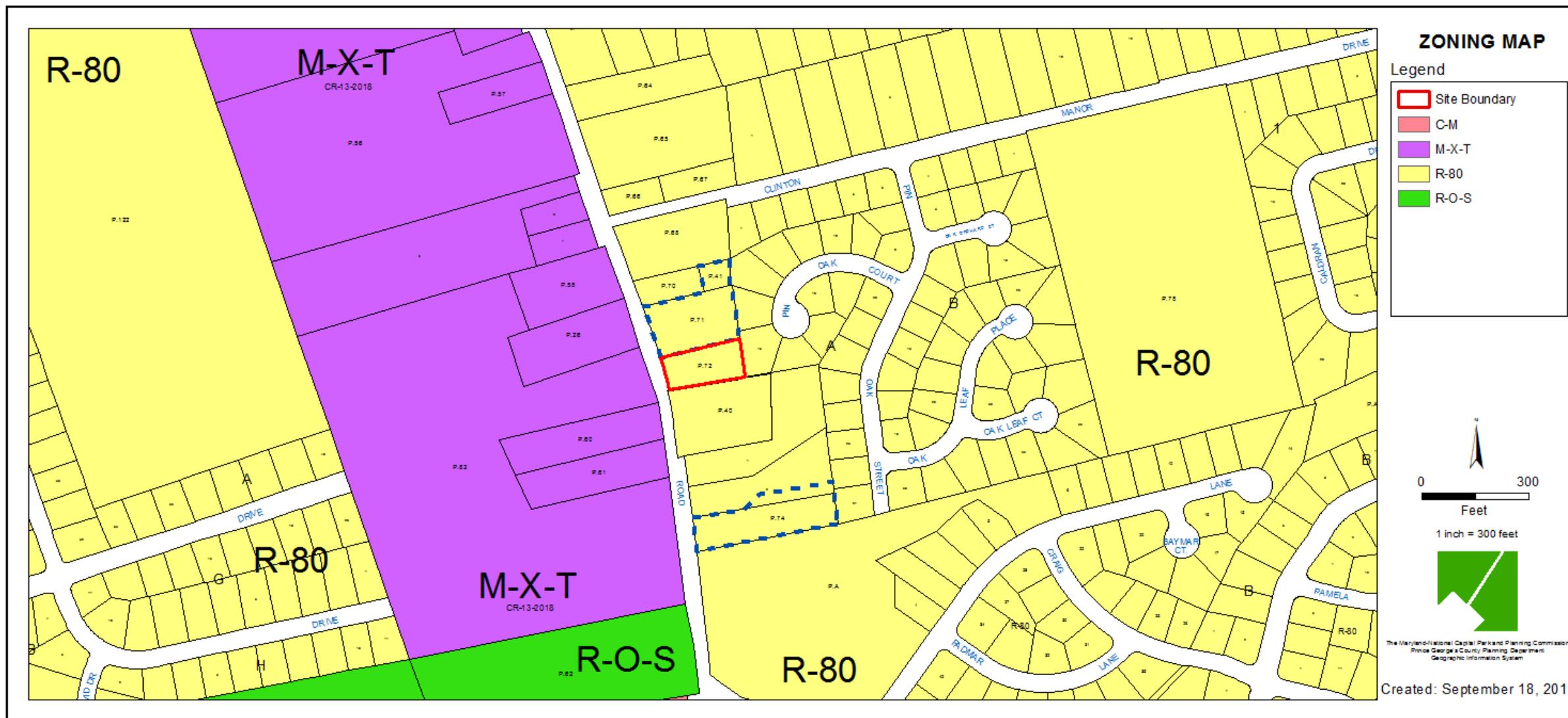
GENERAL LOCATION MAP



SITE VICINITY



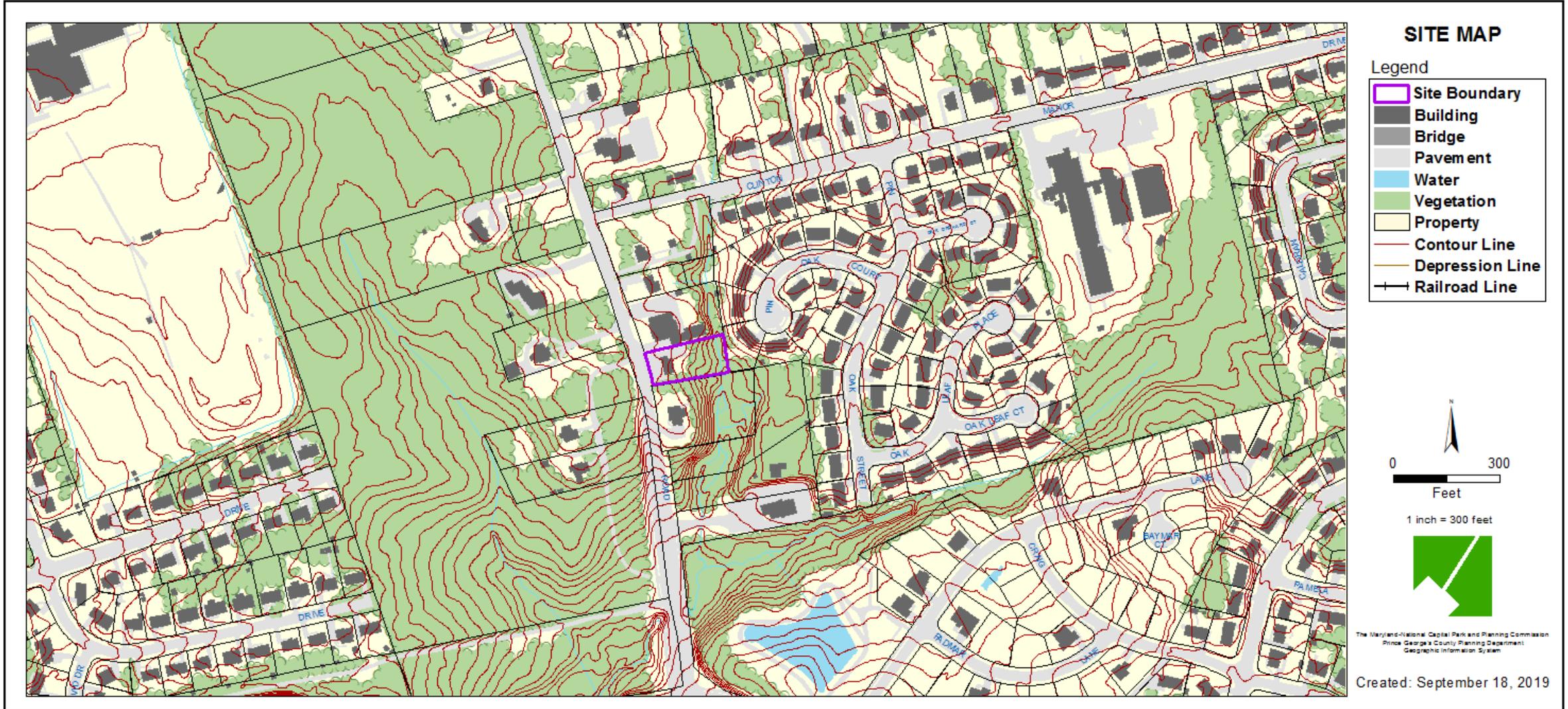
ZONING MAP



AERIAL MAP



SITE MAP



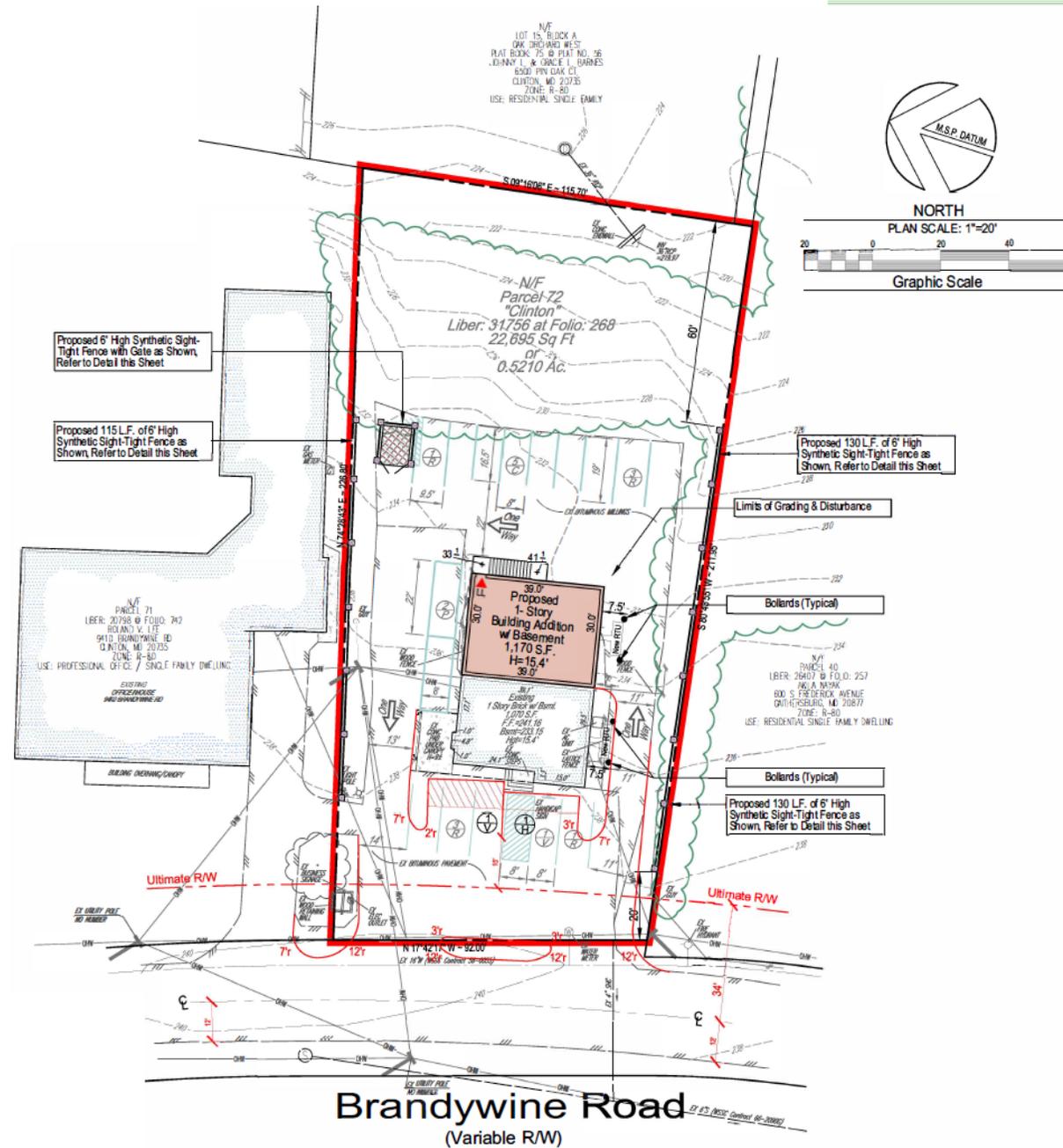
MASTER PLAN RIGHT-OF-WAY MAP



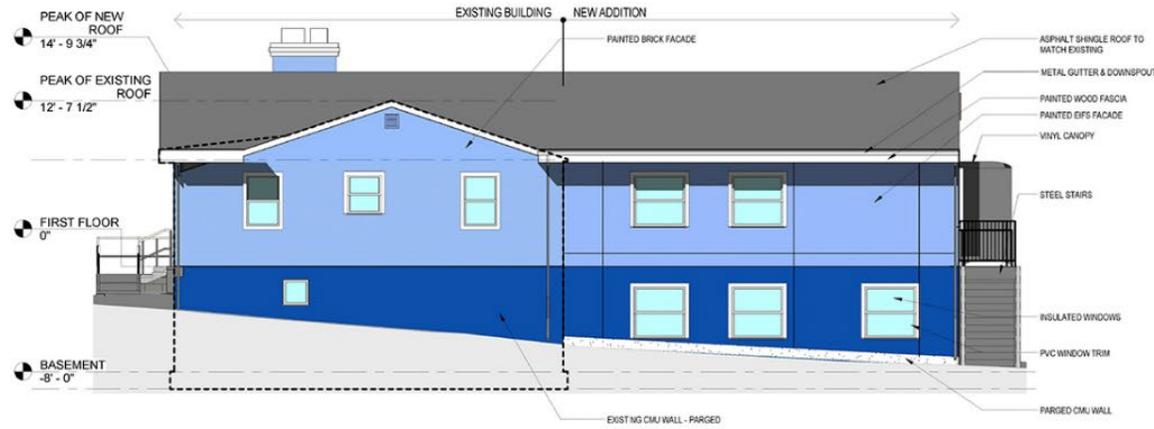
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



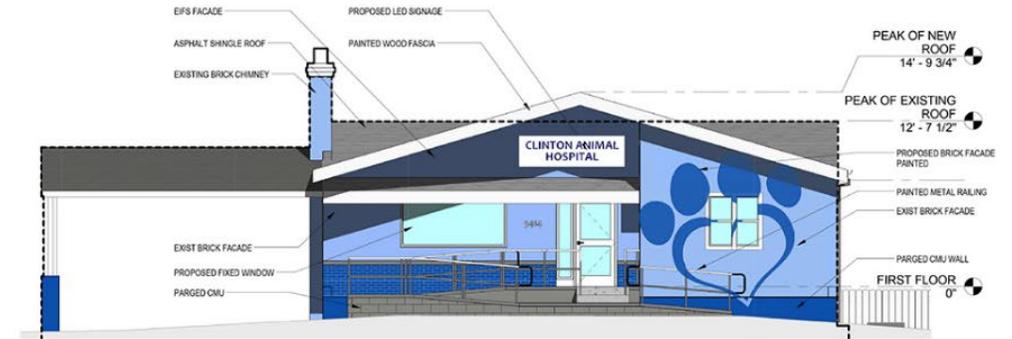
SITE PLAN



ARCHITECTURAL ELEVATIONS



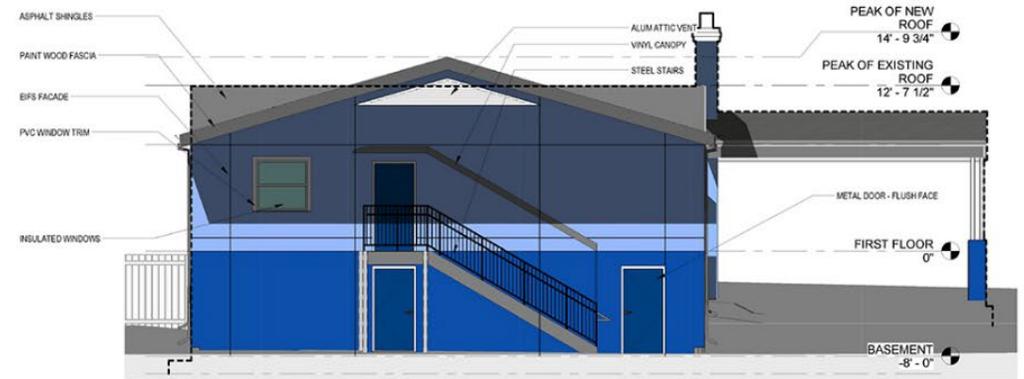
East Elevation
Scale = 1"=5'



South Elevation
Scale = 1"=5'



West Elevation
Scale = 1"=5'



North Elevation
Scale = 1"=5'

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* Also admitted in the District of Columbia

April 4, 2019

VIA HAND DELIVERY

Ms. Jill S. Kosack
Prince George's County Planning Department
Development Review Division
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: Clinton Veterinary Hospital – Detailed Site Plan DSP-18037 and
Departure from Parking and Loading Spaces DPLS-468**

Dear Ms. Kosack:

Applicant, Veterinary Realty LLC (t/a Clinton Veterinary Hospital) and Dr. Aradom Debretson, by and through their attorney Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submits this Statement of Justification in support of a Detailed Site Plan application for the minor 2,340 square foot expansion of an existing Veterinary Hospital in the R-80 Zone located at 9414 Brandywine Road, Clinton, Maryland 20735. The proposal reflects substantial conformance with the Approved Subregion 5 Approved Master Plan and Sectional Map Amendment. Furthermore, the application is consistent with the standards pursuant to text amendment CB-61-2018 which allows for the expansion of the existing nonconforming animal veterinary hospital/office having a valid use and occupancy permit issued on or before July 1, 1998; provided said increase, is limited to 4,000 square feet of gross floor area and is subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee.

A companion Departure from Parking and Loading Spaces DPLS-468 is included with the referenced Detailed Site Plan application for three (3) off-street parking spaces. This departure is necessitated by the 2009 Master Plan of Transportation the right-of-way alignment for Brandywine Road along the subject property frontage requiring a 20-foot dedication from the property. If the Brandywine Road widening occurs, the subject property will lose several existing nonconforming 90-degree parking spaces within the front of the property. Under such a future scenario, the resulting outcome could result in the property suffering a net loss (i.e., being deficient) of the three (3) spaces identified in this application.

Description of Subject Property:

The subject property contains 0.5208 acres and is located with frontage along the west side of Brandywine Road between Surratts Road and Clinton Manor Drive. More particularly, the property is described as Parcel 72 on Tax Map/Grid 116C4, WSSC Grid 221SE06. The site is improved with a

1,070 square foot single-family style detached structure that is reported by Maryland Real Property Data Search (SDAT) to have been built in 1954. Per the approved Certificate of Nonconforming Use (CNU-10806-2010-U), the existing veterinary hospital containing 1,070 square feet on the first/ground floor, and 1,070 square feet basement area utilized for pets awaiting and recovering from surgical procedures.



Clinton Animal Hospital (*Existing*)

Zoning History and Applicable Law:

The property is reported to have been used as an animal/veterinary hospital since December 1955; before the zoning annexation of this section of Prince George’s County on April 28, 1959, under Chapter 451 Laws of Maryland. The below Exhibit 1; is a clip of the Prince George’s County Areas of Annexation Map depicting the approximate location of the subject property.

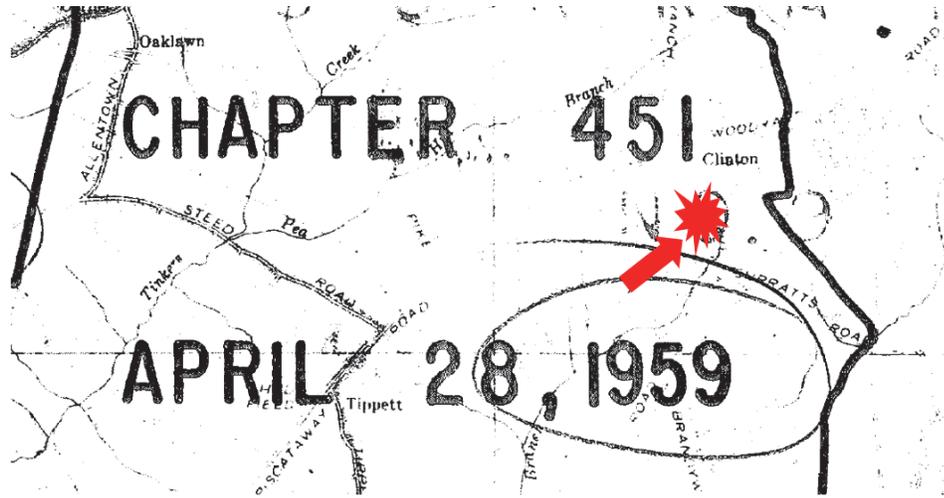


Exhibit 1

According to records maintained by Maryland-National Park and Planning Commission (M-NCPPC), and the Department of Permitting, Inspections and Enforcement (DPIE) the animal hospital was issued use and occupancy permits: CNU 5997-1980-U issued January 19, 1981; CNU 393-1981-U issued January 30, 1981; and, Certified as a Nonconforming Animal Hospital (i.e., Clinton Animal Hospital) July 30, 2002, per CNU 24673-2002-U; and the current owner and operator was issued CNU-10806-2010-U on May 12, 2010 (included herein).

Permit History: 9414 Brandywine Rd, Clinton, MD 20735

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
12/5/1980 12:00:00 AM	5997-1980-0	80059970099	UO (USE & OCCUPANCY)		CLOSED	1/19/1981 12:00:00 AM
1/30/1981 12:00:00 AM	393-1981-0	81003930014	UO (USE & OCCUPANCY)		CLOSED	1/30/1981 12:00:00 AM
2/27/1981 12:00:00 AM	846-1981-0	81008460010	CU (COMMERCIAL INTERIOR/USE)	GENERAL INTERIOR	CLOSED	3/23/1981 12:00:00 AM
7/22/1997 12:00:00 AM	496274-1997-0	97962740031	ER (ELECTRICAL RESIDENTIAL)	HEAVY UP	EXPIRED	7/22/1997 12:00:00 AM
8/12/1997 12:00:00 AM	497051-1997-0	97970510030	EC (ELECTRICAL COMMERCIAL)	HEAVY UP	CLOSED	8/12/1997 12:00:00 AM
7/19/2002 12:00:00 AM	24673-2002-0	CLINTON ANIMAL HOSPITAL	UO (USE & OCCUPANCY)	CHANGE IN USES	PERMITTED	7/30/2002 12:00:00 AM
3/4/2010 12:00:00 AM	4892-2010-0	CLINTON ANIMAL HOSPITAL INC	UO (USE & OCCUPANCY)	NEW OWNER	ABANDONED	
4/26/2010 12:00:00 AM	10806-2010-0	CLINTON VETERINARY HOSPITAL USE	UO (USE & OCCUPANCY)	NEW OWNER	CLOSED	5/12/2010 12:00:00 AM

7/18/2018 7:43:06 AM	35867-2018-0	2967584	100- YEAR FLOODPLAIN STUDY	Proposed 1,170 SF Building Addition to the existing Clinton Veterinary Hospital Building. This request is for the 'Floodplain Information Request' review.	IN REVIEW	
7/18/2018 2:54:11 PM	36009-2018-0	CLINTON_PARCEL 72_VETERINARY	SITE DEVELOPMENT CONCEPT PLAN		APPLICATION	

The subject property is zoned R-80 and it retained its R-80 status after approval of the Subregion 5 Master Plan and Sectional Map Amendment that was approved on July 24, 2013. (CR-80-2013, Master Plan; and CR-81-2013, Sectional Map Amendment). The proposed expansion of the existing nonconforming animal veterinary hospital/office is consistent with the standards pursuant to text amendment County Council Bill CB-61-2018 permitting:

- [1] an expansion of the existing nonconforming animal veterinary hospital/office with a valid use and occupancy permit issued on or before July 1, 1998;
- [2] provided said expansion, is limited to 4,000 square feet of gross floor area and
- [3] is subject to Detailed Site Plan approval, per Part 3, Division 9, of this Subtitle, by the Planning Board or its designee.

Upon a change in ownership of the property, the Clinton Animal Hospital was recertified as a nonconforming use per documentation submitted on May 12, 2010, per CNU 10806-2010-U. Accompanying this application submission is a copy of the use and occupancy site plan bearing the M-NCPPC approvals referenced herein are included as part of the case record submission.

Neighborhood and Surrounding Properties:

The subject property is located in a neighborhood defined by the following boundaries:

- North — Woodyard Road / Piscataway Road
- East — Branch Avenue (MD 5)
- South — Surratts Road – extending east from Brandywine Road to Branch Avenue
M-NCPPC and Prince George’s County Community College property – extending west from Surratts Road
- West — Prince George’s County Community College property

The property is surrounded by the following uses:

- North — R-80 Zoned – 9410 Brandywine Road – Is identified by SDAT as a 6,273 square foot 2-story office/commercial/residential use. The current building was constructed between 1965 to 1975, and according to M-NCPPC PGAtlas records was granted a special exception SE-3506.
- East — R-80 Zoned – Small lot single family detached home located in the 1970's Oak Orchard West vintage subdivision.
- South — R-80 Zoned – Single-family detached home located on a 1.5-acre lot.
- West — Mixed single-family detached homes and vacant land located on zoned M-X-T Zoned through the passage of the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan*.

Nature of Proposed Use:

The Applicant requests approval of a Detailed Site Plan for a 2,340 square foot expansion of the existing Veterinary Hospital in the R-80 Zone pursuant to Section 27-285 of the Zoning Ordinance Detailed Site Plan requirements; Section 27-429(a)(1) Purposes of the R-80 Zone (One-Family Detached); Sections 27-441(b) Table of Uses, and Section 27-102 Purposes of the Subtitle, also known as Subtitle 27 of the Prince George's County Code. The Zoning Ordinance does not define any additional standards for animal hospital or veterinary clinics.

Per dimensions provided by the Applicant's architect Ronald Lipford, AIA the Clinton Veterinary Hospital currently contains 1,070 square feet of gross floor area (GFA). The proposed expansion of 1,170 square feet designed to allow the Applicant the ability to update his office facilities and provide a more efficient and comfortable environment for him, his assistants, and clients, as well as provide better overall treatment his client's pets.

The proposed DSP-18037 site and landscape plan prepared for this instant application by Joyce Engineering Corporation included as part of the case record submission illustrates the location of the Clinton Veterinary Hospital, the reconfigured 16 space parking area, and associated landscaping. Relating to the DPLS-468 request, the site plan submitted with this application submission includes an illustrative site plan showing the location of proposed buildings, parking areas, 22 feet wide commercial entrance, and provides for the 20-foot dedication for the widening master plan recommendations are currently recommended by the 2009 Master Plan of Transportation the along this roadway section of Brandywine Road.

The companion architectural plan sheets illustrate the architectural elevations and structural revisions to the existing structure.

Development Data Summary:

Parking Requirements	Existing	Proposed
Zone	R-80	R-80
Use	Veterinary Hospital	Veterinary Hospital
Acreage	0.5208	0.5208
Building Sq. Ft. (GFA)	2,140	4,480
Building Height (feet)	15±	16±
Parking Spaces		
Handicapped – Van Accessible (16' x 19')	1	1
Handicapped (13' x 19')	-	1
Standard (9.5' x 19')	13	8
Parallel (8' x 22')	-	2
Total Provided	14	12
Required Parking	11	15
Loading (N/A)	0	0

Relationship to County Plans and Policies:

General Plan, Area Master Plans, and Functional Master Plans:

The subject Application is in conformance with the recommendations of both the Plan Prince George's 2035 Approved General Plan (Prince George's 2035 General Plan) and the approved Subregion 5 Approved Master Plan & Sectional Map Amendment, recommends the "Residential Low" land use for the subject property. Residential low areas are described for single-family detached suburban development. Most of the land in Subregion 5 is in this category, which is intended for single-family detached residential development that may have up to 3.5 dwelling units per acre. Residential low areas include much of the residential land in the Accokeek community that is not in the Rural Tier and most of the property in Clinton surrounding Cosca Regional Park.

The use of the subject Clinton Veterinary Hospital will continue to provide a complementary resource that supports the needs of the existing community and provide families in the area with a conveniently available affordable alternative care for the smaller furry members of their families.

2005 Approved Countywide Green Infrastructure Plan:

The subject property is not within the boundaries of the 2005 Approved Countywide Green Infrastructure Plan and does not contain any regulated environmental features. Therefore, this standard

does not apply. The proposed development impacts no on-site wetlands or areas within the 100-year floodplain. However, a review of the 2017 Green Infrastructure layer as reported on the M-NCPPC GIS site PGAtlas identify the extreme of the subject and neighboring properties/lots as being within a “regulated area.”

County's Ten Year Water and Sewerage Plan:

The 2010 Water Resources Functional Master Plan amends the 2002 General Plan and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the County. The Plan references the Ten-year Water and Sewer Plan and addresses explicitly: Drinking Water Supply, Water Treatment, and Stormwater Management.

The 2008 Water and Sewer Plan require only that: *“Proposed development shall be analyzed for consistency with The General Plan, master/sector plans and functional master plans as defined by Article 28 of the Maryland Annotated Code.”*

The subject property is within water and sewer categories W-3 and S-3, and the existing veterinary hospital is presently connected into the existing public water and sewer system.

2009 Master Plan of Transportation:

According to the 2009 Master Plan of Transportation, the site is adjacent to Brandywine Road as designated by the 2009 Prince George’s County Master Plan of Transportation as a Collector roadway. Adequate right-of-way consistent with master plan recommendations is currently in place along this roadway section. The applicant submitted an illustrative site plan showing the location of proposed buildings, parking areas, 22 feet wide commercial entrance, and provides for the 20-foot dedication for the widening of Brandywine Road.

Relationship to Requirements of the Zoning Ordinance:

B. Section 27-285 Planning Board Procedures (Detailed Site Plans):

(b) Required findings for Detailed Site Plans

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.***

Response: The proposal entails the minor expansion of the existing single-family style detached structure on the subject platted property that is currently served by public facilities and services. The

integrity of the community will be conserved. The proposed addition to the existing Clinton Veterinary Hospital as represents a proposed development will not require unreasonable costs or substantially detract from the utility of the proposed development for its intended use.

- (2) *The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).*

Response: The proposal entails the minor expansion of the existing single-family style detached structure on the subject platted property that is currently served by public facilities and services. The integrity of the community will be conserved. Although the proposed 2,340 gross square foot (GFA) expansion of the Clinton Veterinary Hospital facility does not directly help promote the health, safety, morals, comfort, convenience, and welfare of the present and future actual residents/ inhabitants of the County, the facility is instrumental providing for the veterinary medical care of the animal members of their families.

- (3) *The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.*

Response: A Detailed Site Plan prepared following the provisions of Part 3 Division 9 is submitted with this application. As discussed above, this instant detailed site plan application is for the minor approximately 2,340-square foot expansion (i.e., 1,170-SF 1st Floor plus 1,170-SF basement) of an existing 2,140-square feet (i.e., 1,070-SF 1st Floor plus 1,070-SF basement) single-family residential styled structure that has been used as an animal/veterinary hospital since December 1955; prior to the zoning annexation date of April 28, 1959, under Chapter 451 Laws of Maryland (see Exhibit 1). According to records maintained by M-NCPPC, the animal hospital was issued use and occupancy permit CNU 5997-1980-U issued January 19, 1981; and, Certified as a Nonconforming Animal Hospital (i.e., Clinton Animal Hospital) July 30, 2002, per CNU 24673-2002-U. A Detailed Site Plan for Infrastructure is not required. Therefore, this standard does not apply.

- (4) *The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).*

Response: Based on Natural Resource Inventory prepared for this application, there are no regulated environmental features on the subject site. Therefore, this standard does not apply.

C. Section 27-429 – R-80 Zone (One-Family Detached):

(a) Purposes.

(1) The purposes of the R-80 Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;**
- (B) To facilitate the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles;**
- (C) To encourage the preservation of trees and open spaces; and**
- (D) To prevent soil erosion and stream valley flooding.**

Response: Approval of the requested Detailed Site Plan for the 2,340 square foot expansion of existing 2,140 square foot Clinton Veterinary Hospital that has operated within its single-family detached residential style structure for more than 60 years, is not be inconsistent with the above purposes of the R-80 Zone. Approval of the requested Detailed Site Plan will ensure that the site is utilized in a manner that complements the surrounding residential zoning and natural or humanmade environs.

(b) Uses.

(1) The uses allowed in the R-80 Zone are as provided for in the Table of Uses (Division 3 of this Part).

Response: The Zoning Ordinance residential table of uses under Section 27-441(b) (1) Commercial: for the R-80 Zone shows the letter "X" which indicates that an "Animal Hospital, veterinary office" use is prohibited. Recently, the County Council of Prince George's County, Maryland Sitting as the District Council adopted legislation to permit an animal hospital, veterinary office in the R-80 Zone under certain circumstances.

The proposed expansion of the existing expansion of the existing nonconforming animal veterinary hospital/office is permitted and is consistent with the standards pursuant to text amendment CB-61-2018. This Council Bill permits the expansion of the existing nonconforming animal veterinary hospital/office with a valid use and occupancy permit issued on or before July 1, 1998; provided said expansion, is limited to a maximum 4,000 square feet of gross floor area and is subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee.

D. Required Findings—Departure from Parking and Loading Standards:

Section 27-588(b)(7) of the Zoning Ordinance provides that:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

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

The purposes of Section 27-550 are as follows:

(1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;

Response: The applicant's request will serve the purposes of the parking and loading regulations. The applicant seeks to ensure sufficient parking and loading to serve the needs of the patrons of this existing veterinary service medical building, which has been at this location for the past 60 years.

(2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;

Response: The site fronts on Brandywine Road and does not adjoin to any other public street. Parking is currently not permitted or occurring on Brandywine Road. Public streets would not be used or available for parking. All existing and proposed parking are accommodated entirely within the bounds of the subject property. Finally, should at some future date Prince George's County proceeds with the widening of Brandywine Road to the dimensions recommended by the 2009 Master Plan of Transportation, a right-of-way dedication of 34 feet from the centerline of Brandywine Road is required. Thus, a 20-foot dedication from the subject property will be required, which will have the net positive result of aiding in relieving traffic congestion on streets by providing all parking on-site and limiting the number of access points to parking for the subject to defined access points from Brandywine Road. Thus, granting the departure herein requested will not negatively impact traffic congestion on the streets.

(3) To protect the residential character of residential areas; and

Response: To protect the residential character of the surrounding area, the architecture of the project is enhanced so that views from the residential properties into the project will be aesthetically pleasing and be screened by a combination of existing and proposed landscaping. Thus, the character of the adjacent residential area would not be affected by the departure. Approval of the requested Departure from Parking and Loading Standards and companion Detailed Site Plan application will ensure that the site continues to be utilized in a manner that complements the surrounding residential zoning and natural or humanmade environs.

- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

Response: The parking and loading proposed for the veterinary office are conveniently located for the residents of the community utilizing the office. The handicap accessible parking spaces have been located in front of the entrance to the building with the remainder of the parking located near the building.

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

Response: The departure is the minimum necessary due to the physical limitations of the site. The building contains a single use for which the applicant cannot apply any of the allowed reductions for shared use of spaces. There is no additional area to use for parking beyond those incorporated in the site plan.

- (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;**

Response: As discussed herein, the subject property has been devoted to its current veterinary hospital/office use since 1955. Due to the subsequent improvements made to the building and the limited availability of land to expand the parking lot, parking is provided around the perimeter of the building. The DPLS-468 application is being pursued in the chance and/or likelihood that Prince George's County eventually widens Brandywine Road to the extent highlighted on the DSP/DPLS site plan, thus resulting in the loss of use of three (3) of the five (5) existing parking spaces located at the front of the property. Under such a future scenario, the resulting outcome could result in the property being deficient the three (3) spaces identified in this application. The request will serve the purposes of the Parking and Loading Regulations.

- (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**

Response: All methods of calculation have been explored and found impractical to reduce the parking requirement further. The applicant has applied the correct method for calculating the number of spaces required. The applicant is not permitted to use the 20 percent reduction for shared use because there is a single use at the site. The applicant has also provided the maximum number of compact spaces and the minimum number of handicap-accessible spaces. Due to site constraints, no other parking standards can be applied to provide additional parking or to reduce the parking requirement further.

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

Response: The nearest residentially-zoned properties are to the south on Brandywine Road, and the rear (east) of the site along Pin Oak Court. They are developed with single-family residences. Brandywine Road is improved as an open road section without any shoulder areas to afford the opportunity for parking along the public street. It is doubtful that cars visiting the subject property would park in the residential neighborhood.

(B) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;

Response: The applicant asserts that an appropriate number of off-street parking spaces have been proposed and there will be no need to use off-site parking.

(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

Response: The approval of this departure is aligned with the Master Plan's recommendation and will help to continue providing for the veterinary needs of the area; as such, approval of the departure would not impair the Sector Plan.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

Response: The subject property does not lie within a municipality.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

Response: There are no public parking facilities proposed for this area.

(C) In making its findings, the Planning Board may give consideration to the following:

(i) Public transportation available in the area;

Response: There is no public transportation currently available in the area.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

Response: The applicant appears to have exhausted any alternative design solutions that could yield additional parking spaces. The applicant has examined alternative parking lot layouts, provided the maximum number of compact spaces, and considered reversing the building, but has been unable to generate more parking spaces.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property; and

Response: The hours of operations and specific nature of the services provided by the subject veterinary use is not conflicts with the adjoining office use (approved by SE-3506) to the north on Brandywine Road, and there is no other business uses within 500 feet of the subject property.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

Response: The subject property is in the R-80 Zone; therefore, the above subsection is not applicable.

E. Section 27-102. - Purposes:

The proposed use and site plan are in harmony with the purpose of this Subtitle. The proposed addition to the existing Clinton Veterinary Hospital as represented in the DSP-18037 site plan is in harmony with the general purposes of Subtitle 27 as outlined in Section 27-102(a) (1-15) in the Zoning Ordinance. They are addressed in order:

(1) *To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County:*

Response: As discussed above, the proposed 2,340 gross square foot (GFA) expansion of the Clinton Veterinary Hospital facility does not directly help promote the health, safety, morals, comfort, convenience, and welfare of the present and future actual "human" residents/ inhabitants of the County; however, the facility is instrumental providing for the veterinary medical care of the animal members of their families.

(2) *To implement the General Plan, Area Master Plans, and Functional Master Plans;*

Response: The subject Application is in conformance with the recommendations of both the *Plan*

Prince George's 2035 Approved General Plan (Prince George's 2035 General Plan), and the approved *Subregion 5 Approved Master Plan & Sectional Map Amendment*, recommends the "Residential Low" land use for the subject property. Residential low areas are designated for single-family detached suburban development. Most of the land in Subregion 5 is in this category, which is intended for single-family detached residential development that may have up to 3.5 dwelling units per acre. Residential low areas include much of the residential land in the Accokeek community that is not in the Rural Tier and most of the property in Clinton surrounding Cosca Regional Park.

The use of the subject Clinton Veterinary Hospital will continue to provide a complementary resource that support the needs of the existing community and provide families in the area with a conveniently available affordable alternative care for the smaller furry members of their families.

- (3) *To promote the conservation, creation and expansion of communities that will be developed with adequate public facilities and services;*
- (4) *To guide the orderly growth and development of the county, while recognizing the needs of agriculture, housing, industry, and business;*

Response: The proposal entails the minor expansion of the existing single-family style detached structure on the subject property that is currently served by public facilities and services. The integrity of the community will be conserved. Therefore, Standards 3 and 4 do not apply to the subject application since the proposed Special Exception does not include a housing component.

- (5) *To provide adequate light, air and privacy;*

Response: The proposed redevelopment will not impact on the privacy, light or air of County inhabitants since it will not create any excessive noise, odors, or pollution; and it is located in the rear of an existing single-family style structure that will continue to provide adequate setbacks and screening from neighboring properties.

- (6) *To promote the most beneficial relationship between the uses of land and buildings and protect landowners from the adverse impacts of adjoining development;*
- (7) *To protect the County from fire, flood, panic and other dangers,*

Response: The Applicant's new addition on the Subject Property will be developed in adherence to all County laws that exist to protect the County from fire and other dangers.

- (8) *To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;*

Response: This purpose is not applicable since the proposed Special Exception does not include a housing component.

(9) *To encourage economic development activities that provides desirable employment and a broad protected tax base,*

Response: The proposal recognizes the existing need for expanding the veterinary service alternative options for segments of the population and for serving the care needs of pets.

(10) *To prevent the overcrowding of land,*

Response: As discussed previously in the statement, the proposed minor expansion of the Clinton Veterinary Hospital is less than sixty percent (60%) of the 4,000 square feet of gross floor area increase or expansion to the existing structure permitted by Council Bill CB-61-2018.

(11) *To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;*

Response: The Clinton Veterinary Hospital has been operating at this location for over 60 years, and thus its traffic is already in the background traffic for the corridor. There will be no new impact on traffic congestion or peak hour traffic. The applicant submitted an illustrative site plan showing the location of proposed buildings, parking areas, 22 feet wide 'future' commercial entrance, and provides for the 20-foot dedication for the widening of Brandywine Road. There will be ample parking with an established circulation pattern.

(12) *To insure the social and economic stability of all parts of the County;*

Response: The proposed minor expansion of the existing veterinary hospital allows the Applicant to continue to meet his established customer base veterinary needs for their pets. Many of its customers are repeat customers who have come to depend on the Applicant's business in the area. The Applicant provides important services in a safe easily accessible location. Allowing the Applicant to continue its operations will promote the economic and social stability of the County through the services the Applicant provides and through its contributions to the tax base of the County

(13) *To protect against undue noise, and air, and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forest, scenic vistas, and other similar features;*

Response: By continuing to occupy the existing facility instead of establishing a new veterinary hospital at another location, the Applicant has reduced pressure to develop new land and thereby eliminated any negative impacts on noise, air and water pollution and thus helps to preserve stream valleys, steep slopes, natural areas, forests, scenic vistas and similar features.

(14) To provide open space, to protect scenic beauty and natural features of the County as well as to provide recreational space,

Response: By continuing to occupy the existing facility instead of establishing a new veterinary hospital at another location, the Applicant has reduced pressure to develop new land and thereby reduced pressure to negatively impact open spaces and areas of natural and scenic beauty. Commercial proposals are not required to provide recreational space, but by contributing to the tax base, the project will assist in the County's ability to provide recreational area.

(15) To protect and conserve the agricultural industry and natural resources,

Response: No new development issues are being proposed that would adversely affect the agricultural sector and natural resources. By continuing to occupy an existing commercial site, the intended use reduces pressure to develop undeveloped land for that would be required for the construction of a new veterinary hospital/office to replace the use at its current location.

Conclusion:

As discussed herein, the proposed minor 2,340 gross square feet expansion of the 60 plus-year-old Clinton Veterinary Hospital is compliant with Section 27-285 of the Zoning Ordinance Detailed Site Plan requirements; in harmony with the general purposes of the Zoning Ordinance (Section 27-102(a) (1-15)), Section 27-429(a)(1) Purposes of the R-80 Zone (One-Family Detached), Sections 27-441(b) Table of Uses, and Section 27-588(b)(7) Departure from Parking and Loading Spaces of the Zoning Ordinance. Moreover, existing veterinary hospital and office use have already been proven by its long history of service to be an accepted compatible neighbor to the surrounding community.

Therefore, based on evidence and supporting testimony presented herein, Applicant respectfully requests that this Detailed Site Plan DPS-1807 and companion Departure from Parking and Loading Spaces DPLS-468 application be approved.

Please call me if you have any questions.

Sincerely,



Arthur J. Horne, Jr.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session

Bill No. CB-61-2018

Chapter No. _____

Proposed and Presented by Council Member Franklin

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-80 Zone

3 For the purpose of permitting an animal hospital, veterinary office in the R-80 Zone under certain
4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(b),

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2015 Edition, 2017 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE									
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	
(1) COMMERCIAL:										
* * * * *	*	*	*	*	*	*	*	*	*	*
Animal Hospital, veterinary office	SE	SE	SE	SE	SE	[X]P ⁷⁴	P ⁷⁴	X	X	
Antique shop	X	SE	SE	SE	SE	X	X	X	X	
* * * * *	*	*	*	*	*	*	*	*	*	

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
* * * * *	*	*	*	*	*	*	*	*
Animal Hospital, veterinary office	X	X	X	X	X	X	X	X
Antique shop	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

74 Permitted as an expansion of an existing nonconforming animal hospital, veterinary office with a valid use and occupancy permit issued on or before July 1, 1998. Said expansion, is limited to 4,000 square feet of gross floor area and is subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this ____ day of _____, 2018.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Dannielle M. Glaros
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

DATE: February 10, 2020
 TO: Andree Green Checkley, Esq., Planning Director
 VIA: Henry Zhang, Co-Chair, Alternative Compliance Committee
 Jill Kosack, Co-Chair, Alternative Compliance Committee
 FROM: Benjamin Ryan, Alternative Compliance Committee Member
 PROJECT NAME: Clinton Veterinary Hospital
 PROJECT NUMBER: Alternative Compliance AC-20002
 COMPANION CASE: Detailed Site Plan DSP-18037

ALTERNATIVE COMPLIANCE

Recommendation: Approval Section 4.7 Denial Section 4.6

Justification: SEE ATTACHED

Benjamin Ryan


 Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

Final Decision Approval Denial
 Recommendation Approval Denial
 To Planning Board
 To Zoning Hearing Examiner

Planning Director's Signature 


 Date

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: Approval Denial

Resolution Number:

Alternative Compliance: AC-20002
 Name of Project: Clinton Veterinary Hospital
 Companion Case: Detailed Site Plan DSP-18037
 Date: February 10, 2020

Detailed Site Plan DSP-18037 was filed by the applicant to construct a 2,340-square-foot expansion of an existing veterinary hospital in the One-Family Detached Residential (R-80) Zone. Alternative compliance is requested from the requirements of Section 4.6, Buffering Development from Streets, along the site's Brandywine Road frontage, and from Section 4.7, Buffering Incompatible Uses, along the northern and southern property lines, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Location

The subject 0.52-acre property is located on the east side of Brandywine Road, approximately 0.45 mile south of the intersection of Brandywine Road and Piscataway Road. The site is currently improved as a veterinary hospital in an existing, two-story, 2,340-square-foot building. The property is bounded to the north by an existing office (in a dwelling), and to the east and south by one-family detached residential uses in the R-80 Zone.

The property is located within the geography previously designated as the Developing Tier and reflected on Attachment H(5) of the *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014).

Background

The applicant intends to construct a 2,340-square-foot addition to the rear of the existing 2,140-square-foot building. The existing conditions of the property result in failure to provide the required Section 4.6 landscape buffer along Brandywine Road, which is a historic road, and failure to provide the full required Section 4.7 bufferyards along the northern and southern property lines. The applicant is seeking relief, as follows:

Section 4.6. Buffering Development from Streets

REQUIRED: Section 4.6(c)(2)(a)(ii), Buffering Development from Streets, along Brandywine Road

Length of bufferyard	32 feet
Bufferyard width	20 feet
Plant Units (80 units per 100 linear feet)	26

PROVIDED: Section 4.6(c)(2)(a)(ii), Buffering Development from Streets, along Brandywine Road

Length of bufferyard	32 feet
Bufferyard width	0 feet
Plant Units (80 units per 100 linear feet)	26

Justification of Recommendation

The entire existing frontage of the subject property along Brandywine Road, is paved, except for a narrow strip along the northern and southern property lines. The applicant is proposing sixteen shrubs and one shade tree for buffering along Brandywine Road. This application would provide a small degree of buffering along the road frontage.

The applicant is requesting alternative compliance from the requirements of Section 4.6(c)(2)(A)(ii), Buffering Development from Special Roadways, which requires a minimum 20-foot-wide buffer to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings.

While the Alternative Compliance Committee understands the limitations of the existing condition of the site, specifically regarding the frontage along Brandywine Road, the site does not allow for sufficient space to provide an equally effective buffer, in terms of ability to fulfill the design criteria. Therefore, the Alternative Compliance Committee recommends denial of this portion of the application.

Section 4.7, Buffering Incompatible Uses

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the northern property line, adjacent to a dwelling with an accessory office (Bufferyard 1)

Length of bufferyard	140
Minimum building setback	20 feet
Landscape yard	10 feet
Bufferyard occupied by existing trees	0
Fence or wall	Yes
Plant units (40 per 100 l. f.)	56

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the northern property line, adjacent to a dwelling with an accessory office (Bufferyard 1)

Length of bufferyard	140
Minimum building setback	22.34 feet
Landscape yard	7.54 feet
Bufferyard occupied by existing trees	0
Fence or wall	Yes
Plant units	84

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the southern property line, adjacent to a single-family detached dwelling (Bufferyard 2)

Length of bufferyard	134
Minimum building setback	40 feet
Landscape yard	30 feet
Bufferyard occupied by existing trees	0
Fence or wall	Yes
Plant units (120 per 100 l. f.)	81*

Note: *After 50 percent reduction in plant unit requirement due to provision of the sight-tight fence.

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the southern property line, adjacent to a single-family detached dwelling (Bufferyard 2)

Length of bufferyard	134
Minimum building setback	22.52 feet
Landscape yard	8.45 feet
Bufferyard occupied by existing trees	0
Fence or wall	Yes
Plant units	115

Justification of Recommendation

The adjacent property to the south of the subject site is developed with a single-family detached dwelling, while the adjacent property to the north is developed with a dwelling with an accessory office. A Type A bufferyard is required along the northern property line and a Type C Bufferyard is required along the southern property line. The applicant is proposing sight-tight fencing along both the northern and southern property lines. In addition, the applicant proposes to provide an additional 28 plant units above what is required in the northern bufferyard and 34 plant units above what is required in the southern bufferyard.

Since the sight-tight fences have been provided in both bufferyards along the northern and southern property lines, plus extra plant units, the alternative design options presented in this application will be equally effective in fulfilling the requirements of Section 4.7 to form a visual and physical separation between uses of a significantly different scale, character, and intensity. Therefore, the Alternative Compliance Committee recommends approval of this portion of the application.

Recommendation

The Alternative Compliance Committee recommends DISAPPROVAL of alternative compliance from the 2010 *Prince George's County Landscape Manual* for Section 4.6, Buffering Development from Streets, along the Brandywine Road frontage.

The Alternative Compliance Committee further recommends APPROVAL of alternative compliance from the 2010 *Prince George's County Landscape Manual* for Section 4.7, Buffering Incompatible Uses, along the northern and southern property lines.

January 2, 2020

MEMORANDUM

TO: Thomas Burke, Urban Design Review, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division *HB*

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*

SUBJECT: DSP-18037 & DPLS-468 9414 Brandywine Road

The subject property comprises 0.52 acres located at 9414 Brandywine Road on the east side of Brandywine Road approximately 395 feet south of its intersection with Clinton Manor Drive. The subject application proposes the construction of a 1,170 square-foot addition to an existing animal hospital and reducing the number of required parking spaces by three. The subject property is Zoned R-80.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. 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. Historic Preservation staff recommends approval of DSP-18037 and DPLS-468, 9414 Brandywine Road with no conditions.

301-952-3972

February 21, 2020

MEMORANDUM

TO: Thomas Burke, Planner Coordinator, Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Thomas Lester, Planner Coordinator, Long-Range Planning Section, Community Planning Division *TEL*

SUBJECT: DSP-18037, DPLS-468 9414 Brandywine Road (Clinton Veterinary Hospital)

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3; the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property outside of an overlay zone. Departure from the number of parking and loading spaces required.

Location: 9414 Brandywine Road, Clinton, MD 20735

Size: 0.52 acres

Existing Uses: Commercial

Proposal: Construct 1,170 square feet addition to an existing animal hospital; and three additional parking spaces

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium-density development. The general plan recommends residential-low land uses on the subject property.

DSP-18037, DPLS-468 9414 Brandywine Road (Clinton Veterinary Hospital)

Master Plan: The 2013 *Approved Subregion 5 Master Plan* recommends residential low land uses on the subject property. In addition, the master plan recommends locating parking to the side or rear of the building, and to screen parking (p. 37).

Planning Area: 81A

Community: Clinton and Vicinity

Aviation/MIOZ: This application is not located within an Aviation Policy Area (APA) or the Military Installation Overlay Zone (MIOZ).

SMA/Zoning: The 2013 *Approved Subregion 5 Sectional Map Amendment* retained the subject property in the R-80 (One-Family Detached Residential) Zone.

cc: Long-range Agenda Notebook

January 30, 2020

MEMORANDUM

TO: Tom Burke, Urban Design Section, Development Review Division

VIA:  Tom Masog, Transportation Section, Countywide Planning Division

FROM: Glen Burton, Transportation Section, Countywide Planning Division

SUBJECT: DSP-18037, DPLS-468 Clinton Veterinary Hospital

The Transportation Planning Section has reviewed the detailed site plan (DSP), and departure from parking and loading spaces (DPLS) applications referenced above. The 0.52-acre, R-80 Zoned property is located at 9414 Brandywine Road. This application proposes an addition of approximately 1170 square feet to the existing one-story animal hospital.

Master Plan, Site access Review

A DSP review from the standpoint of transportation, is usually focused on site access and on-site vehicular circulation. The property is currently improved with a one-story building which is being used as an animal hospital. The current proposal is to construct an addition to the existing building with a gross floor area of 1170 square feet. The site plan shows an open pavement area that functions as a single driveway that is as wide as the frontage of the property. As part of its review of the subject application, the Department of Permitting, Inspections and Enforcement (DPIE) recommends that the entrance of the site should be redesigned to provide curbing, and a raised island to create two well defined access points across the property's frontage.

The property is in an area where the development policies are governed by the *2013 Approved Subregion 5 Master Plan* and Sectional Map Amendment, as well as the *2009 Approved Countywide Master Plan of Transportation (MPOT)*. One of the recommendations from the master plan is the upgrade of Brandywine Road to a collector, (C-513) within 80 feet of right-of-way. However, DPIE has asserted that rather than requiring the master plan required 40 feet from center line of Brandywine Road, only 34 feet from center line will be required instead. Because of the planned right-of-way expansion and the resulting encroachment, the existing parking spaces at the front of the existing building will have to be realigned. As a result of the potential realignment, three spaces will be lost. Consequently, a companion DPLS-468 is included in this referral.

Regarding site circulation, staff has no issues.

DPLS-468

Pursuant to Section 27-588 of the Zoning Ordinance, the applicant is proposing a departure request for a reduction of three parking spaces. The applicant has submitted a statement of justification (SOJ) to address the required findings for a DPLS, indicated in Sec. 27-588:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

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

Comment: The applicant's request will serve the purposes of the parking and loading regulations. The applicant seeks to ensure sufficient parking and loading to serve the needs of patrons of this existing veterinary service medical building, which has been at this location for the past 60 years.

- ii. The departure is the minimum necessary, given the specific circumstances of the request;

Comment: The departure is the minimum necessary due to the physical limitations of the site. The building contains a single use for which the applicant cannot apply any of the allowed reductions for shared use of spaces. There is no additional area to use for parking beyond those incorporated in the site plan.

- 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;

Comment: As discussed herein, the subject property has been devoted to its current veterinary hospital/office use since 1955. Due to the subsequent improvements made to the building and the limited availability of land to expand the parking lot, parking is provided around the perimeter of the building. The DPLS-468 application is being pursued in the chance and/or likelihood that Prince George's County eventually widens Brandywine Road to the extent highlighted on the DSP/DPLS site plan, thus resulting in the loss of use of three (3) of the five (5) existing parking spaces located at the front of the property. Under such a future scenario, the resulting outcome could result in the property being deficient the three (3) spaces identified in this application. The request will serve the purposes of the Parking and Loading Regulations.

- 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

Comments: All methods of calculation have been explored and found impractical to reduce the parking requirement further. The applicant has applied the correct method for calculating the number of spaces required. The applicant is not permitted to use the 20 percent reduction for shared use because there is a single use at the site. The applicant has also provided the maximum number of compact spaces and the minimum number of handicap-accessible spaces. Due to site constraints, no other parking standards can be applied to provide additional parking or to reduce the parking requirement further.

Transportation Staff Conclusions

Overall from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan. Additionally, this plan meets the findings required for a departure from parking and loading standards to provide fewer parking spaces.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

February 3, 2020

MEMORANDUM

TO: Thomas Burke, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division

SUBJECT: **Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance**

The following detailed site plan (DSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the *2013 Approved Subregion 5 Master Plan* and Sectional Map Amendment to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP-18037

Development Case Name: Clinton Veterinary Hospital

Type of Master Plan Bikeway or Trail

Private R.O.W.*	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.*	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.*	<u> </u>	M-NCPPC - Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> </u>
Sidewalks	<u> X </u>	Trail Access	<u> X </u>

Subject to 24-124.01: No

Preliminary Plan Background	
Building Square Footage (non-residential)	2,340 Square Foot Addition - CNU Veterinary Hospital
Number of Units (residential)	N/A
Abutting Roadways	Brandywine Road
Abutting or Nearby Master Plan Roadways	Brandywine Road, Woodyard Road, Surratts Road, MD-5
Abutting or Nearby Master Plan Trails	Planned Brandywine Road Bike Lane, Planned Woodyard Road Side Path, Planned Surratts Road Shared Roadway, Existing Wooden Bridge Lane Side Path and Summit Creek Side Path
Proposed Use(s)	Veterinary Hospital
Zoning	R-80
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	CNU-10806-2010-U

Previous Conditions of Approval

There are no prior pedestrian and bicycle transportation conditions of approval associated with the property.

Existing Conditions Sidewalks and Bike Infrastructure

The subject property is located along the east side of Brandywine Road, approximately 0.45 miles south of the Brandywine Road and Woodyard Road intersection. No sidewalks currently exist along the frontage of the subject property. Existing sidewalks are in place on both sides of Brandywine Road approximately 450 feet south of the subject property.

There is no existing bicycle infrastructure along Brandywine Road in the vicinity of the subject property. Brandywine Road is a planned bike lane per the MPOT.

Review of Proposed On-Site Improvements

The applicant does not propose any specific pedestrian or bicycle improvements.

Review of Plan Compliance

The portion of Brandywine Road fronting the subject property is a planned bike lane per the MPOT.

The Transportation Systems Section of the *Approved Subregion 5 Master Plan* and Sectional Map Amendment makes the following recommendations:

Develop bicycle facilities in conformance with the 1999 American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities. (p.121)

Comment: Since the subject property fronts only on a portion of Brandywine Road, a striped bike lane along this frontage may not be effective for facilitating bike transportation along the corridor. An on-street bike lane along the entire extent of Brandywine Road can be installed as part of a future Capital Improvement Project or roadway maintenance project by the Department of Public Works & Transportation (DPW&T).

Install bicycle signage and safety improvements along designated shared-roadways when development occurs, or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage. (p.122)

Comment: Staff recommend that the applicant provide a bikeway signage fee to DPW&T to be used for a "share the road" bikeway signage assembly. Bikeway signs can be used with or without accompanying bike lanes to indicate to motorists that people bicycling may also use the roadway.

The MPOT contains a section on Complete Streets which provides guidance on accommodating all modes of transportation as new roads are constructed or as frontage improvements are made. It includes the following policy regarding sidewalk construction and the accommodation of pedestrians.

POLICY 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Comment: There is no sidewalk fronting the subject site along Brandywine Road. There is a sidewalk approximately 450 feet south of the subject site. Brandywine Road has a proposed 80-foot-wide right-of-way and currently there is approximately 45 feet of public right-of-way. The existing right-of-way is not wide enough to include a sidewalk and the subject application does not propose dedicating any additional right-of-way along Brandywine Road. Staff does not recommend building a sidewalk on private property at this location along Brandywine Road. Should the proposed right-of-way along Brandywine Road be dedicated as part of a future application or development, staff recommend that a sidewalk be built along the subject site frontage as part of that future application or development.

Recommended Conditions of Approval:

1. Prior to the first permit, the applicant's heir, successors and/or assigns shall provide \$420 to the Department of Public Works and Transportation for the placement of one "Share the Road with a Bike" signage assembly along Brandywine Road.

December 13, 2019

MEMORANDUM

TO: Thomas Burke, Subdivision/Zoning Section

FROM: ~~NOT~~ Michelle Hughes, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for Clinton Veterinary Hospital DSP-18037 & DPLS-468

1. Please confirm SE-3547 (general note 26) is related to the subject property.
2. General Note #11 should include the dimension of the van accessible parking space.
3. A note shall be added to site plan in the general notes indicating there is a 20-foot dedication for the widening of Brandywine Road per the 2009 Master Plan of Transportation requiring DPLS-468.
4. The site plan shall be updated demonstrate the location of the 20-foot dedication for the widening of Brandywine Road per the 2009 Master Plan of Transportation running along the entire width of the property.
5. The request of 3 parking spaces per DPLS-468 shall be updated accordingly.
6. Landscape schedule 4.6-2 shall be updated to reflect the linear feet (minus 11' driveway and 14' driveway).
7. Landscape schedule 4.7-1 North (Parcel 71) #10 shall be updated to indicate the property is within the Developing Tier.
8. Landscape schedule 4.7-1 East (Lot 5 Blk A) #4 should be updated to indicate Lot 15.

9. Landscape schedule 4.7-1 East (Lot 5 Blk A) #10 shall be updated to indicate the property is within the Developing Tier.
10. Landscape schedule 4.7-1 South (Parcel 40) #10 shall be updated to indicate the property is within the Developing Tier.
11. 5 HC shrubs adjacent to the proposed 1-story building addition should be labeled on the landscape plan.

From: [Schneider, Alwin](#)
To: [Burke, Thomas](#)
Cc: [Reiser, Megan](#)
Subject: RE: DSP-18037 /DPLS-468 / 9414 Brandywine Road
Date: Monday, February 24, 2020 8:44:28 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Thomas,

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on December 11, 2019. The proposal is to construct a 1,170 square foot food addition to an existing animal hospital.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-101-2018) because the site is less than 40,000 square feet in size and has no previous TCP approval. No NRI equivalence letter is required because the project is not required to receive a grading plan due to the proposed impact area being in an imperious area and disturbing less than 5,000 square feet. A stormwater management concept plan and approval letter (36009-2018-00) were submitted and shows the project is exempt from stormwater management requirements and is required to pay a stormwater management fee of \$96.00 in lieu of providing on-site attenuation/ quality control measures.

This email is in lieu of a memo.

Chuck Schneider

Planner Coordinator | *County Wide Planning – Environmental Planning Section*



9400 Peppercorn Place, Suite 230 Largo Maryland 20774

301-883-3240 | alwin.schneider@ppd.mncppc.org



From: Burke, Thomas <thomas.burke@ppd.mncppc.org>

Sent: Monday, February 24, 2020 8:29 AM

To: Schneider, Alwin <Alwin.Schneider@ppd.mncppc.org>; Reiser, Megan <Megan.Reiser@ppd.mncppc.org>

Subject: RE: DSP-18037 /DPLS-468 / 9414 Brandywine Road

Hi Chuck,

Your email below references NRI-EL, NRI-006-09-01. Looking at the NRI database, this number doesn't correspond with this address. Is there another NRI for the property?

Tom

From: Schneider, Alwin <Alwin.Schneider@ppd.mncppc.org>
Sent: Wednesday, February 19, 2020 4:20 PM
To: Burke, Thomas <thomas.burke@ppd.mncppc.org>; Reiser, Megan <Megan.Reiser@ppd.mncppc.org>
Subject: FW: DSP-18037 /DPLS-468 / 9414 Brandywine Road

Thomas..Here you go

Chuck Schneider

Planner Coordinator | *County Wide Planning – Environmental Planning Section*



9400 Peppercorn Place, Suite 230 Largo Maryland 20774
301-883-3240 | alwin.schneider@ppd.mncppc.org



From: Schneider, Alwin
Sent: Friday, December 27, 2019 1:53 PM
To: Burke, Thomas <thomas.burke@ppd.mncppc.org>
Subject: DSP-18037 /DPLS-468 / 9414 Brandywine Road

Hi Thomas,

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on December 11, 2019. The proposal is to construct a 1,170 square foot food addition to an existing animal hospital.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-101-2018) because the site is less than 40,000 square feet in size and has no previous TCP approval. An NRI equivalency letter has been issued for the site (NRI-006-09-01). No NRI equivalence letter is required because the project is not required to receive a grading plan due to the proposed impact area being in an imperious area and disturbing less than 5,000 square feet. A stormwater management concept plan and approval letter (36009-2018-00) were submitted and shows the project is exempt from stormwater management requirements and is required to pay a stormwater management fee of \$96.00 in lieu of providing on-site attenuation/ quality control measures.

This email is in lieu of a memo.

Thanks

Chuck Schneider

Planner Coordinator | *County Wide Planning – Environmental Planning Section*



9400 Peppercorn Place, Suite 230 Largo Maryland 20774

301-883-3240 | alwin.schneider@ppd.mncppc.org





**INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



M E M O R A N D U M

DATE: January 09, 2019
TO: Planning Coordinator, Urban Design Application Section
Development Review Division
FROM: Captain Wendy Contic, Assistant Commander, Planning & Research Division
SUBJECT: DSP-18037 Clinton Veterinary Hospital

Upon review of these site plans, there are no comments at this time.

Applicant's Additional Back-up

For

**DSP-18037 & DPLS-468
Clinton Veterinary Hospital**

Proposed Conditions for DSP-18037; DPLS-468; AC-20002

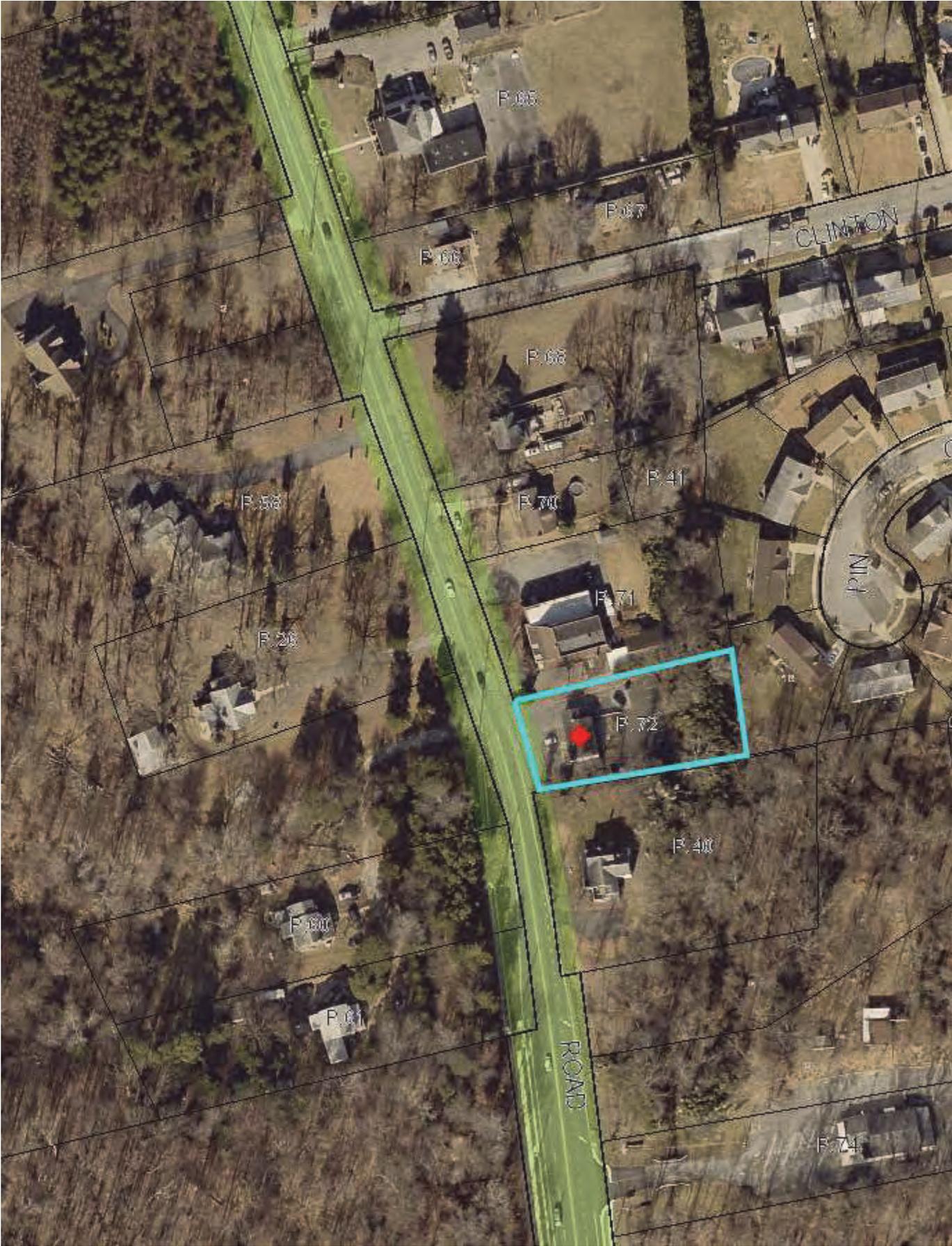
Clinton Veterinary Hospital

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. APPROVE Departure from Parking and Loading Spaces DPLS-468 to allow for a reduction of three parking spaces.
- B. APPROVE Detailed Site Plan DSP-18037 and Alternative Compliance AC-20002, for Section 4.7, Buffering Incompatible Uses, along the northern and southern property lines, for Clinton Veterinary Hospital, subject to following conditions:
 - 1. Prior to certification of the detailed site plan, the applicant shall make the following revisions to the plans:
 - a. Show the required right-of-way dedication and parking configuration. Include the removal of the existing freestanding sign.
 - ~~b. Provide a Section 4.6 buffer along the Brandywine Road frontage, in accordance with the 2010 Prince George's County Landscape Manual.~~
 - ~~e~~b. Provide a sign detail, including any methods of illumination, for the building mounted sign. Include a schedule and calculations to demonstrate conformance with the Zoning Ordinance.
 - ~~e~~c. Correct the building elevation orientations on the architectural elevations.
 - ~~e~~d. Make the following corrections to the general notes:
 - (1) Revise the parking spaces provided (General Note 11) to reflect the dedication of right-of-way.
 - (2) Provide the dimensions of the van-accessible parking space in General Note 11.
 - (3) Correct General Notes 24 and 26. These appear to be related to another project.
 - (4) Provide a note indicating the required dedication for the widening of Brandywine Road, per the 2009 *Approved Countywide Master Plan of Transportation*, necessitating Departure from Parking and Loading Spaces DPLS-468.
 - ~~f~~e. Update the Section 4.6 and Section 4.7 landscape schedules to be consistent with, and refer to, the approval of Alternative Compliance AC-20002.
 - ~~g~~f. Clarify the notation referring to "New RTU" on the plan.

2019 PGAtlas Aerial (w/Master Planned ROW shown in Green)



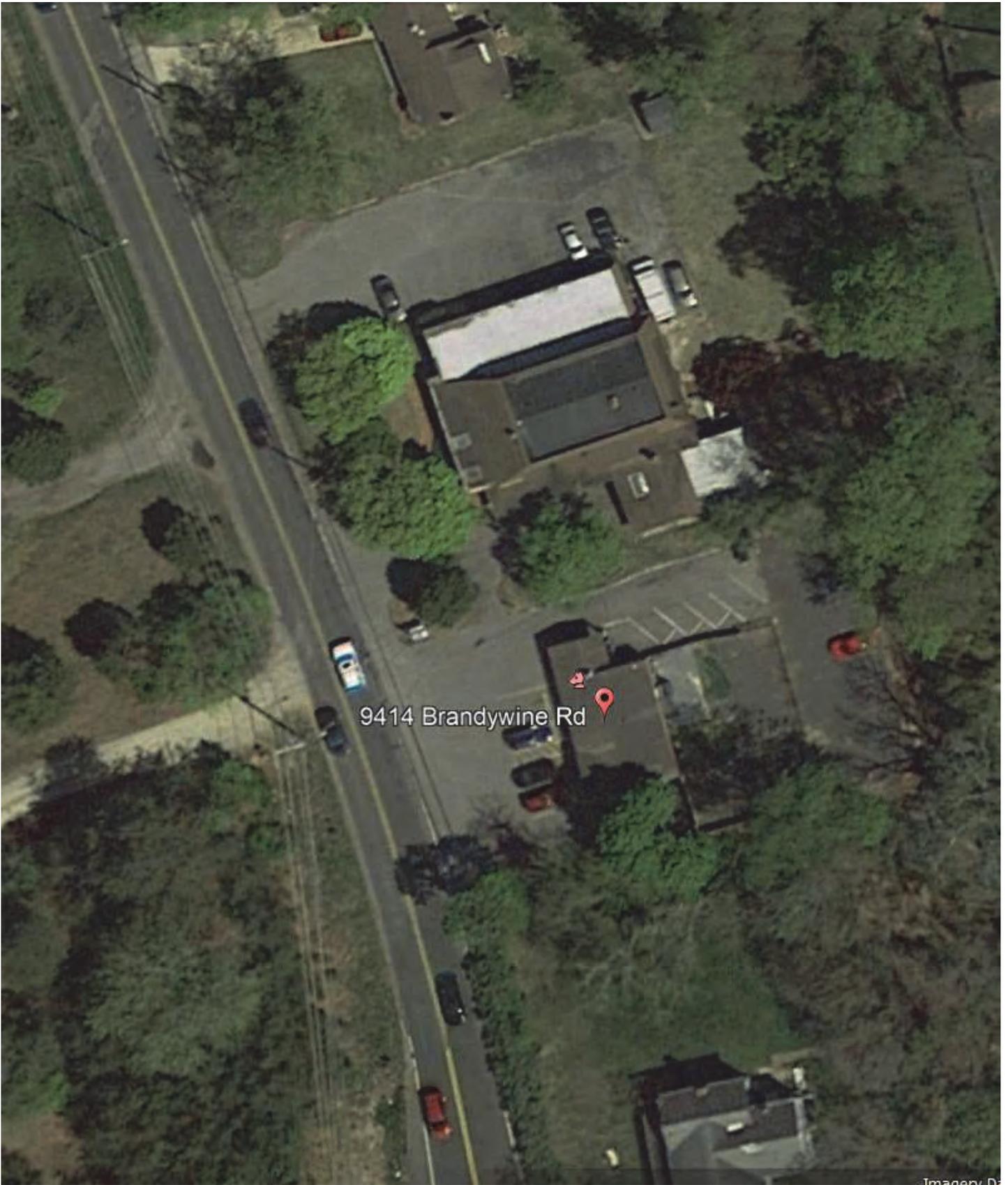
2019 PGAtlas Aerial (w/Master Planned ROW shown in Green)



April 2018 Google Earth Aerial



April 2018 Google Earth Aerial



August 2019 Google Earth Street View *(facing Southeast)*



August 2019 Google Earth Street View *(facing Northeast)*



EXHIBIT'S LIST

Regular Planning Board Meeting

MARCH 26, 2020 (for March 19, 2020 Agenda Items)

Exhibits Transmitted to Development Review Division

COMPANION CASES

AGENDA ITEM #8 & 9- DETAILED SITE PLAN

& DEPARTURE FROM PARKING AND LOADING SPACES

DSP-18037 CLINTON VETERINARY HOSPITAL

DPLS 468 CLINTON VETERINARY HOSPITAL

The following exhibits were accepted and entered into the record:

Applicant's Proposed Conditions and Photos

6 Pages

MARIE PROCTOR

SIGN AND DATE

MARCH 26, 2020

stem 8+9

Proposed Conditions for
DSP-18037; DPLS-468; AC-20002

REC'D BY PGCPB ON 3-26-2020 (3/19/20)
ITEM # 899 CASE # DSP 18037
EXHIBIT # Applicant DPLS-468
Exhibit # 1

Clinton Veterinary Hospital

APR 7

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. APPROVE Departure from Parking and Loading Spaces DPLS-468 to allow for a reduction of three parking spaces.
- B. APPROVE Detailed Site Plan DSP-18037 and Alternative Compliance AC-20002, for Section 4.7, Buffering Incompatible Uses, along the northern and southern property lines, for Clinton Veterinary Hospital, subject to following conditions:
 - 1. Prior to certification of the detailed site plan, the applicant shall make the following revisions to the plans:
 - a. Show the required right-of-way dedication and parking configuration. Include the removal of the existing freestanding sign.
 - ~~b. Provide a Section 4.6 buffer along the Brandywine Road frontage, in accordance with the 2010 Prince George's County Landscape Manual.~~
 - eb. Provide a sign detail, including any methods of illumination, for the building mounted sign. Include a schedule and calculations to demonstrate conformance with the Zoning Ordinance.
 - dc. Correct the building elevation orientations on the architectural elevations.
 - ed. Make the following corrections to the general notes:
 - (1) Revise the parking spaces provided (General Note 11) to reflect the dedication of right-of-way.
 - (2) Provide the dimensions of the van-accessible parking space in General Note 11.
 - (3) Correct General Notes 24 and 26. These appear to be related to another project.
 - (4) Provide a note indicating the required dedication for the widening of Brandywine Road, per the 2009 *Approved Countywide Master Plan of Transportation*, necessitating Departure from Parking and Loading Spaces DPLS-468.
 - fe. Update the Section 4.6 and Section 4.7 landscape schedules to be consistent with, and refer to, the approval of Alternative Compliance AC-20002.
 - gf. Clarify the notation referring to "New RTU" on the plan.
 - hg. Provide a lighting plan with details demonstrating the use of full cut-off optics and no light infiltration into neighboring residential properties.

Clinton Veterinary Hospital

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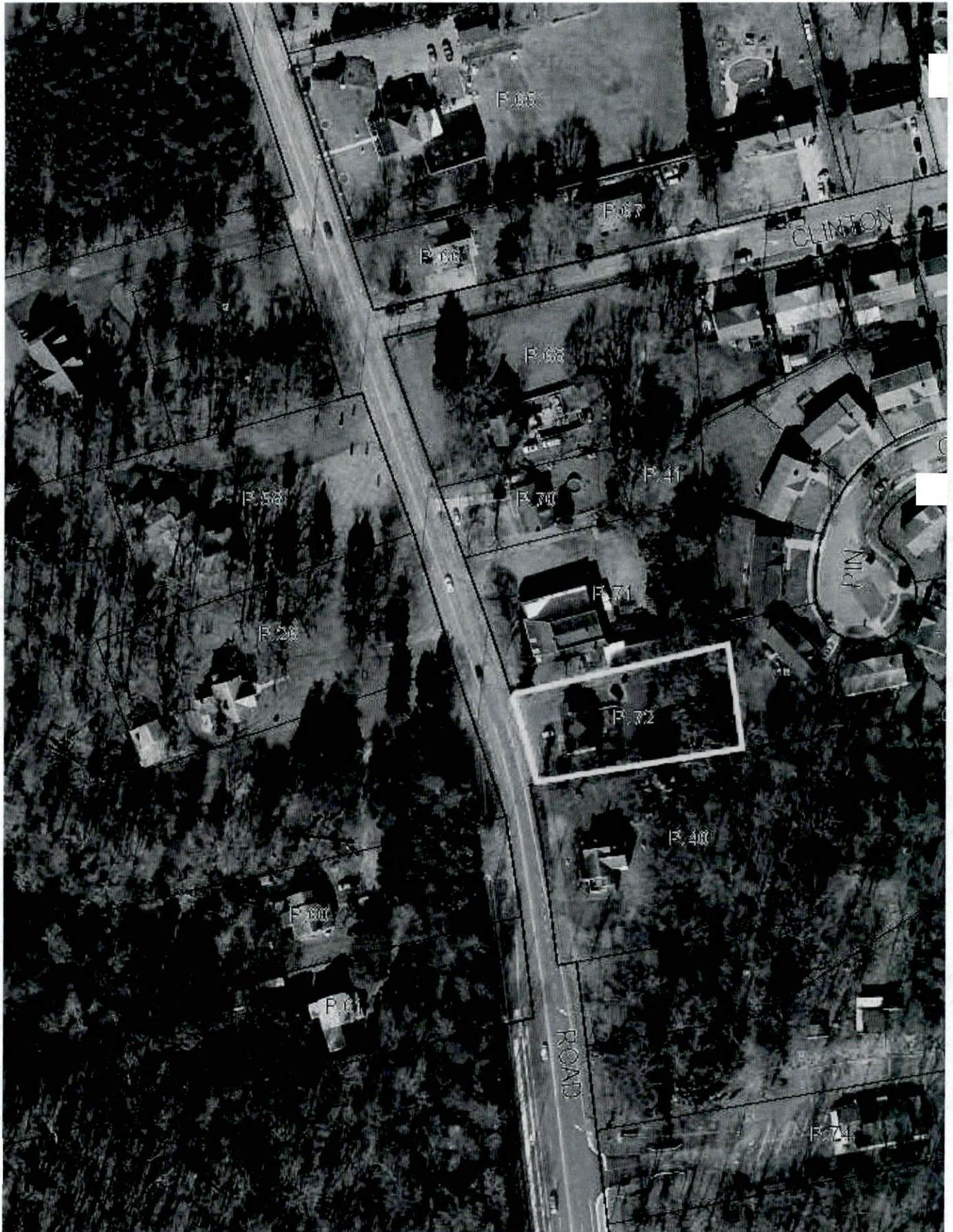
hg. Provide a lighting plan with details demonstrating the use of full cut-off optics and no light infiltration into neighboring residential properties.

ih. Show the location of the handicap parking spaces.

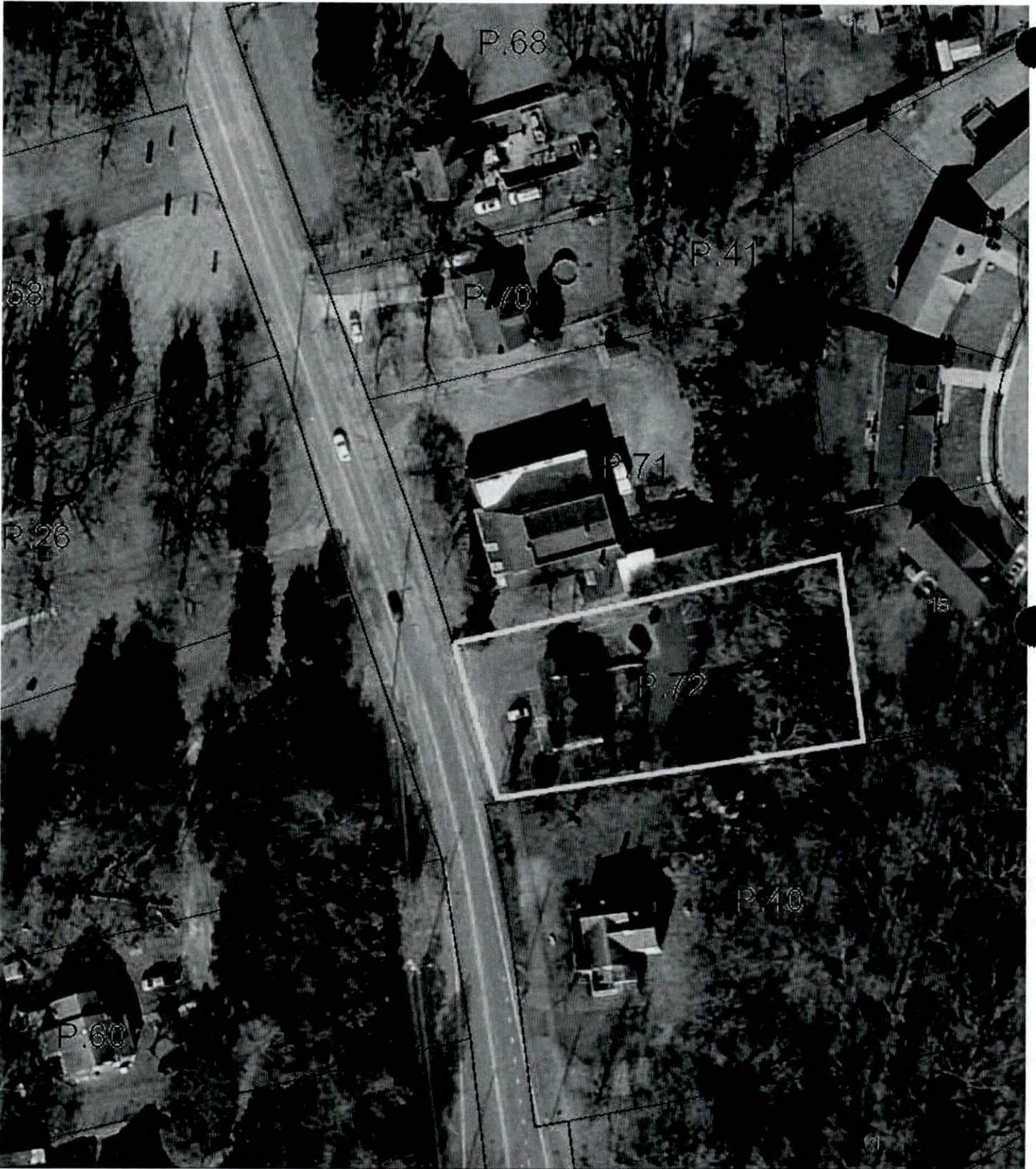
2. Prior to building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide \$420 to the Prince George's County Department of Public Works and Transportation for placement of one "Share the Road with a Bike" signage assembly along Brandywine Road.

C. ~~DISAPPROVE~~APPROVE Alternative Compliance AC-20002 for alternative compliance from the Landscape Manual for Section 4.6, Buffering Development from Streets, along the Brandywine Road frontage.

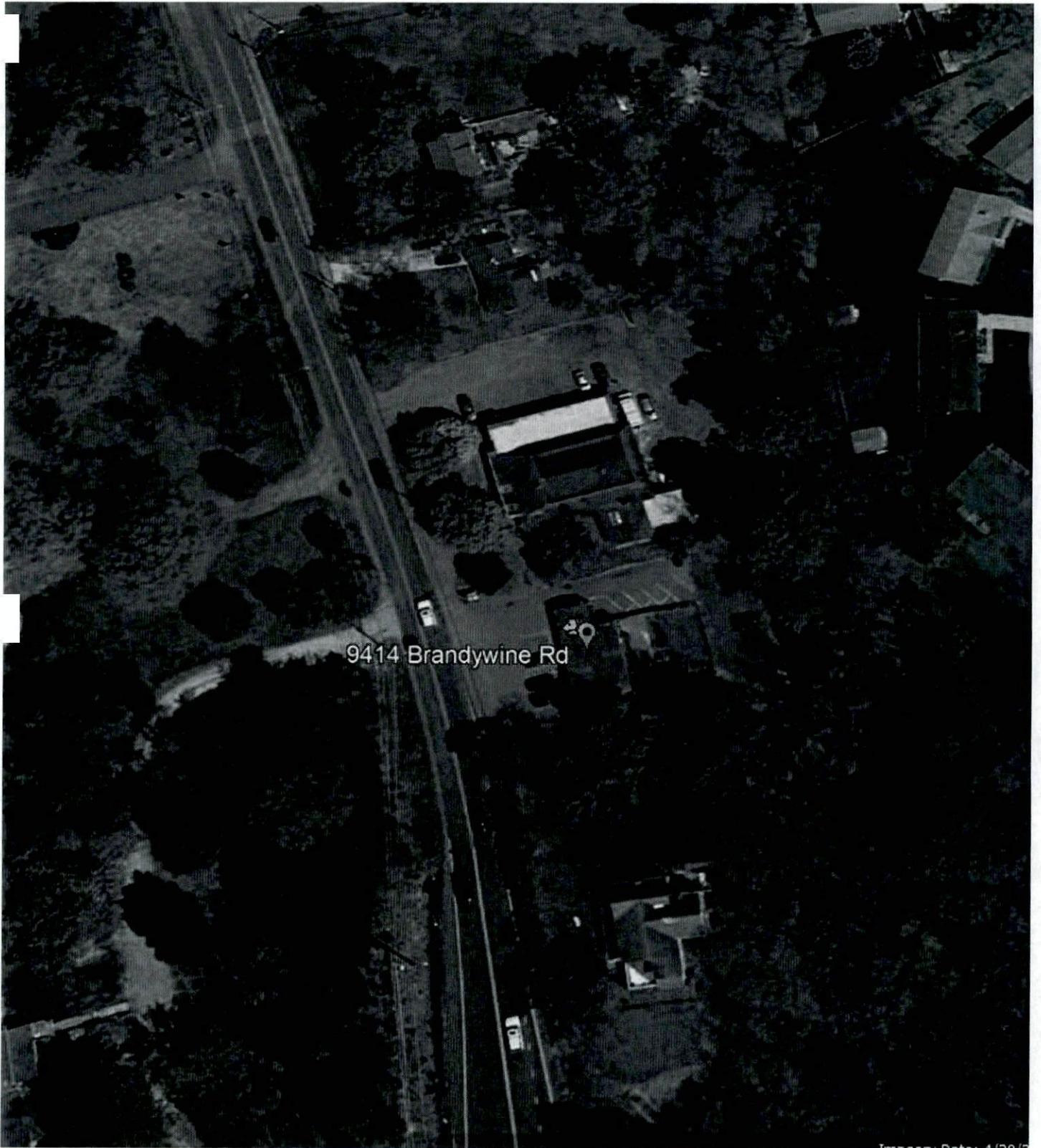
2019 PGAtlas Aerial (w/Master Planned ROW shown in Green)



2019 PGAtlas Aerial (w/Master Planned ROW shown in Green)



April 2018 Google Earth Aerial



9414 Brandywine Rd

Imagery Date: 4/20/18

April 2018 Google Earth Aerial



August 2019 Google Earth Street View *(facing Southeast)*



August 2019 Google Earth Street View *(facing Northeast)*

