

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



*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.*

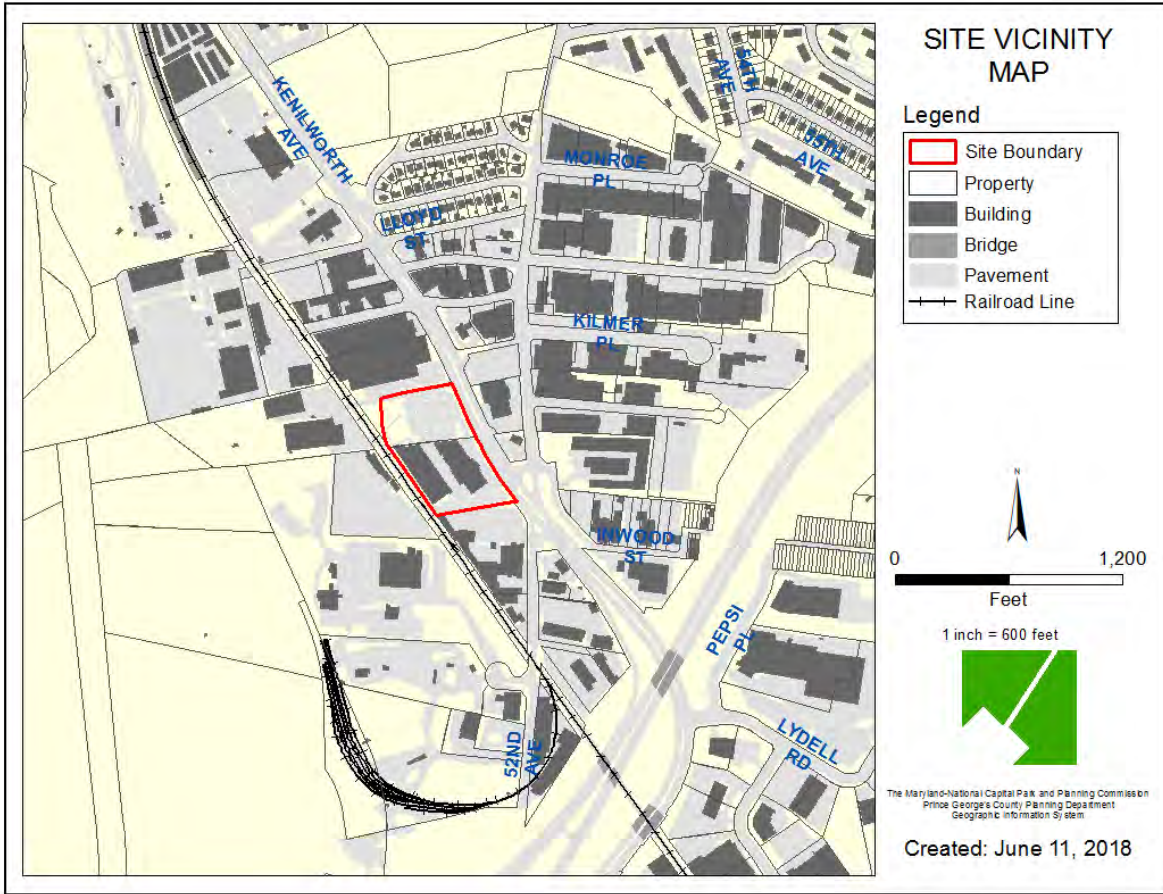
## Detailed Site Plan

## DSP-88114-02

Application	General Data	
<b>Project Name:</b> Salvation Army  <b>Location:</b> On the west side of MD 201 (Kenilworth Avenue), at its intersection with 52nd Avenue.  <b>Applicant/Address:</b> Salvation Army 3304 Kenilworth Avenue Hyattsville, MD 20781	Planning Board Hearing Date:	10/25/18
	Staff Report Date:	10/11/18
	Date Accepted:	07/17/18
	Planning Board Action Limit:	10/26/18
	Plan Acreage:	6.54
	Zone:	I-2
	Dwelling Units:	N/A
	Gross Floor Area:	149,647 sq. ft.
	Planning Area:	69
	Council District:	05
	Election District:	02
	Municipality:	N/A
	200-Scale Base Map:	204NE04

Purpose of Application	Notice Dates	
Construction of a 20,400-square-foot addition to an existing adult rehabilitation center for storage and internal truck servicing, and the construction of an open-sided pavilion.	Informational Mailing:	01/25/17
	Acceptance Mailing:	07/13/18
	Sign Posting Deadline:	09/25/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> N. Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>E-mail:</b> Andrew.Bishop@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-88114-02  
Salvation Army

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of the detailed site plan with conditions as described in the Recommendation section of this report.

EVALUATION

The detailed site plan (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the I-2 (Heavy Industrial) Zone;
- b. The requirements of Preliminary Plans of Subdivision 12-1537 and 4-87268;
- c. The requirements of Detailed Site Plan SP-88114 and its amendments;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. Referrals.

FINDINGS

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

1. **Request:** The subject application is a request for approval of a 20,400-square-foot addition to an existing building in the Heavy Industrial (I-2) Zone, and the construction of an open-sided, 6,000-square-foot pavilion. Specifically, the building addition is being constructed to store inventory for Salvation Army's online retail sales and includes a truck servicing bay. The existing adult rehabilitation center use in the two existing buildings is proposed to remain.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-2	I-2
Use	Adult Rehabilitation Center	Adult Rehabilitation Center
Net lot Area	6.54	6.54
Parcels and lots	2	2
Square Footage	129,247 (to remain)	149,647 (20,400 proposed)

**Parking and Loading Data**

<b>Residential/Industrial</b>	<b>Required</b>
150 beneficiaries @ 1 space per 4 beneficiaries	38
25 staff @ 1 space per staff member	25
<b>Retail 22,500 sq. ft @</b>	
1 space / 150 sq. ft. for first 3,000 sq. ft.	20
1 space / 200 sq. ft. over 3,000 sq. ft.	98
<b>Retail Warehouse 19,850 sq. ft. @</b>	
3 spaces / for first 3,000 sq. ft.	3
1 space / 1,500 sq. ft. up to 100,000 sq. ft.	12
<b>Service Bay (550 sq. ft.)</b>	
1 service bay @ 3 spaces per bay	3
<b>Total Required</b>	<b>199</b>
(6 of which are required to be handicap)	
<b>Provided</b>	
Standard (9.5 ft. x 19 ft.)	134
Compact (8 ft. x 16.5 ft.)	49
Parallel Compact (7 ft. x 19 ft.)	11
Handicap Accessible (13 ft. x 19 ft.)	4
Handicap Van Accessible (8 ft. x 19 ft.)	2
<b>Total</b>	<b>200</b>
<b>Loading Spaces</b>	<b>Required</b>
Residential (68,535 sq. ft.)	<b>0</b>
Industrial (38,212 sq. ft.)	<b>2</b>
Retail (22,500 sq. ft.)	<b>2</b>
Retail Storage (20,400 sq. ft.)	<b>2</b>
<b>Total Required</b>	<b>6</b>
<b>Loading Spaces Provided</b>	<b>5*</b>

**Note:** \*The site plan only shows five proposed loading spaces, instead of the six required. Therefore, a condition is included in the Recommendation section of this report requiring the additional space to be added.

3. **Location:** The property is located on Lot 4, Block C and Parcel 2, in Planning Area 69, Council District 5, on the west side of MD 201 (Kenilworth Avenue) at its intersection with 52nd Avenue.
4. **Surrounding Uses:** The subject parcel is bounded to the east by MD 201 (Kenilworth Avenue), to the west by CSX railroad tracks with property in the Heavy Industrial (I-2) Zone beyond, and to the north and south by industrial uses in the I-2 Zone.
5. **Previous Approvals:** The 6.54-acre site is currently improved with an existing adult rehabilitation center, which includes industrial, retail, and residential uses on Parcel 2 and Lot 4.

Parcel 2 is the subject of Preliminary Plan of Subdivision (PPS) 12-1537, which was previously approved for the subject property for which there are no available records. In addition, Lot 4, Block C is the subject of Preliminary Plan of Subdivision (PPS) 4-87268 (PGCPB Resolution No. 87-582), approved subject to three conditions, two of which are applicable to the subject application, and are discussed in Finding 9.

The original Detailed Site Plan, DSP-88114, for the adult rehabilitation center use was approved by the Prince George's County Planning Board with conditions on January 26, 1989 and has been revised once with Detailed Site Plan DSP-88114-01 approved by the Planning Director on September 6, 1990, for the purpose of changes to the parking compound and the addition of steps on the eastern building.

In addition, the site is the subject of Stormwater Management (SWM) Concept Plan 39989-2017-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on April 12, 2018 and is valid until April 12, 2021.

6. **Design Features:** The subject detailed site plan proposes the construction of a 43-foot-high, two-story, 20,400-square-foot addition to an existing 60,722-square-foot building for storage and truck servicing, and the associated loading and parking spaces.

The subject property is already developed with an existing 129,247-square-foot adult rehabilitation center use in two parallel buildings on Parcel 2. The proposed building addition is located on the north end of the eastern building, in the existing parking compound located on Lot 4. Vehicles will access the site from two existing two-way access points from Kenilworth Avenue, which are located on the northern and southern portion of the site and are not being modified with this application. A parking lot with a two-way drive aisle is located in front of the eastern building between it and Kenilworth Avenue with additional parking compounds located on the north and south side of the building. Four loading spaces are proposed between the eastern and western buildings and are screened from the public right-of-way by the building. A fifth loading space is proposed on the northern portion of the eastern building near the proposed building addition and is appropriately screened with landscaping. Stormwater management is proposed to be accommodated on-site using a micro-bioretenion facility in the northwestern corner of the site.

**Architecture**—The architectural elevations show the existing building and the proposed building addition. The existing building generally features a flat roof with cantilevered peaks and architectural accents at the entrance to the retail facility. The proposed building addition features

a flat roof and is designed with materials, such as glass, metal, and exterior insulation finishing system (EIFS), and architectural accents to match the existing building. The elevations are attractive on all sides of the building and have been found acceptable.

**Freestanding Signage**—An existing freestanding sign is located on the property at the southeast corner of the site, along Kenilworth Avenue, and is not being modified with this application.

**Building-Mounted Signage**—Building-mounted signage is shown on two sides of the architectural elevations. In the I-2 Zone, the building-mounted signage is subject to the regulations of Section 27-613 of the Zoning Ordinance, which measures the allowed signage area of the building based on the length of the building with the primary entrance. The length of the existing building at the front entrance is 276 feet and the addition is 103 feet. This allows for the total building-mounted signage to be 400 square feet. The signage plan indicates conformance with this requirement, showing approximately 78 square feet of proposed building-mounted signage, as well as approximately 179 square feet of existing signage, for a total of 257 square feet. However, the signage area schedule does not reflect the existing signage, which should be provided for clarification. Therefore, a condition has been included in the Recommendation section of this report to show the signage area of the existing and proposed signage.

**Lighting and Dumpster**—The lighting fixtures proposed on-site include a combination of existing and proposed pole-mounted lighting in the parking lot, as well as wall-mounted sconces along the west side and rear of the building. The proposed lighting as shown on the site plan should not cause glare onto adjoining properties, none of which are residential, and includes full cut-off fixtures. No exterior dumpster enclosure is shown on the site plan and if proposed in the future should be appropriately screened from public views.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the regulations of the I-2 Zone and the site plan design guidelines of the Zoning Ordinance.

a. The subject application is in conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in the industrial zones. The proposed adult rehabilitation center use is permitted in the I-2 Zone, subject to Section 27-475.03(a) of the Zoning Ordinance, which provides additional requirements as follows:

(1) **Requirements.**

(A) **The Center shall be owned and operated by a bona fide nonprofit organization within the County, organized for the purpose of promoting any charitable, benevolent, educational, or religious objective, and not organized for the private profit or gain of any member of the organization.**

Conformance with the requirements of the Adult Rehabilitation Center were found with the original DSP and is adopted herein by reference (PGCPB Resolution No. 89-47). The proposed DSP does not change that finding because it still is owned and operated by a nonprofit organization and the proposed building addition will not change the ownership.

- (B) The Center shall be located on a minimum of five (5) acres of land and shall have three (3) separate components:**
- (i) Residential, providing room and board for the beneficiaries (may also include administrative offices, chapel, infirmary, recreation room, etc.);**
  - (ii) Industrial, providing workshop areas for the beneficiaries and/or staff to refurbish or repair donated goods for resale, such as furniture, appliances, toys, and clothing; providing a receiving area for the wholly enclosed storage of the unrefurbished and refurbished goods; and providing a loading dock for the receipt and transit of the goods; and**
  - (iii) Retail, providing for the sale of the donated goods to the public.**

Conformance with the requirements of the adult rehabilitation center were found with the original DSP. The property measures 6.54 acres and the use includes residential, industrial, and retail components as required.

- (C) The residential component shall be located or oriented to the interior of the site to mitigate potential adverse impacts of adjacent industrial or commercial uses. Where this is not possible, screening shall be provided to shield the residential component from noise, dust, or activity generated by adjacent commercial or industrial uses.**

- (D) The residential component shall be designed to achieve the maximum degree of privacy for the beneficiaries.**

Conformance with the requirements of the adult rehabilitation center regarding the residential component, as listed above, were found with the original DSP and are not being changed with this application.

- (E) Access by the general public shall be limited to the administrative offices and the retail component, and the hours of operation of the retail component shall be restricted to 9:00 A.M. to 9:30 P.M., Monday through Saturday.**

Conformance with the hours of operation of the retail component will remain unchanged and are restricted to 9:00 A.M. to 9:30 P.M., Monday through Saturday.

- (F) Any beneficiary must commit to a ninety (90) day minimum residence at the Center.**

Conformance with the timeframe for beneficiary commitment was found with the original DSP and is not being changed with this application.

- (G) A staff of a minimum of one (1) person for each ten (10) beneficiaries shall be at the facility at all times.**

Conformance with the minimum number of beneficiaries was established with the original DSP and is not being changed with this application and remains the same as previously approved. The submitted site plan indicates 150 beneficiaries and 25 staff members in conformance with this requirement.

- (H) There shall be no outdoor storage of articles found to be unsuitable for refurbishing or resale and such articles shall be promptly removed and properly disposed of.**

Outdoor storage is not proposed with the building addition, which is being constructed to house retail inventory for online sales.

- (I) Any beneficiary shall be discharged upon completion of the program, as determined by the operation of the facility, and shall not be housed for an extended or indefinite period of time on the premises.**

Conformance with the timeframe for beneficiary residence at the adult rehabilitation center is not proposed to change with this application and remains the same as previously approved.

- (J) There shall be no outdoor display of articles offered for resale.**

Outdoor storage is not proposed with this application.

- (K) Window advertisements or banners shall be prohibited.**

Window advertisements or banners are not proposed with this application.

- (L) The parking space requirements shall be computed as follows:**

- (i) For the retail component, the parking shall be calculated according to the requirements set forth in Section 27-568(a)(5)(A) of this Subtitle;**
- (ii) For the residential and industrial components, the parking shall be based on one (1) parking space per every four (4) beneficiaries based upon the maximum number of beneficiaries allowed at the facility; and**
- (iii) For the staff, the parking requirements shall be based on one (1) parking space per staff member identified on the Detailed Site Plan.**

Conformance with the minimum number of parking spaces has been found acceptable and is calculated using the requirements of the adult rehabilitation center use.



(2) **Site plan.**

- (A) **A Detailed Site Plan shall be approved for the Center, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.**

This application has been filed in accordance with this requirement.

- (B) **In addition to the submittal requirements for a Detailed Site Plan set forth in Part 3, Division 9, the location and area of the residential, industrial, and retail components of the Center and the number of proposed beneficiaries and staff shall be identified.**

The residential, industrial, and retail components are shown in the parking schedule with the square footage, number of beneficiaries, and staff proposed in this application. However, these uses have not been clearly labeled on the site plan. Therefore, a condition has been added to the Recommendation section of this report to clearly label the location and area of the residential, industrial, and retail components on the site plan.

- b. The subject application is generally in conformance with the requirements of Sections 27-470, and 27-474 of the Zoning Ordinance, which govern development in the I-2 Zone. Specifically, the proposed adult rehabilitation center meets the regulations for building setback and amount of green area, as shown on the submitted site plan.
- c. Section 27-283 of the Zoning Ordinance requires that a detailed site plan be designed in accordance with the same design guidelines for a conceptual site plan in Section 27-274. Discussion of this DSP's conformance with these guidelines is summarized as follows:

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

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

The DSP is in conformance with the site design guidelines regarding provisions for safe and efficient on-site pedestrian and vehicular circulation, as well as provisions for adequate illumination. Specifically, the plan shows a two-way entrance drive, and a 22-foot-wide travel lane circling the building to provide safe access and circulation. The required loading spaces are screened appropriately by landscaping or the building, and pedestrian walkways are designed to safely allow for pedestrian movement onto and through the site.

**(3) Lighting.**

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

The proposed light fixtures include pole-mounted lighting in the parking area surrounding the building and will provide a balanced lighting pattern throughout the property and on the sides of the building. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, the site's design character, and improve safety.

**(4) Views.**

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

The proposed building has been designed to provide a modern, clean, and appealing street presence along the roadway. This plan is designed to preserve, create, and emphasize views from the public roads that surround the property, by providing enhanced landscaping and context-sensitive architecture. The site has frontage on Kenilworth Avenue along the eastern property line and is proposing a landscape strip along the road frontage.

**(5) Green Area.**

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

This DSP complies with the design guidelines regarding green area for this site by providing more than the required 10 percent green area. The applicant is providing 22 percent green area and improving the property with the construction of new stormwater management facilities.

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

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

The applicant is not proposing site or streetscape amenities as part of this application. However, the DSP proposes landscape strips along the street frontage that will contribute to an attractive and coordinated development pattern of the streetscape.

**(7) Grading.**

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and**

**on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The development is being proposed on a property that has been previously developed and is an existing parking lot. Minor site grading will be required to construct the proposed building addition and adjust the associated parking lot. This grading will not impact the adjacent properties and proposes no environmental impacts.

**(8) Service Areas.**

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

The DSP proposes loading areas on the central portion of the site between the two buildings. The loading spaces are shown adjacent to the eastern building and are appropriately screened from public roadways by landscaping and the building.

**(9) Public Spaces.**

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

The DSP does not propose any public space in this development, however, it is noted that a 6,000-square-foot open-sided pavilion is being proposed with this application in the location of the existing basketball court that was approved with the original DSP. This recreational facility is not required by the use, or any previous approval, but was provided for the beneficiaries of the center. The proposed open-sided pavilion is not considered additional gross floor area per Section 27-107.01, and is considered a canopy, which is subject to the same setbacks of the main building. The canopy is located on the north side of the western building, adjacent to the train tracks, and the canopy meets the required setbacks. It is noted that a detail has not been provided for the pavilion and should be shown for clarification. Therefore, a condition has been added to the Recommendation section of this report requiring that construction details and specifications be provided for the open-sided pavilion.

**(10) Architecture.**

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

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

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

The proposed building has been designed to incorporate a variety of materials to create visual interest and includes materials such as glass, metal, and EIFS to match the existing building, and architectural accents.

8. **Conformance with Preliminary Plan of Subdivision 12-3312:** Preliminary Plan of Subdivision 12-3312, covers Parcel 2 of the subject site and was previously approved, however, it is noted that there are no available records for this approval. The application has been reviewed by the Subdivision and Zoning Section of the Development Review Division (DRD) and the DSP was found to be in substantial conformance with the approved record plat for this site.
9. **Conformance with Preliminary Plan of Subdivision 4-87268:** Preliminary Plan of Subdivision 4-87268, for Lot 4 of the subject site was approved subject to three conditions, two of which are applicable to the subject application, and are discussed below:

2. **Access to Kenilworth Avenue from Lot 4 will be determined by application to the State Highway Administration for a driveway entrance permit.**

The subject site was developed as both Lot 4 and Parcel 2, with surface parking and two buildings respectively. Lot 4 and Parcel 2 have frontage along Kenilworth Avenue. Direct access to Kenilworth Avenue exists on the southeast portion of the site and is proposed to remain.

3. **The 15-foot-wide area between the line labeled “Future Right of Way Line” and the right of way line for Kenilworth Avenue shall be an area of nondisturbance except for right of way improvements. This “Future Right of Way Line shall be used for all building setbacks.”**

There are no improvements proposed in the right-of-way, therefore, this condition is satisfied.

10. **Detailed Site Plan DSP-88114 and its amendments:** Detailed Site Plan DSP-88114 was approved by the Planning Board as embodied in PGCPB Resolution No. 89-47, subject to no conditions. The site plan was subsequently amended once with Detailed Site Plan DSP-88114-01, which was approved by the Planning Director with no conditions.
11. **2010 Prince George’s County Landscape Manual:** The proposal is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscaping of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). As shown on the submitted landscape plan, the required plantings and schedules are in conformance with the requirements of these sections.

It is noted that the previously approved landscaping that was shown on the original DSP is not shown and should be provided for clarification. Therefore, a condition has been added to the Recommendation section of this report to revise the landscape plan to reflect the previously approved plant material.

In addition, Section 1.7 of the Landscape Manual requires that all landscaping, buffering, and screening be maintained in a healthy condition in accordance with the approved landscape plan. Diseased, or otherwise absent plants required by the original application should be shown as to be replaced in kind. Prior to certification, the applicant should submit a landscape plan for the entire property and indicate the disposition of the previously required landscaping. A condition has been added to the Recommendation section requiring the applicant to submit a Certificate of

Landscape Maintenance in accordance with Section 1.7, which indicates that the required landscaping on-site has been provided or will be replaced.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site contains less than 10,000 square feet of existing woodlands and the site has no previously approved Tree Conservation Plans. In addition, it is noted that the site has been issued a standard exemption letter (S-029-2017).
13. **Prince George's County Tree Canopy Coverage (TCC) Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage (TCC) Ordinance requires a minimum percentage of tree canopy coverage on projects that require a grading permit. The landscape plan has been reviewed for conformance with the requirements and the appropriate schedule demonstrating conformance with the requirements has been provided.
14. **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 August 1, 2018 (Stabler to Bishop), adopted herein by reference, the Historic Preservation Section noted that subject application will have no impact on any Prince George's County historic sites or resources. There are no known archeological resources that will be affected by the application. 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. Phase I archeology survey is not recommended. Historic Preservation staff recommends approval of the subject application without conditions.
  - b. **Community Planning**—In a memorandum dated August 9, 2018 (White to Bishop), adopted herein by reference, the Community Planning Division offered an in-depth discussion of the DSP's conformance with the 2018 *Approved Greater Cheverly Sector Plan*, which recommends industrial uses on the property. Additionally, it was noted that the General Plan recommends maintaining and enhancing existing public services, facilities, and infrastructure; however, master plan and general plan conformance is not required with this DSP.
  - c. **Transportation Planning**—In a memorandum dated September 27, 2018 (Thompson to Bishop), adopted herein by reference, the Transportation Planning Section noted that the underlying Preliminary Plan of Subdivision 4-87268 did not establish a trip cap. However, the estimated trip cap generation for the proposed addition in this application is within five percent or less of the existing trip generation.

It is determined that this small change in trip generation is sufficiently minor to be covered under the finding made for the 1987 preliminary plan. Total development for the site should be limited to uses that would generate no more than 202 AM and 720 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein should require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

On-site circulation and access will remain the same, with access from Kenilworth Avenue. Access and circulation is acceptable. Kenilworth Avenue is a Master Plan Arterial Facility with a proposed right-of-way of 90 to 120 feet and four to six lanes. There are no structures proposed within the ultimate master plan right-of-way. Therefore, no dedication is required.

- d. **Subdivision Review**—In a memorandum dated September 21, 2018 (Turnquest to Bishop), adopted herein by reference, the Subdivision Review Section provided an analysis of the DSP for conformance with the approved Preliminary Plan of Subdivision (PPS) and noted minor technical corrections to the site plan, which have been incorporated into the Recommendation section of this report.
- e. **Permit Review**—In a memorandum dated August 16, 2018 (Jacobs to Bishop), adopted herein by reference, the Permit Review Section provided several comments that have been either addressed through revisions to the plans or are addressed through proposed conditions of approval of this detailed site plan.
- f. **Trails**—In a memorandum dated October 01, 2018 (Lewis-DeGrace to Bishop), adopted herein by reference, the Transportation Planning Section noted that the site was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements.

In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2018 *Approved Greater Cheverly Sector Plan*, to implement planned trails, bikeways, and pedestrian improvements conditions have been included in this report to improve the pedestrian walkway along the property's frontage and to add bicycle racks convenient to the front entrance of the retail space.

- g. **Environmental Planning**—In an e-mail dated July 23, 2018 (Reiser to Bishop), adopted herein by reference, the Environmental Planning Section provided the following comments:

A Natural Resource Inventory Equivalency Letter (NRI-033-2017) was issued on February 3, 2017, because there are no woodlands, or any regulated environmental features located on the subject property.

A SWM concept and approval letter (39989-2017) were submitted and propose the use of micro-bioretenion facilities in conjunction with a stormwater management fee to provide on-site attenuation/ quality control measures.

- h. **Prince George's County Fire/EMS Department**—At the time of the writing of the staff report, the Prince George's County Fire/EMS Department did not offer any comments.
- i. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of the staff report, WSSC did not offered comments on the subject application.
- j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE provided comments in the Stormwater Management Concept approval letter (39989-2017) related to the development of this site and adopted herein by

reference. The approved stormwater management plan will ensure that the development of this site will not result in any on-site or downstream flooding. Additional comments related to permits and stormwater management will be addressed through DPIE's separate permitting process.

- k. **Prince George's County Health Department**—In a memorandum dated August 13, 2018 (Adebola to Bishop), adopted herein by reference, the Health Department provided recommendations which have been included as conditions in the Recommendation section of this report.
  - l. **Verizon**—As of the writing of this staff report, Verizon did not offer any comments.
  - m. **Pepco (Potomac Electric Power Company)**—As of the writing of this staff report, Pepco did not offer any comments.
  - n. **City of Hyattsville**—As of the writing of this staff report, the City of Hyattsville did not offer any comments.
15. As required by Section 27-285(b)(1), this DSP, if approved with the conditions below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
16. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must find that 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 Subtitle 24-130(b)(5). This property does not contain any regulated environmental features. Therefore, no preservation or restoration is necessary.

## RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-88114-02 for Salvation Army, subject to the following conditions:

- 1. Prior to certification of approval of this detailed site plan (DSP), the following revisions shall be made to the plan or the following information shall be provided:
  - a. Provide construction details and specifications for the open-sided pavilion.
  - b. Revise the signage area schedule to reflect the existing and proposed sign area.
  - c. Revise General Note 2 to include "Lot 4, Block C" of Edmonds Subdivision as part of the legal description.
  - d. Delete General Note 12.
  - e. Revise the landscape plan to reflect the previously approved plant material and provide a Certificate of Landscape Maintenance, in accordance with Section 1.7 of the 2010 *Prince*

*George's County Landscape Manual*, which indicates that the required landscaping on-site has been maintained or will be replaced.

- f. Clearly label the location of the existing and proposed area of the residential, industrial, and retail components of the center on the site plan
- g. Provide the method of erecting the new building signs, pursuant to Section 27-596(c)(4) of the Zoning Ordinance.
- h. Add an eight-foot-wide shared-use side path (or wide sidewalk) along the subject site's entire frontage of MD 201, unless modified by Maryland State Highway Administration (SHA).
- i. Provide bicycle rack(s) accommodating a minimum of four bicycle parking spaces at a location convenient to the front entrance of the proposed retail space.
- j. Provide one additional loading space, pursuant to Section 27-582 of the Zoning Ordinance.
- k. Add the following general notes to the plan:

“During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.”

“During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

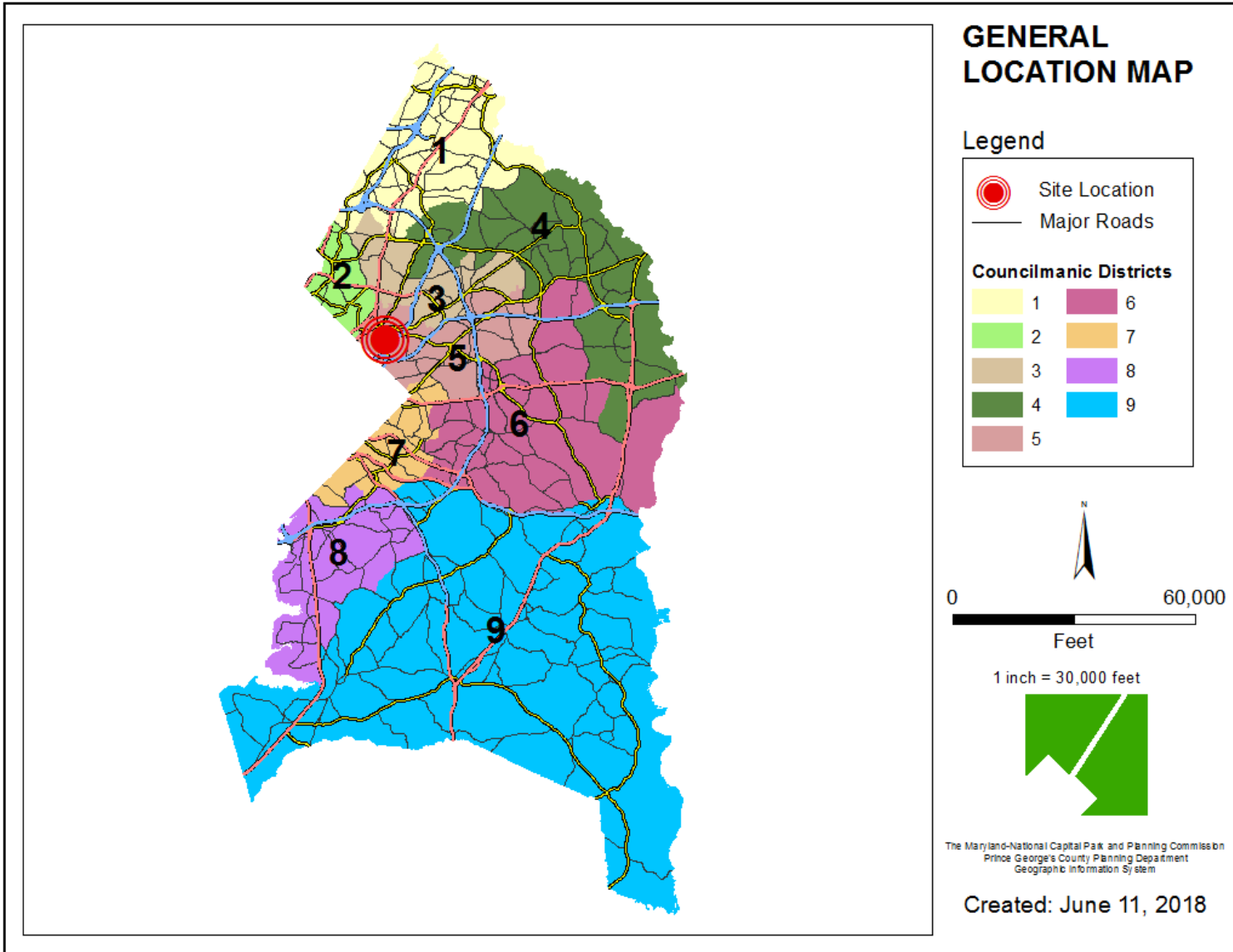


ITEM: 7

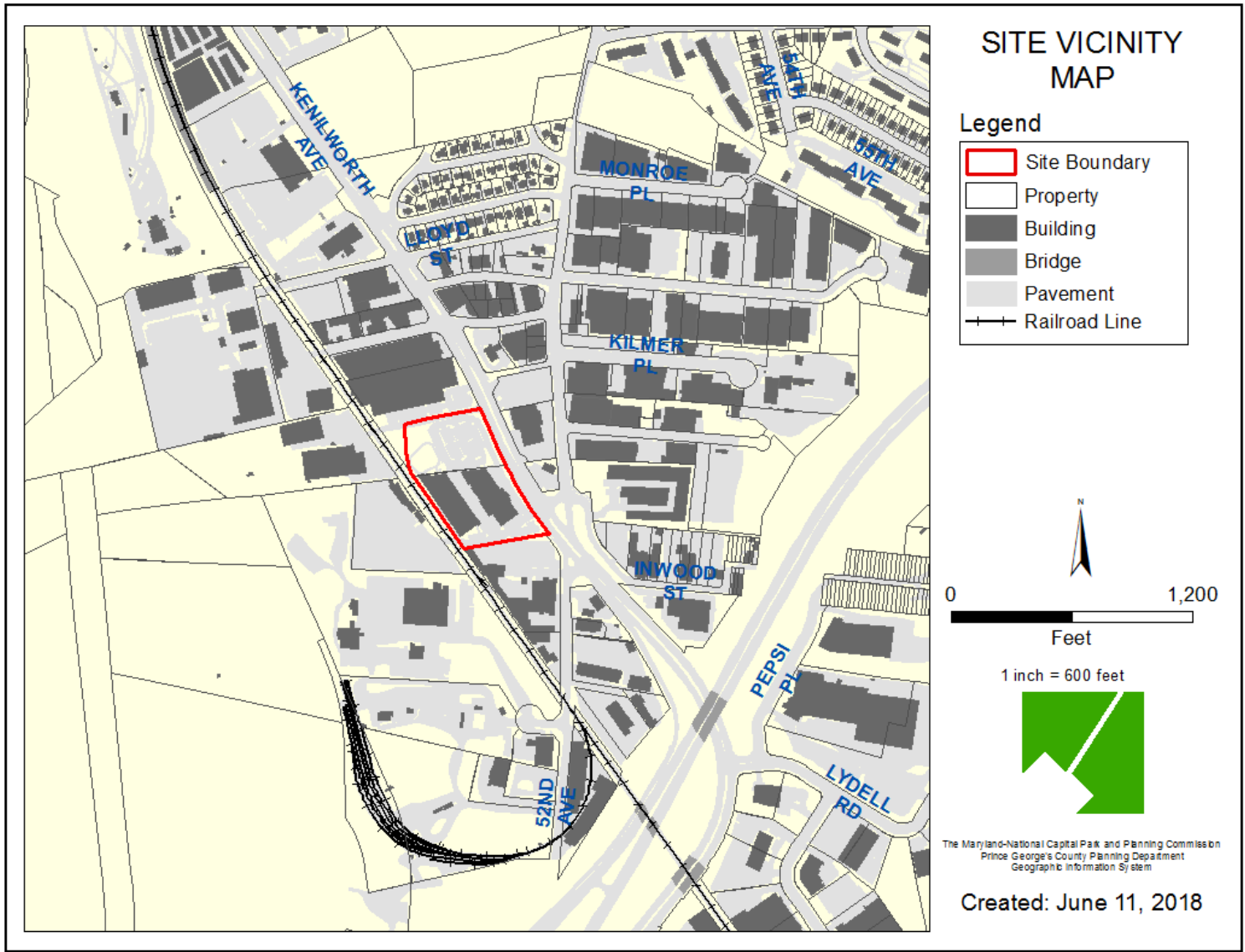
CASE: DSP-88114-02

# SALVATION ARMY

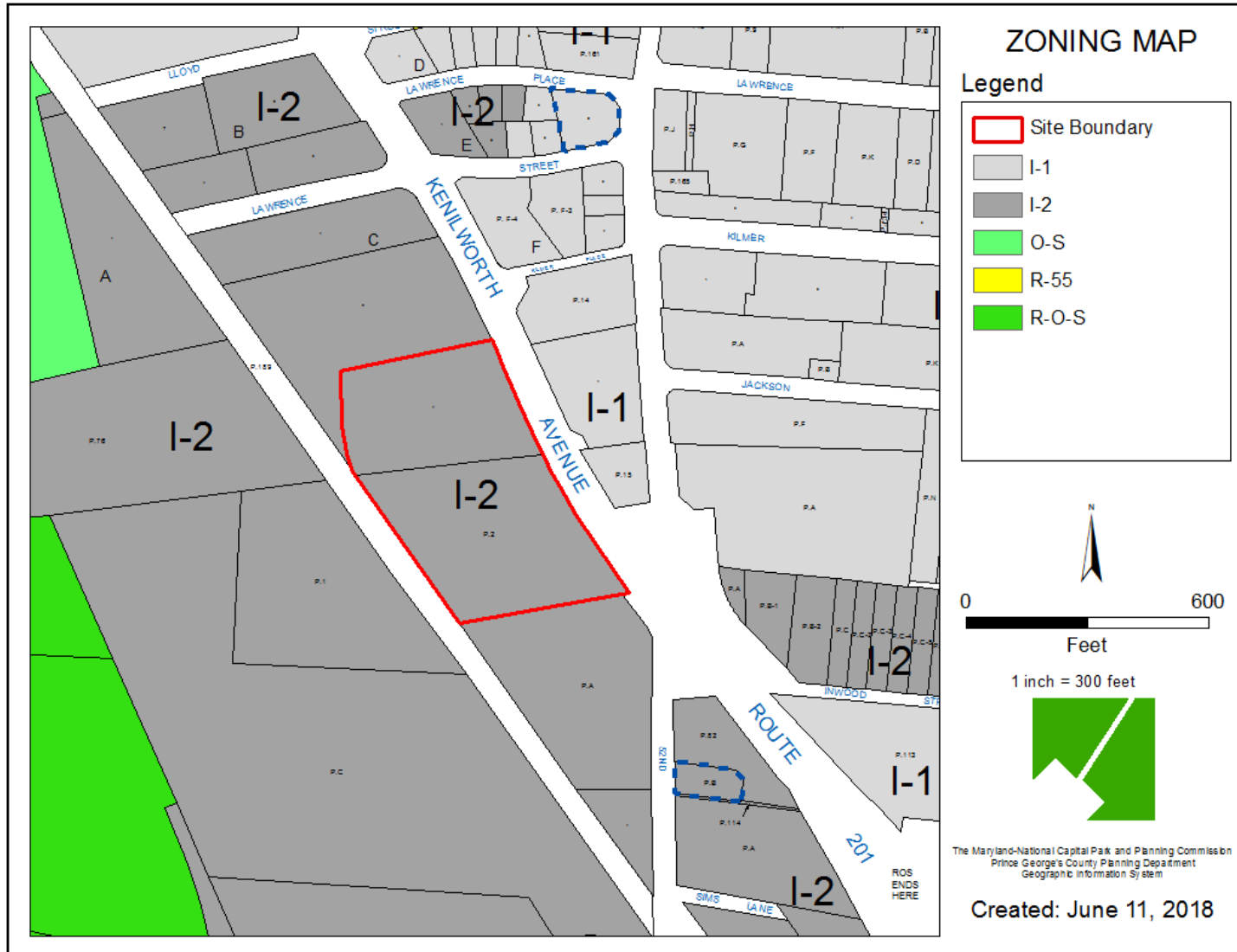
# GENERAL LOCATION MAP



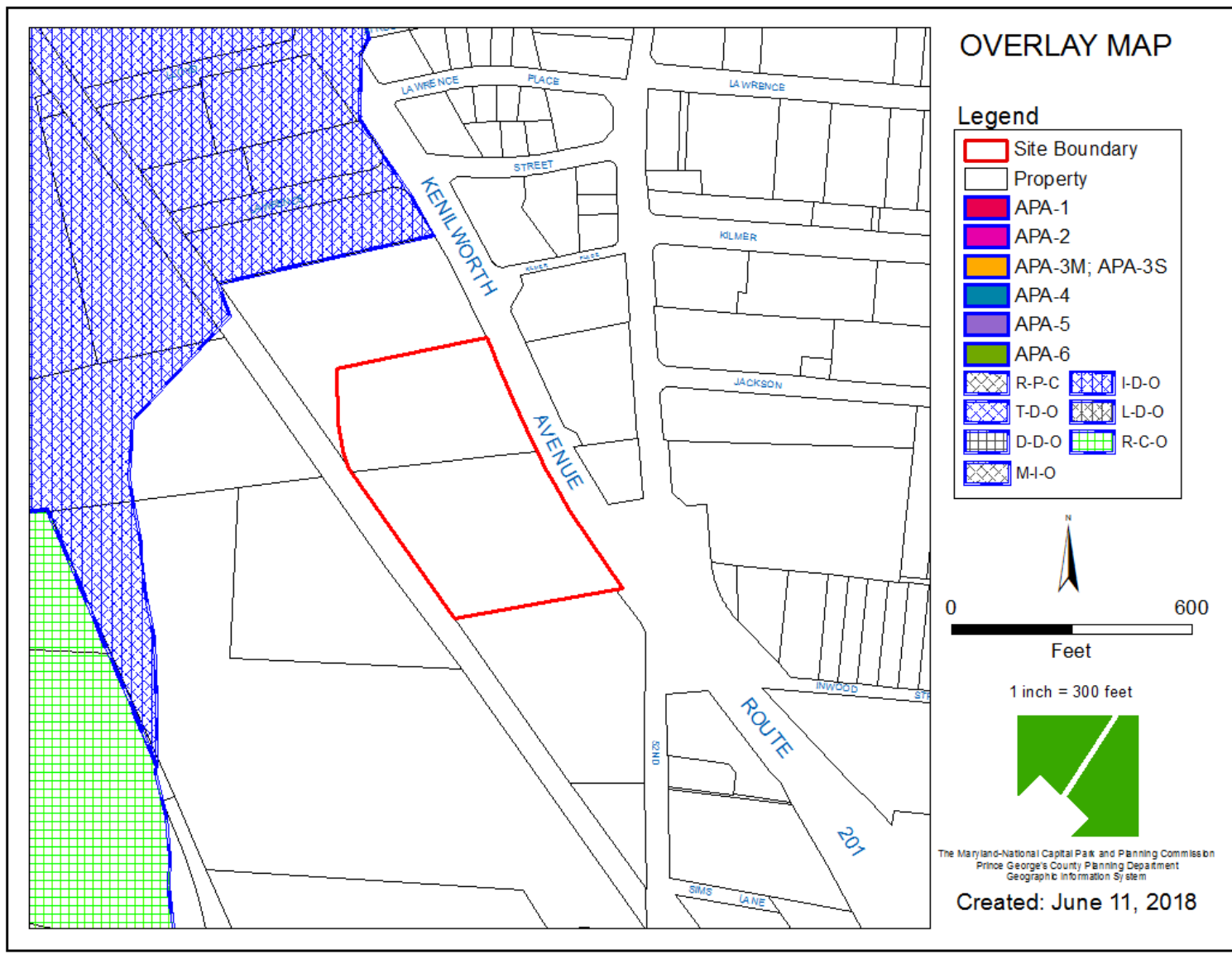
# SITE VICINITY



# ZONING MAP

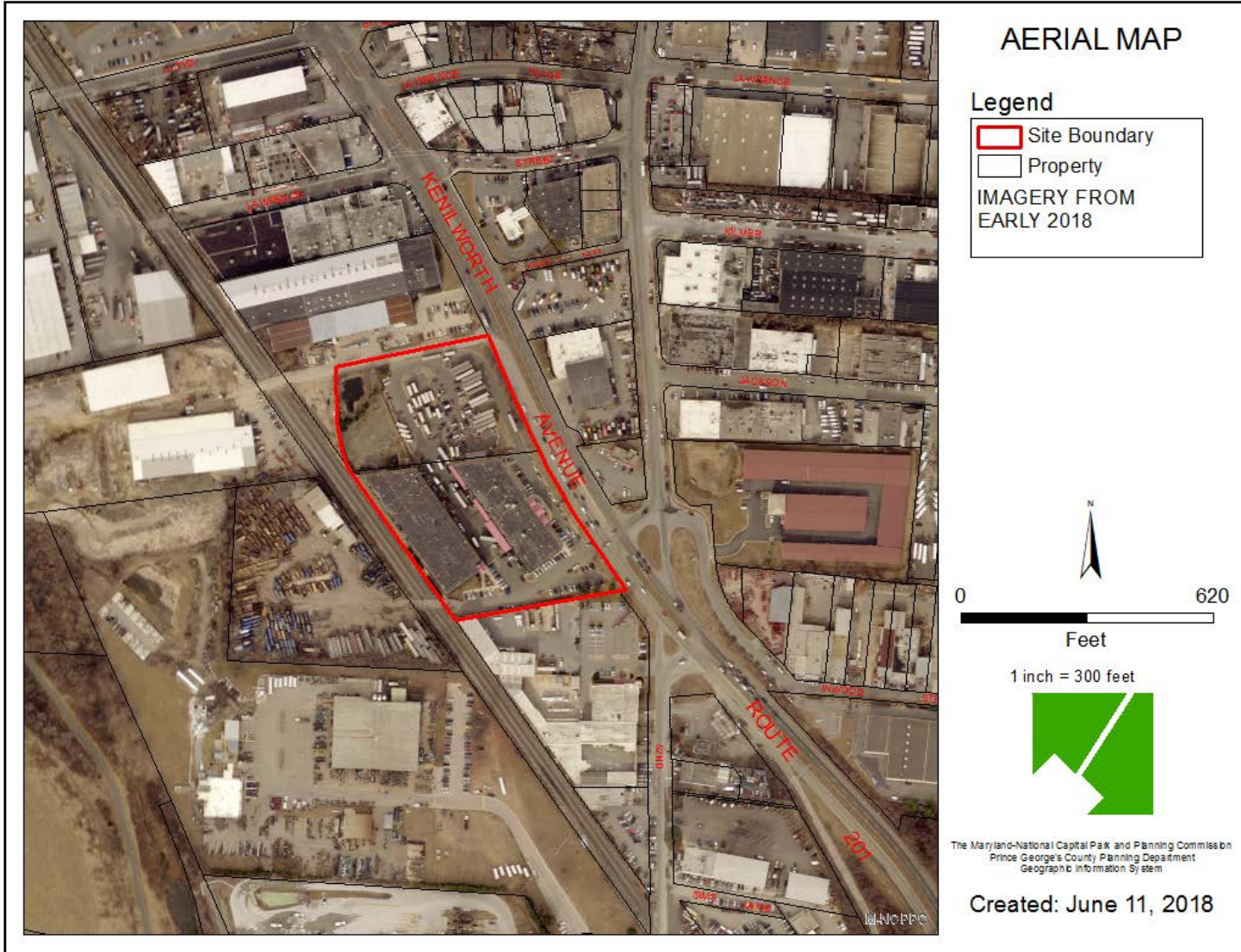


# OVERLAY MAP

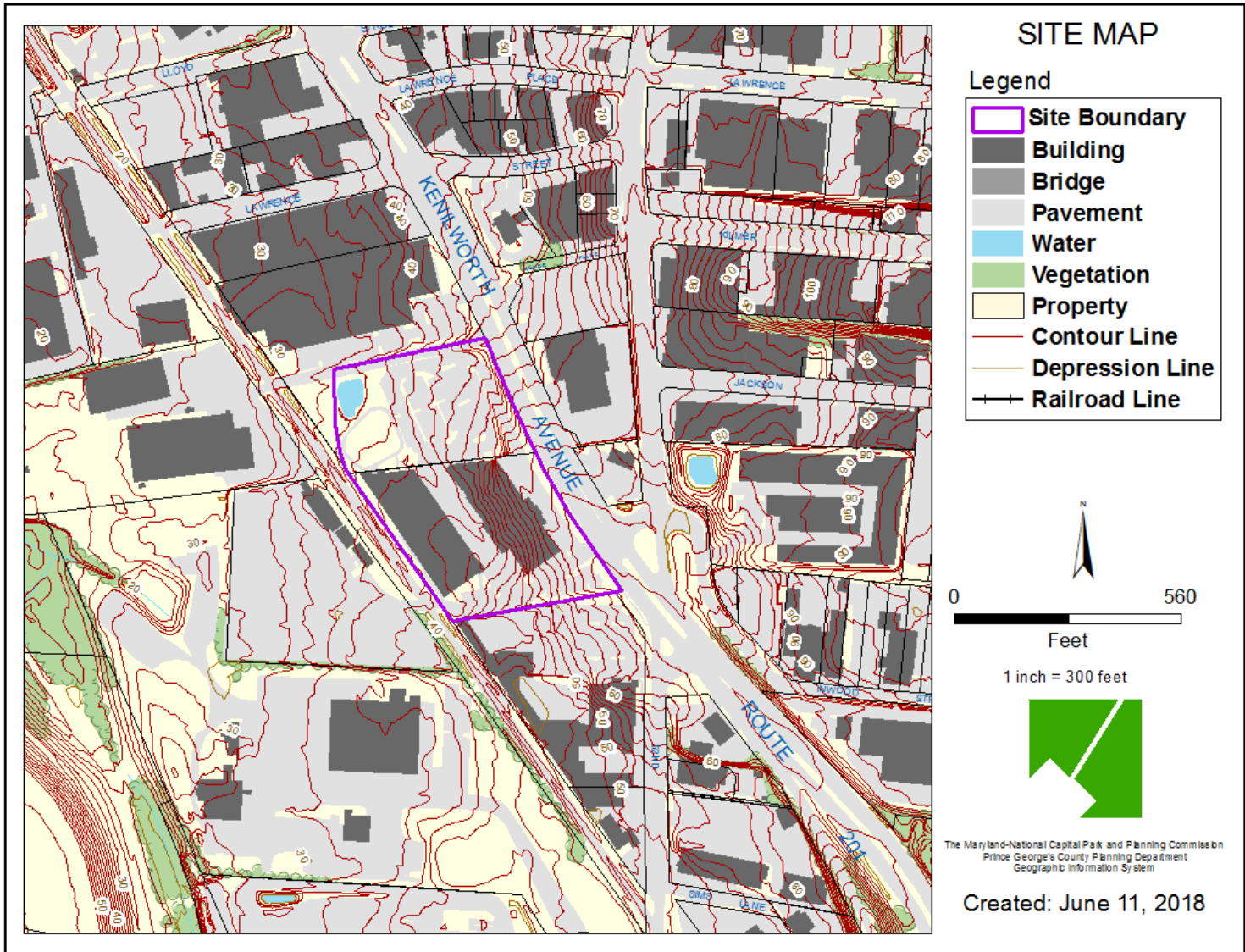




# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP





# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





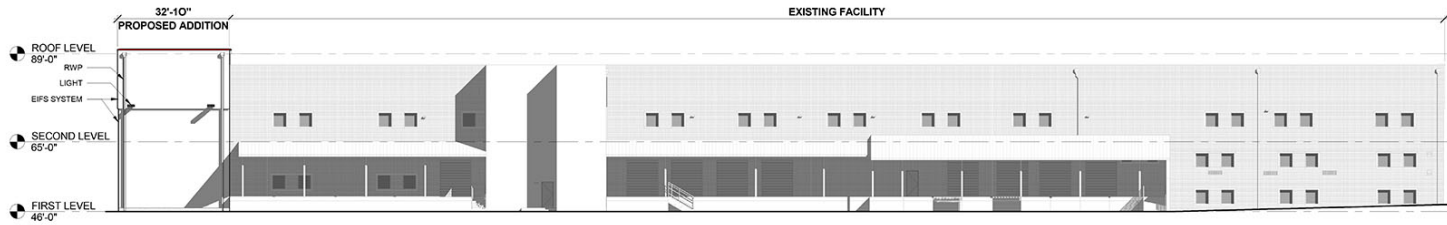
# DETAILED SITE PLAN RENDERING



# ELEVATIONS/SIGNAGE



1 NORTH ELEVATION  
1/16" = 1'-0"

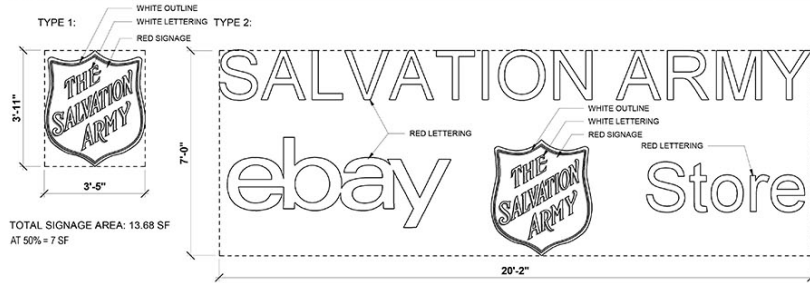


2 SOUTH ELEVATION  
1/16" = 1'-0"



3 WEST ELEVATION  
1/16" = 1'-0"

**SIGNAGE LEGEND:**



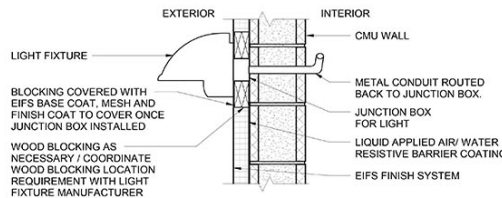
4 EAST ELEVATION  
1/16" = 1'-0"

**LIGHTING SCHEDULE:**



LIGHTING: WALL PACK FIXTURE  
MANUFACTURER: HUBBELL  
B.O.D. MODEL: LNC4 LITEPACK  
COUNT: 8

**LIGHTING SUPPORT DETAIL:**

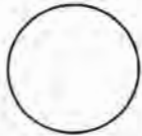


**SIGNAGE SCHEDULE:**

SIGN TYPE	PROJECT	PROJECT AREA	SIGN QTY.	SIGN AREA	TOTAL SIGN AREA
1	SALVATION ARMY	20,640 SF	1	14 SF	14 SF
2	SALVATION ARMY	20,640 SF	1	141 SF	141 SF

TOTAL NEW SIGNAGE AREA: 155 SF AT 50% = 77.5 SF SIGNAGE SHOWN  
MAXIMUM SIGNAGE AREA ALLOWED = 400 SF





**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners

**STATEMENT OF JUSTIFICATION  
DETAILED SITE PLAN AMENDMENT DSP-88114-01  
FOR THE SALVATION ARMY  
J.W. WATSON PROPERTY, PARCEL 2 & EDMONDS SUBDIVISION, LOT 4**

**Date:** January 3, 2018

**Applicant:** Salvation Army  
3304 Kenilworth Avenue, Hyattsville, Maryland

**Request:** Approval of Detailed Site Plan Amendment DSP-88114-01

Dear Ms. Kosack:

On behalf of The Salvation Army, Ben Dyer Associates, Inc. hereby submits this Statement of Justification in support of a proposed Detailed Site Plan Revision for the property at J.W. Watson Property, Parcel 2 and Edmonds Subdivision, Lot 4. The use proposed in this application is a 20,400 square foot addition for retail storage to an existing Salvation Army Retail Store that has an Adult Rehabilitation Center on-site.

**I. Site Location and Description**

The subject property is identified as Parcel 2, J.W. Watson Property and Lot 4, Edmonds Subdivision on Tax Map 058, Grid D1. It consists of approximately 6.54 acres or 284,882.4 sf in the I-2 zone. The property is located at 3300 Kenilworth Avenue, Hyattsville, Maryland, 20781. Lot 4 is shown at Plat Book NLP 137, Plat 44 and Parcel 2 is shown at Plat Book WWW 3, Plat 3 in the Land Records of Prince Georges County. The site is located at the western side of Kenilworth Avenue, approximately 130 feet +/- north of its intersection with 52<sup>nd</sup> Avenue. The property is currently developed with a Salvation Army Retail Store, which includes area for beneficiary residences, the refurbishing of donated goods, and retail sales of donated goods. Parking is provided on site for vehicles, employees, beneficiaries and customers. The property is surrounded by land in the I-1 and I-2 zones within a large industrial area near the interchange between Kenilworth Avenue and the Baltimore Washington Parkway. The property lies within a designated Revitalization Tax Credit District and an MDP Enterprise Zone.

## II. Nature of Request

This application proposes the continuation of the current use, with a proposed addition of 20,400 square feet to the existing retail store to include a 19,850 retail storage area with a 550 sf truck service bay to accommodate online orders. This application is submitted pursuant to the requirements for Detailed Site Plans outlined in Part 3, Division 9 of the Prince George's County Zoning Ordinance and in accordance with the required findings contained in Section 27-470 and 27-474 regarding the I-2 Zone as well as 27-475.03 regarding Adult Rehabilitation Centers.

## III. Surrounding Uses

The subject property is surrounded by the following uses:

- North:** The property is adjacent to a building supply store in the I-2 Zone to the north.
- East:** The property abuts Kenilworth Avenue (MD 201) along its eastern boundary.
- South:** The property to the south is developed as a building supply store in the I-2 zone.
- West:** CSX Railroad Tracks adjoin the property to the west.

The general area is developed with light industrial uses.

## Zoning and Development History

The subject property has been located in the I-2 Zone since prior to the establishment of the 1994 Bladensburg New Carrollton and Vicinity Master Plan and Sectional Map Amendment. Aerial imagery indicates that the existing building was developed between the years 1965 and 1977 and, based on the property's permit history, was used for the sale of used vehicles prior to the arrival of the Salvation Army Rehabilitation center. The property was approved in its current configuration per Preliminary Plan of Subdivision 4-87268, approved on December 30, 1987, and subsequently, Site Plan SP-88114, approved on January 26, 1989.

## IV. Conformance with Zoning Ordinance

### ***Detailed Site Plan 27-285(b) required findings***

*(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 proposed addition complies with the applicable site design guidelines to which this property is subject. The proposed addition will not require unreasonable costs or substantially detract from the utility of the proposed development for its intended use. The proposed addition will add to the utility of the proposed development and enhance its use as a Salvation Army Retail Store.

(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:** A Conceptual Site Plan was never required for the existing development. Therefore, this standard does not apply.

(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:** This Detailed Site Plan only proposes an addition to the existing building and the associated reconfiguration of parking around the new addition. It does not propose any additional infrastructure. 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:** A Natural Resource Inventory (NRI) Equivalency Letter (NRI-033-2017) has been approved for the site. As demonstrated by the NRI, there are no regulated environmental features on the subject property. The subject site is also exempt from the requirements of the Woodland and Wildlife Conservation Ordinance as it contains less than 10,000 square feet of woodland and a Tree Conservation Plan (TCP) Exemption has been granted under TCP2-029-2017. In light of the above, regulated environmental features will be preserved in accordance with Section 24-130(b)(5).

#### **27-470 I-2 Zone (Heavy Industrial)**

##### **(a) Purposes.**

(1) *"The purposes of the I-2 Zone are:*

(A) *To accommodate a mix of intense industrial uses which require larger tracts of land;"*

**RESPONSE:** The existing Salvation Army Retail Store as well as the associated uses are permitted in the I-2 Zone and are compatible with the development pattern described above.

(B) *"To accommodate industrial uses that may impact adjoining properties, but are essential to the County's economic well-being; and"*

**RESPONSE:** The proposed addition for retail storage space will not further intensify the uses that are already operating on site. The proposed addition will enhance the operations of a use that provides a critical service to vulnerable populations and provides a sustainable means of reusing and reselling donated goods.

*“(C) To apply site development standards which will generate an attractive, conventional heavy industrial environment.”*

**RESPONSE:** The proposed addition is compatible with the heavy industrial character and the land use mix of its vicinity.

***(b) Landscaping, screening, and buffering** of development in the I-2 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:*

*“(1) At least ten percent (10%) of the net lot area shall be maintained as green area.”*

**RESPONSE:** 63,342 square feet of green area is provided on site (22% of the net lot area).

*“(2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.”*

**RESPONSE:** The proposed Landscape strip along Kenilworth Avenue satisfies the requirements of Section 4.3 of the Landscape Manual. This landscape strip is not included in the green area calculation.

*“(3) A vehicle towing station permitted in the I-2 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.”*

**RESPONSE:** A vehicle towing station is not proposed on site. Therefore, this standard does not apply.

***(c) Outdoor storage.***

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

**RESPONSE:** Outdoor storage is not visible from any streets adjacent to the subject property.

***(d) Uses.***

*(1) “The uses allowed in the I-1 Zone are as provided for in the Table of Uses (Division 3 of this Part)”.*

**RESPONSE:** The Site Plan proposes the continuation of an existing Salvation Army Retail Store with an Adult Rehabilitation facility, which is a permitted use in the I-2 Zone (CB-108-1987) as defined in Section 27-107.01 and detailed in Section 27-475.03.

**27-474 Regulations**

*The Detailed Site Plan is in conformance with the regulations stipulated in the Zoning Ordinance for the I-2 zone as shown below:*



**(a) Regulations tables.**

(1) The following tables contain additional regulations for development in the Industrial Zones.

**(b) Setbacks (Minimum in Feet)**

<b>I-2 ZONE</b>		
<b>SETBACKS</b>	<b>REQUIRE D</b>	<b>PROVIDE D</b>
From Street:	25 ft. <sup>4,10</sup>	59 ft. +/-
From adjoining land in any non-residential zone:		
Side yard	30 ft. <sup>5,6,10</sup>	89 ft. +/-
Rear yard	None <sup>7,10</sup>	15 ft. +/-

<sup>4</sup> For this regulation, a street shall mean a right-of-way line, as shown on the current approved Master Plan, Functional Master Plan of Transportation, or General Plan, Prince George's County Capital Improvement Program, or Maryland State five (5) Year Highway Construction Program, whichever indicates the greatest right-of-way width. Any other street shall be deemed to have a right-of-way of at

<sup>5</sup> Least seventy (70) feet.

May be one (1) or two (2) side yards for a total of thirty (30) feet.

<sup>6</sup> Plus one-third (1/3) foot for every one (1) foot of building height above thirty (30) feet shall be provided.

<sup>7</sup> Except that if the building is more than thirty (30) feet high, a setback of one-third (1/3) foot for every one (1) foot of building height above thirty (30) feet shall be provided.

<sup>10</sup> Towers, whips, poles, and antennae and supporting structures, excluding guy wires, shall be set back one-half (1/2) foot for each foot of structure height. (CB-8-1990; CB-123-1994)

**(c) Net Lot Area:**

**RESPONSE:** There is no net lot area requirement for the I-2 zone.

**(d) Lot Frontage:**

**RESPONSE:** There is no lot frontage requirement in the I-2 zone.

**(e) Building Height:**



**RESPONSE:** There is no height requirement in the I-2 zone. The proposed retail building addition is 2 stories in height, the same height as the existing building. Therefore, it is compatible with surrounding buildings.

**27-475.03 Adult Rehabilitation Centers**

*(a) "Adult Rehabilitation Centers permitted (P) in the Table of Uses shall be subject to the following:*

*(1) Requirements.*

*(A) The Center shall be owned and operated by a bona fide nonprofit organization within the County, organized for the purpose of promoting any charitable, benevolent, educational, or religious objective, and not organized for the private profit or gain of any member of the organization."*

**RESPONSE:** The subject property is owned and operated by the Salvation Army, a bona fide nonprofit organization within Prince George's County.

*(B) "The Center shall be located on a minimum of five (5) acres of land and shall have three (3) separate components:*

*(i) Residential, providing room and board for the beneficiaries (may also include administrative offices, chapel, infirmary, recreation room, etc.);*

*(ii) Industrial, providing workshop areas for the beneficiaries and/or staff to refurbish or repair donated goods for resale, such as furniture, appliances, toys, and clothing; providing a receiving area for the wholly enclosed storage of the unrefurbished and refurbished goods; and providing a loading dock for the receipt and transit of the goods; and*

*(iii) Retail, providing for the sale of the donated goods to the public."*

**RESPONSE:** Parcel 2 and Lot 4 is comprised of 6.54 acres. The existing use will retain all three of the above components.

*(C) "The residential component shall be located or oriented to the interior of the site to mitigate potential adverse impacts of adjacent industrial or commercial uses. Where this is not possible, screening shall be provided to shield the residential component from noise, dust, or activity generated by adjacent commercial or industrial uses."*

**RESPONSE:** The proposed addition will have no impact on the existing residential areas which are located in a separate building.

*(D) "The residential component shall be designed to achieve the maximum degree of privacy for the beneficiaries."*

**RESPONSE:** The proposed addition will have no impact on the existing residential areas which are located in a separate building.

*(E) "Access by the general public shall be limited to the administrative offices and the retail component, and the hours of operation of the retail component shall be restricted to 9:00 A.M. to 9:30 P.M., Monday through Saturday."*

**RESPONSE:** This is understood.

*(F) "Any beneficiary must commit to a ninety (90) day minimum residence at the Center."*

**RESPONSE:** This is understood.

*(G) "A staff of a minimum of one (1) person for each ten (10) beneficiaries shall be at the facility at all times."*

**RESPONSE:** This is understood.

*(H) "There shall be no outdoor storage of articles found to be unsuitable for refurbishing or resale and such articles shall be promptly removed and properly disposed of."*

**RESPONSE:** The existing and proposed uses will not display articles found to be unsuitable for refurbishing or resale outdoors.

*(I) "Any beneficiary shall be discharged upon completion of the program, as determined by the operation of the facility, and shall not be housed for an extended or indefinite period of time on the premises."*

**RESPONSE:** This is understood.

*(J) "There shall be no outdoor display of articles offered for resale."*

**RESPONSE:** The existing and proposed uses will not display articles for resale outdoors.

*(K) "Window advertisements or banners shall be prohibited."*

**RESPONSE:** No window signage or banners are proposed.

*(L) "The parking space requirements shall be computed as follows:*

*(i) For the retail component, the parking shall be calculated according to the requirements set forth in Section 27-568(a)(5)(A) of this Subtitle;*

*(ii) For the residential and industrial components, the parking shall be based on one (1) parking space per every four (4) beneficiaries based upon the maximum number of beneficiaries allowed at the facility; and*

*(iii) For the staff, the parking requirements shall be based on one (1) parking space per staff member identified on the Detailed Site Plan."*

**RESPONSE:** The above requirements were used to compute required parking as demonstrated by General Note 6 of the Detailed Site Plan.

*(2) Site plan.*

*(A) "A Detailed Site Plan shall be approved for the Center, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section."*

**RESPONSE:** This application is submitted pursuant to the requirements for Detailed Site Plans outlined in Part 3, Division 9 of the Prince George's County Zoning Ordinance.

*(B) "In addition to the submittal requirements for a Detailed Site Plan set forth in Part 3, Division 9, the location and area of the residential, industrial, and retail components of the Center and the number of proposed beneficiaries and staff shall be identified."*

**RESPONSE:** The existing components of the use on site as well as the additional retail storage use is identified on the Detailed Site Plan.

#### **V. Conformance with Master Plan**

The subject property is located within the boundaries of the 2009 Approved Port Towns Sector Plan and Sectional Map Amendment. The Sector Plan recommends the subject property for continual industrial use as demonstrated by Map 5 (Proposed Land Use) on page 20 of the Master Plan. The additional retail storage space proposed as part of this Detailed Site Plan is compatible with the long-term vision of the Sector Plan for the subject site's vicinity and is compatible with the existing use of the site and with the industrial/commercial uses that surround the subject property.

The Port Towns Sector Plan divides its focus area into 6 character areas to target for redevelopment. While the subject property is not located within a specific character area of the Sector Plan, its location is generally conducive to the existing use as eleemosynary institutions are a permitted use within all character areas. The proposed addition is in harmony with the overall Sector Plan goal to "preserve and enhance the industrial tax base while encouraging sustainable development and design" by enhancing the operations of a use that is, in part, industrial in nature without impacting regulated environmental features. The addition of retail storage space is also in harmony with the Sector Plan's overall objectives for economic development. The proposed addition will contribute to the stated economic development objectives of the Sector Plan to "encourage a mix of land uses in the Port Towns that contributes to the employment and business base" and to "retain, develop, and support the industrial employment areas" (Page 87).

## VI. Conclusion

In light of the above, The Salvation Army (Applicant) submits that this Detailed Site Plan request for 20,400 square feet of additional retail storage space satisfies all relevant criteria set forth in the Zoning Ordinance. This request is in compliance with the required findings for Detailed Site Plan Amendments, the purposes and regulations of the I-2 Zone, regulations regarding Adult Rehabilitation Centers, and the 2009 Approved Port Towns Sector Plan and Sectional Map Amendment. The proposed building addition is in harmony with the character of the industrial uses that surround the subject property and will contribute to a development pattern that enhances the County's industrial base. The approval of this Detailed Site Plan request will enhance the operations of an important eleemosynary resource in Prince George's County. Improving the existing Salvation Army Retail Store will contribute to the fulfillment of County economic development goals and will help provide vulnerable populations better access to an important philanthropic service.

Sincerely,  
Ben Dyer Associates, Inc.



Kevin Kask  
Planner / LEED Green Associate

cc: Greg Davis

PM:PBW

2.SOJ.Kosack.Salvation Army.0103.ca

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

PGCPB No. 87-582

File No. 4-87266

R E S O L U T I O N

WHEREAS, Bradco Realty Corporation is the owner of a 6.3573-acre parcel of land known as Bradco Realty Corporation (Lots 1 & 2), said property being in the 2nd Election District of Prince George's County, Maryland, and being zoned I-2; and

WHEREAS, on November 20, 1987, Bradco Realty Corporation filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 2 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-87268 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on December 30, 1987, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with modifications; and

WHEREAS, on December 30, 1987, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-87268 with the following modifications:

1. Approval of a conceptual stormwater management plan prior to issuance of any building permits.
2. The exact location for access for Lot 2 to Kenilworth Avenue will be located as per the Maryland State Highway Administration's access permit.
3. The 15-foot area between the line labelled as "Future R/W" and the right-of-way line for Kenilworth Avenue shall be an area of nondisturbance except for right-of-way improvements. This "Future R/W line" shall be used for all building setbacks.

PGCPB No. 87-582  
File No. 4-87268  
Page 2

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. According to established Planning Board policies, a conceptual stormwater management plan is appropriate for the site. The effects of the subdivision on downstream areas must be studied.
3. Kenilworth Avenue (Maryland Route 201) is a State road over which the Maryland State Highway Administration has jurisdiction. Access to this roadway is controlled by the State Highway Administration.
4. Kenilworth Avenue (Maryland Route 201) is an ultimate 120-foot right-of-way. Development and/or disturbance shall not occur within that area within 60 feet of the existing centerline.

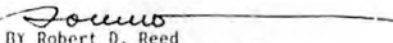
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Dabney, seconded by Commissioner Botts, with Commissioners Dabney, Botts, Keller and Rhoads voting in favor of the motion, and with Commissioner Yewell absent, at its regular meeting held on Wednesday, December 30, 1987, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY

Thomas H. Countee, Jr.  
Executive Director

\_\_\_\_\_  
M-NPPC Legal Department

Date \_\_\_\_\_

  
BY Robert D. Reed  
Community Relations Officer

THC/RDR/EK:lg



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

PGCPB No. 89-47

SP-88114

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on January 26, 1989, regarding Detailed Site Plan 88114 for Salvation Army - Adult Rehabilitation Center, the Planning Board finds:

1. The Detailed Site Plan is in conformance with the requirements of Council Bill No. 108-1987.
2. If the conditions of approval are adopted, the Detailed Site Plan will be in conformance with the final plats of subdivision as recorded in NLP 137 at Plat No. 44 and WW 51 at Plat No. 3.
3. The Detailed Site Plan provides a reasonable and workable resolution of the Site Design Guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Detailed Site Plan for the above-described land.

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Dabney, seconded by Commissioner Wootten, with Commissioners Rhoads, Dabney, Bolts and Wootten voting in favor of the motion, and with Commissioner Jewell absent at its regular meeting held on Thursday, January 26, 1989, in Upper Marlboro, Maryland.

John F. Downs, Jr.  
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY

*[Signature]*  
By \_\_\_\_\_

Date 2/10/89

JFD:RDR:SL:fvh

*[Signature]*  
By Robert J. Reed  
Public Affairs Officer

CERTIFICATE OF APPROVAL

Salvation Army Adult Rehabilitation Center  
SP-88114/01

This revision to a Detailed Site Plan was APPROVED on September 6, 1990, by the Development Review Division as designee of the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code.

This revision includes changes to parking area on the north side of building number one and the addition of steps on the side-walk on the south side of building one.

Other conditions of the original approval shall remain in full force and effect unless specifically excluded.

Any further revision to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

Signed: Farrell Hamer by SHL  
Farrell Hamer  
Urban Design Supervisor  
Development Review Division





**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Historic Preservation Section

(301) 952-3680  
www.mncppc.org

August 1, 2018

MEMORANDUM

TO: Andrew Bishop, Senior Planner  
Urban Design Section  
Development Review Division

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

FROM: Jennifer Stabler, Archeology Planner Coordinator *JAS*  
Tyler Smith, Principal Planning Technician *TAS*  
Historic Preservation Section  
Countywide Planning Division

SUBJECT: **DSP-88114-02, Salvation Army**

The subject property comprises 6.54 acre located on the south side of Kenilworth Avenue at the intersection of 52nd Avenue in Hyattsville, Maryland. The subject application proposes a 20,000 square foot addition for retail storage to an existing retail store and a new truck service bay. The subject property is located in the I-2 Zone.

The subject application will have no impact on any Prince George's County historic sites or resources. There are no known archeological resources that will be affected by the application. 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. Phase I archeology survey is not recommended. Historic Preservation staff recommends approval of the subject application without conditions.

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August 9, 2018

**MEMORANDUM**

**TO:** Andrew Bishop Senior Planner Urban Section, Development Review Division  
**VIA:** Kipling Reynolds, AICP, Chief, Community Planning Division *KR by FCS, Acting Dir. CLF*  
David A. Green, Master Planner, Community Planning Division *D*  
**FROM:** Samuel L. White, Jr., Senior Planner, Neighborhood Revitalization Section, Community Planning Division *SLW*  
**SUBJECT:** DSP-88114.02 Salvation Army

**FINDINGS**

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

**BACKGROUND**

**Application Type:** Detailed Site Plan outside of an overlay zone

**Location:** The property is located on the southside of MD 201 (Kenilworth Avenue) at the southwest corner of 52<sup>nd</sup> Avenue.

**Size:** 6.54 acres.

**Existing Uses:** Retail facility

**Proposal:** The applicant proposes to construct a 20,400 square feet addition with service bays for retail storage adjacent to an existing structure and restripe a portion of the existing parking lot.

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** This application is located within the Established Communities policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low-to-medium density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

**Master Plan:** The 2018 *Approved Greater Cheverly Sector Plan* recommends industrial land uses on the subject property.

**Planning Area:** 69

**Community:** Bladensburg

DSP-88114.02 Salvation Army  
8/9/2018  
Page 2

**Aviation/MIOZ:** This property is not located in an Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning:** The 2010 *Approved Port Towns Sectional Map Amendment* retained the subject property in the Heavy Industrial (I-2) zone.

**MASTER PLANN CONFORMANCE ISSUES**

None.

cc: Long-range Agenda Notebook  
Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section, Community Planning  
Division



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

(301) 952-3680  
www.mncppc.org

September 27, 2018

**MEMORANDUM**

TO: Andrew Bishop, Urban Design Section, Development Review Division  
VIA: *[Signature]* Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division  
FROM: Ifin Thompson, Transportation Planning Section, Countywide Planning Division  
SUBJECT: **DSP-88114-02 Salvation Army**

The Transportation Planning Division has reviewed the Detailed Site Plan application referenced above. The subject property consists of approximately 6.54 acres of land in the I-2 Zone. The property is located at 3300 Kenilworth Avenue in Hyattsville. The applicant is proposing a 20,400 square foot addition for retail storage to an existing Salvation Army Retail Store. There is also an adult rehabilitation center currently on-site.

**Background**

The proposed use is a 20,400-square foot addition for retail storage. The addition will include retail storage area as well as a truck service bay. By virtue of the site containing an adult rehabilitation center within the I-2 Zone, the site is subject to a Detailed Site Plan requirement. Section 27-281 of the Zoning Ordinance identifies several requirements for the use that must be met. None of these requirements are traffic- or transportation-related.

**Review Comments**

The table below was developed as a means of comparing the proposed use with the existing uses to formulate the trip cap for the site.

<b>Comparison of Estimated Trip Generation, DSP-88114-02, 6.54 acres</b>							
Zoning or Use	Units or Square Feet	AM Peak Hr. Trips		Total AM Trips	PM Peak Hr. Trips		Total PM Trips
		In	Out		In	Out	
<b>Existing</b>							
Salvation Army Retail Store	26,451 Square feet	43	26	69	118	128	246
Adult Rehabilitation Center	68,535 Square feet	77	47	124	223	242	465
<b>Proposed Use</b>							
Retail Storage Addition	20,400 Square feet	7	2	9	2	7	9
Total				202			720

There is an underlying Preliminary Plan of Subdivision 4-87268. There is no trip cap associated with the Preliminary Plan. However, estimated trip generation for the proposed addition is within five percent or less of the existing trip generation. It is determined that this small change in trip generation is sufficiently minor to be covered under the finding made for the 1987 subdivision. Total development for the site should be limited to uses that would generate no more than 202 AM and 720 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein should require a new Preliminary Plan of Subdivision with a new determination of the adequacy of transportation facilities.

On site circulation and access will remain the same, with access from Kenilworth Avenue. Access and circulation is acceptable. Kenilworth Avenue is a Master Plan Arterial Facility with a proposed right-of-way of 90 to 120 feet and four to six lanes. There are no structures proposed within the ultimate master plan right-of-way. Therefore, no dedication is required.

**Conclusion**

From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the finding required for a Detailed Site Plan as described in the Zoning Ordinance.





**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

(301) 952-3680  
www.mncppc.org

October 2, 2018

**MEMORANDUM**

TO: Andrew Bishop, Development Review Division  
VIA:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division  
FROM:  Marc Lewis-DeGrace, AICP, Transportation Planning Section, Countywide Planning Division  
SUBJECT: **Detailed Site Plan Review for Master Plan Trail Compliance**

The following Detailed Site Plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate Area Master Plan to provide the appropriate recommendations.

Detailed Site Plan Number: DSP-88114-02

Name: Salvation Army

Type of Master Plan Bikeway or Trail

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

\*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the Detailed Site Plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2018 *Cheverly Sector Plan and Sectional Map Amendment (Cheverly Plan)* to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo.

**Review Comments (Master Plan Compliance and Prior Approvals):**

The subject property is located at the western side of Kenilworth Avenue just north of its intersection with 52<sup>nd</sup> Avenue. The application proposes a 20,400-square foot addition for retail storage to an existing 284,882-square foot Salvation Army retail store. The site is covered by the MPOT and the Cheverly Plan. One master plan trail issue impacts the subject site with a Shared-Use Side Path planned along Kenilworth Avenue (MD 201).

Text from the MPOT about this master plan facility is copied below:

MD 201 Shared-Use Side Path: This trail will improve bike and pedestrian safety along a high-volume and high-speed roadway (MPOT, page 28).

The Cheverly Plan contains guidance regarding the provision of on-road bicycle facilities in the area:

At present there are no dedicated bikeways on major roads within the corridor, making it very difficult to navigate the area by bicycle. The area also lacks infrastructure, such as proper signage and bicycle parking facilities, which would make cycling safer and more enjoyable. Furthermore, connections are lacking between existing trails or bikeways and other transportation options, including the Branch Avenue Metro Station. As a result, the area, especially primary streets and commercial areas, has become highly auto-oriented. County policy promotes the importance of pedestrian streetscapes and bicycle friendly communities. In order to achieve these goals, efforts should be made to implement sidewalk and bikeway connectivity, particularly to key destinations. (Cheverly Plan, page 31).

**Comment:** Striping for designated bike lanes (or other appropriate on-road treatment) can be considered by the State Highway Administration (SHA) at the time of road resurfacing or improvement consistent with 2015 Maryland Bicycle Policy and Design Guidelines. The applicant shall provide a minimum of four bicycle parking spaces near the front entrance of the retail establishment.

**Recommendations:**

In conformance with the *MPOT* and the *Cheverly Plan*, prior to signature approval the plans shall be revised to include:

- a. Eight-foot wide Shared-Use Side Path (or wide sidewalk) along the subject site's entire frontage of MD 201, unless modified by SHA.
- b. A bicycle rack(s) accommodating a minimum of four bicycle parking spaces at a location convenient to the front entrance of the proposed retail space.



September 21, 2018

**MEMORANDUM**

**TO:** Andrew Bishop, Urban Design Section  
**VIA:** Sherri Conner, Subdivision and Zoning Section *SC*  
**FROM:** Amber Turnquest, Subdivision and Zoning Section *AT*  
**SUBJECT:** DSP-88114-02, Salvation Army

The subject property is located on Tax Map 58 in Grid D1, consists of 6.55 acres, and is zoned Heavy Industrial (I-2) and subject to the 2018 *Approved Greater Cheverly Sector Plan*. The site is known as; Lot 4, Block C of Edmonds Subdivision recorded in Plat Book NLP 137-44, approved on February 25, 1988; and Parcel 2 of J.W. Watson Property recorded in Plat Book WWW 51-3, approved on March 4, 1964. Lot 4, Block C is the subject of preliminary plan of subdivision (PPS) 4-87268 (PGCPB Resolution No. 87-582) and Parcel 2 is the subject of PPS 12-1537 for which there are no records available.

PPS 4-87268 was approved for two lots and was approved subject to three conditions. Of the three conditions of approval, the following plat notes are applicable to the review of this application:

**2. Access to Kenilworth Avenue from Lot 4 will be determined by application to the State Highway Administration for a driveway entrance permit.**

The subject site was developed with both Lot 4 and Parcel 2, with surface parking and two buildings respectively. Lot 4 and Parcel 2 have frontage along Kenilworth Avenue. Direct access to Kenilworth Avenue exists on the southeast portion of the site and is proposed to remain.

**3. The 15 foot wide area between the line labeled "Future Right of Way Line" and the right of way line for Kenilworth Avenue shall be an area of nondisturbance except for right of way improvements. This "Future Right of Way Line shall be used for all building setbacks."**

There are no improvements proposed in the right-of-way.

The applicant has submitted this DSP for a 20,400 square foot addition to an existing 129,247 square foot retail store for retail storage (19,850 square feet) and a truck service bay (550 square feet). The 20,400 square foot addition is proposed on Lot 4, on which there is currently only surface parking. A transportation analysis was completed as a part of 4-87268 and the Transportation Planning Section should determine whether the proposed development conforms with the approved PPS.



**Plan Comment**

1. The Transportation Planning Section should evaluate the new use proposed on the site to ensure that the trips generated do not exceed that approved with the PPS for Lot 4, Block C.

**Recommended Condition**

1. Prior to certification of the DSP the following shall be revised:
  - a. General Note 2 to include "Lot 4, Block C" of Edmonds Subdivision as part of the legal description.
  - b. Delete General Note 12.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the preliminary plan of subdivision, given the records available, which has obtained signature approval, and record plats with the recommended conditions. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

August 16, 2018

**MEMORANDUM**

TO: Andrew Bishop, Senior Planner, Urban Design Section

FROM: Alice Jacobs, Principal Planning Technician, Permit Review Section *AJ*

SUBJECT: DSP-88114-02 – Salvation Army

1. General Notes only mention the proposed addition and service bay, there appears to be a proposed change to the existing basketball court into an open sided pavilion, Sheet C2. Is this correct? If so, calculations/dimensions and architecture should be provided for it.
2. Environmental Planning – A Tree Conservation Plan or Exemption Letter must be approved with this plan.
3. Add the uses of the existing buildings to C2.
4. Provide the method of erecting the new building signs, pursuant to Section 27-596(c)(4) of the Zoning Ordinance.
5. It is somewhat unclear exactly where the Type 1 sign is going as seen from Item 4 East Elevation of Sheet A-201, consider pointing the new proposed signage out on the Sheet C2.
6. Sheet C2 identifies a “Wall Mounted Sign Light TYP” on what is labeled the West Elevation on Sheet A-201, but there is no corresponding sign details provided on the sheet.
7. Provide the total existing and proposed signage calculations on A-201 in the “Signage Schedule” to keep accurate totals of all site signage.

## **Bishop, Andrew**

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**From:** Reiser, Megan  
**Sent:** Monday, July 23, 2018 9:32 AM  
**To:** Bishop, Andrew  
**Subject:** DSP-88114-02 Salvation Army

Hi Andrew,

The Environmental Planning Section (EPS) has reviewed the referral package stamped as received by EPS on July 17, 2018. The proposal is for a building addition to an existing Salvation Army retail store.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-029-2017) because the site contains less than 10,000 square feet of woodland and has no previous TCP approval; however, a copy of the exemption letter was not included in the materials provided for review. The exemption letter needs to be submitted for the DSP.

An NRI equivalency letter has been issued for the site (NRI-033-2017); however, it was not included in the materials provided for review. The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. The NRI equivalency letter needs to be submitted for the DSP.

A stormwater management concept plan and approval letter (39989-2017) were submitted and show the use of micro-bioretenion and a stormwater management fee of \$373.33 in lieu of providing on-site attenuation/ quality control measures.

No other environmental requirements have been identified for this application. This email serves in lieu of a memo.

### ***Megan Reiser***

Planner Coordinator, Environmental Planning Section  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
301-952-3752



**M-NCPPC**



*Division of Environmental Health*

Date: August 13, 2018

To: Andrew Bishop, Urban Design, M-NCPPC

From: Adebola Adep<sup>JA</sup>oju, Environmental Health Specialist, Environmental Engineering and Policy Program

Re: DSP-88114-02, Salvation Army

The Environmental Engineering Program of the Prince George's County Health Department has completed a health impact assessment review of the detailed site plan submission for the Salvation Army, and has the following comments and/or recommendations:

1. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
2. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or [aoadepoju@co.pg.md.us](mailto:aoadepoju@co.pg.md.us)



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EXHIBIT'S LIST

10/25/18 PGCPB REGULAR MEETING

ITEM 7 - DSP-88114-02 SALVATION ARMY

Staff's Exhibit No. 1:

Staff's recommended modified conditions (1page)

ORIGINALS TO: DRD 10/30/18

Staff's Exhibit

- h. Show a ten-foot-wide easement along the subject site's entire frontage of MD 201, for future construction of a shared-use sidepath (or wide sidewalk).
2. Prior to building permit, the applicant shall grant to the Maryland State Highway Administration (SHA), a ten-foot-wide easement for purposes of construction of a shared-use sidepath (or wide sidewalk) along the subject site's entire frontage of MD 201.

REC'D BY PGCPB ON 10-25-18  
ITEM # 7 CASE # DSP-8814-02  
EXHIBIT # Staff's Ex No. 1