

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-17012

Departure from Parking and Loading Standards

DPLS-466

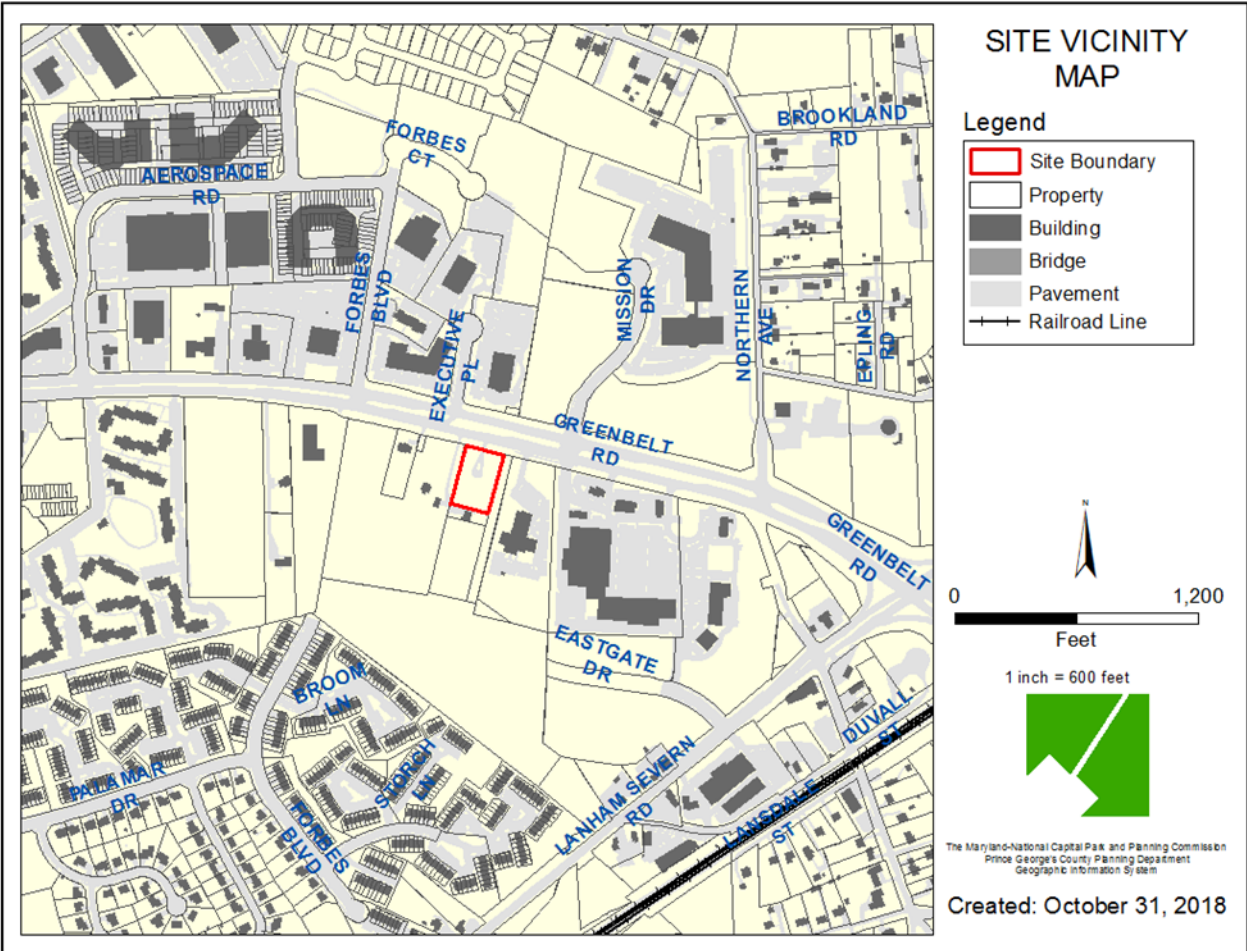
Alternative Compliance

AC-10005-01

| Application | General Data | |
|---|------------------------------|----------------|
| Project Name: 1 Salon Studios Location: On the south side of MD 193 (Greenbelt Road), approximately 2,000 feet west of its intersection with MD 564 (Lanham-Severn Road). Applicant/Address: 1 Salon Studios 6315 Seabrook Road, Suite 214 Lanham, MD 20706 | Planning Board Hearing Date: | 02/28/19 |
| | Staff Report Date: | 02/08/19 |
| | Date Accepted: | 11/05/18 |
| | Planning Board Action Limit: | 04/30/19 |
| | Plan Acreage: | 1.38 |
| | Zone: | R-R |
| | Dwelling Units: | N/A |
| | Gross Floor Area: | 10,400 sq. ft. |
| | Planning Area: | 70 |
| | Council District: | 03 |
| | Election District | 14 |
| | Municipality: | N/A |
| | 200-Scale Base Map: | 210NE09 |

| Purpose of Application | Notice Dates | |
|--|------------------------|---------------------------------|
| Development of a beauty shop and an eating and drinking establishment, excluding drive-through service | Informational Mailing: | DSP: 05/02/17 DPLS: 01/14/19 |
| | Acceptance Mailing: | DSP: 10/19/18 DPLS: 01/18/19 |
| | Sign Posting Deadline: | DSP: 12/31/18 DPLS: 01/28/19 |

| | | | |
|-----------------------------|---------------------------------|--|-------------------|
| Staff Recommendation | | Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 Email: Ivy.Thompson@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17012
Departure from Parking and Loading Standards DPLS-466
Alternative Compliance AC-10005-01
1 Salon Studios

The Urban Design staff has reviewed the detailed site plan for the subject property 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 CRITERIA

The detailed site plan and departure from the number of parking and loading spaces were reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Rural Residential (R-R) Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-17015;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends that the Planning Board adopt the following findings:

1. **Request:** The subject application requests approval for the development of the subject property with a beauty shop and an eating and drinking establishment, excluding drive-through service; alternative compliance to Section 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual); and a departure of two loading spaces from the parking and loading requirements.

2. **Development Data Summary:**

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

Parking

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

3. **Location:** The subject site is located on the south side of MD 193 (Greenbelt Road), approximately 2,000 feet west of its intersection with MD 564 (Lanham-Severn Road). The site is within Planning Area 70 and Council District 3.
4. **Surrounding Uses:** The property is bounded to the north by MD 193 and the Maryland Corporate Center beyond in the Light Industrial (I-1) Zone. To the west and south, the site is bounded by single-family detached dwellings in the Rural-Residential (R-R) Zone. A vacant narrow parcel abuts the property to the east with an existing church beyond, both in the R-R Zone.
5. **Previous Approvals:** The property was the subject of Preliminary Plan of Subdivision PPS 4-17015 approved by the Prince George’s County Planning Board on December 6, 2018. The Board adopted PGCPB Resolution No. 18-125 on January 10, 2019, formalizing that approval. The site also has an approved Stormwater Management Concept Plan, 52828-2017-00, which was approved on May 1, 2018, and will remain valid through May 1, 2021.
6. **Site Design:** The detailed site plan (DSP) proposes a single point of vehicular access from Greenbelt Road. The single, two-story, 38-foot-high building containing the beauty shop and the eating and drinking establishment will be located at the center of the site, facing Greenbelt Road, with main entrances on both the north and south elevations. There are two fountains, constructed of stone veneer to match the building, sited at the front and rear entrances. Parking for the development is proposed at the front, sides, and rear of the building. Pedestrian accessibility is provided via a proposed sidewalk along Greenbelt Road, but it is not connected into the property. This should be amended to show a pedestrian connection from Greenbelt Road to the front door of the building. The dumpster is located at the rear, southeastern portion of the site. The dumpster enclosure is proposed to be constructed of a six-foot-high, gray, sight-tight vinyl fencing. An eight-foot-high, vinyl, sight-tight fence is proposed along the western, eastern, and southern boundaries, as requested by the adjacent property owners.

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

COMPLIANCE WITH EVALUATION CRITERIA

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

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

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

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

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

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

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

(2) Parking, loading, and circulation

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

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

There are 57 total parking spaces for the proposed uses. The vehicular access to the site from Greenbelt Road is via a single right-in/right-out only driveway, which provides two-way traffic to the site. The drive aisle dimensions should be noted on the site plan. Parking spaces are located at the front, sides, and rear of the building, with only approximately 14 of the spaces in front of the building.

(3) Lighting

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

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

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

(4) Views.

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

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

(5) Green Area.

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

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

(6) Site and streetscape amenities.

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

The applicant is not proposing any site or streetscape amenities, except for landscaping and sidewalks. The development of the site will contribute to an attractive and coordinated development pattern of the streetscape bordering the site.

(7) Grading.

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

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

(8) Service Areas.

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

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

(9) Public Spaces.

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

The DSP does not propose any public space in this development as it is not a large-scale commercial development.

(10) Architecture.

- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

The building is generally rectangular and includes a flat roof across the length of the building. The proposed building façade is finished mainly in gray stack stone

veneer, with dark gray or white stucco surrounding the windows and accenting the entrances. The main entrance has a canopy and an elevated roofline that projects from the rest of the building. The proposed building materials are of high quality and are acceptable. The building is very contemporary in style and is acceptable.

8. **Departure from Parking and Loading Standards DPLS-466:** The applicant requests a departure from Section 27-582, which requires two loading spaces for the subject development of 10,400 square feet. Due to site constraints and the proposed use of the building as a beauty shop with an eating and drinking establishment (excluding a drive through), the applicant is seeking relief from the loading space requirement for the building; therefore, a departure of two loading spaces is sought.

Section 27-588. Departures from the number of parking and loading spaces required.

Section 27-588(b)(7) Required Findings:

(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;**

Section 27-550. Purposes

(a) The purposes of this Part are:

- (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;**
- (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;**
- (3) To protect the residential character of residential areas; and**
- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The purposes of the parking and loading regulations will be served by the applicant's request to use the existing parking spaces for loading. The applicant seeks to ensure enough parking to serve the needs of the patrons of this proposed beauty shop with an eating and drinking establishment. Full-size loading spaces are not anticipated to be needed for the beauty shop or the eating and drinking establishment uses. The provision of all required parking spaces is preferred because the predominant use is the beauty shop.

The use of parking spaces during off-peak hours, in lieu of a formally delineated loading space, is a reasonable alternative for this particular site because inclusion

of the loading spaces would require additional departures, which would negatively impact the adjoining residential uses.

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

The loading-space departure is the minimum necessary. There is no viable area for loading spaces that would not eliminate parking spaces, which is more important due to the proposed use of the site, or require another departure for inclusion. The adjacent properties to the site are developed with single-family residences and a church. There are no other opportunities for expansion. Therefore, the departure is the minimum necessary, given the specific circumstances.

- (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;**

The departure is necessary in order to alleviate circumstances, which are special to the subject use, given its nature at this location. The proposed building will house 50 individual studio spaces for use as beauty shops. The underlying nature of this use is that each individual beauty professional provides their products at a small scale, such that it is served by panel trucks delivering directly to the beauty professional, café, and spa, and the loading needs can be addressed by using a parking space. If timed correctly, the use of that space will not impact the peak-hour parking needs of the subject use. The purposes of the parking and loading regulations will be served by the request.

- (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 of calculation have been fully applied to this site. Fifty-seven parking spaces and two loading spaces are required, and the applicant is requesting relief from the provision of the two loading spaces only.

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

The subject property is adjacent to residential areas. However, the parking and loading needs of adjacent residential areas will not be infringed upon by the requested departure.

- (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;**

There is no indication of a shortage of parking within the general vicinity of this facility. The area within 500 feet of the subject property is characterized by residential and commercial development. All uses have adequate parking.

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

The proposed use is permitted in the Zoning Ordinance and will not impair the integrity of the master plan.

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

The subject property is not located within a municipality.

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

According to the Prince George's County Capital Improvement Plan, 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;**

Limited public transportation is available at this location, along Greenbelt Road and Mission Drive. However, due to the developing nature of the area, it is anticipated that a limited number of patrons will use public transportation. However, public transportation is not generally viable for delivery purposes.

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

The proposed development is occurring in an established neighborhood. There are no other alternative design solutions, which would yield additional spaces or would not require additional departures to provide the loading 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;**

The proposed development is within 500 feet of retail uses. The uses at the subject property are new, but compatible with the nature and operation of other uses in the area.

- (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 zoned R-R and, therefore, is not subject to this provision.

9. **Preliminary Plan of Subdivision 4-17015:** The Planning Board approved PPS 4-17015 on December 6, 2018. The PPS was reviewed for conformance to the following conditions that affect this DSP:
 2. **Total development shall be limited to uses that would generate no more than 13 AM and 15 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**
 3. **A substantial change to the uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the approval any building permits.**
 4. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 52828-2017-00 and any subsequent revisions. The final plat shall note the Stormwater Management Concept Plan number and approval date.**
 6. **In conformance with the 2010 *Approved Glen Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* and the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors and assignees shall provide the following:**
 - a. **Standard sidewalks along the subject site's entire frontage of MD 193, unless modified by the Maryland State Highway Administration.**
 - b. **Bicycle parking at a location convenient to the building entrance, with the amount and type of bicycle parking determined at the time of detailed site plan.**
 - c. **One pedestrian route from MD 193 to the building entrance. The alignment and design of the connection will be determined at the time of detailed site plan.**
 8. **Prior to approval of a detailed site plan:**
 - a. **Provide an exhibit that illustrates the location, limits and details of the off-site bicycle and pedestrian impact statement improvements along MD-193, consistent with Section 24-124.01(f) of the Subdivision Regulations.**
 - b. **Demonstrate the use of green building techniques and energy conservation techniques to the extent practicable.**
 - c. **Demonstrate the use of alternative lighting technologies, the limiting of total light output and the use of full cut-off optic light fixtures.**

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

10. **2010 Prince George’s County Landscape Manual:** The proposal is subject to the requirements of the Landscape Manual, specifically Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. The application is in conformance with all requirements, except Section 4.7, Buffering Incompatible Uses, for which Alternative Compliance AC-10005-01 was filed, as follows:

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

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

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

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

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

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

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

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

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

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

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

Justification of Recommendation

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

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

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

Recommendation

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

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

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

14. Based on the foregoing and as required by Section 27-285(b)(11) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
15. As there are no regulated environmental features located on the subject project, the required finding of Section 27-285(b)(4) that regulated environmental features are preserved and/or restored to the fullest extent possible need not be made for the subject project.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-17012, DPLS 466, and Alternative Compliance AC-10005-01 for 1 Salon Studios, subject to the following condition:

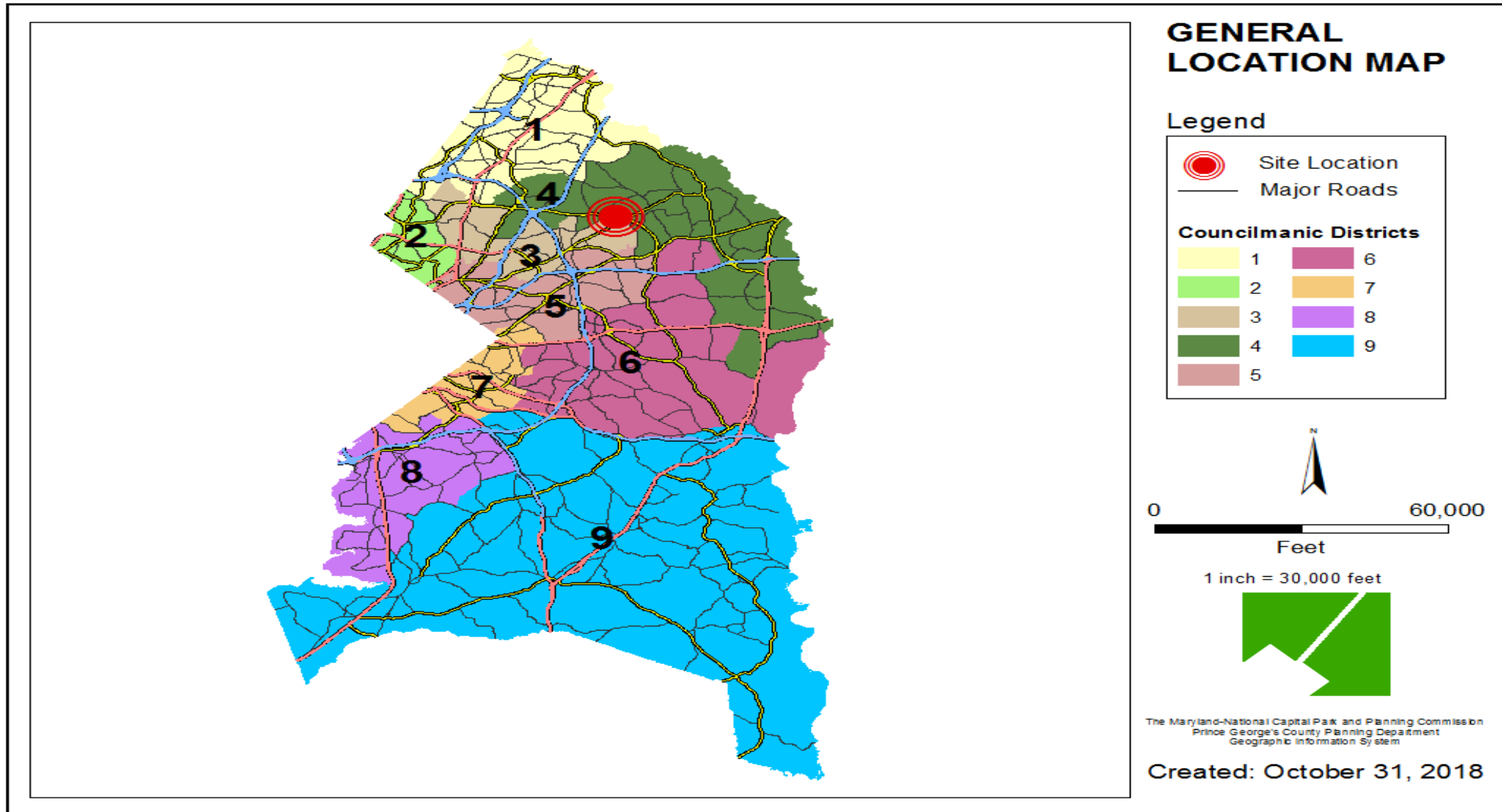
1. Prior to certification of the detailed site plan, the applicant shall revise the plan, as follows:
 - a. Provide bicycle parking accommodating a minimum of five bicycles at a location convenient to the building entrance. The plan sheets shall include a detail of the bicycle rack(s) provided.
 - b. Provide a pedestrian route from MD 193 (Greenbelt Road) to the building entrance.
 - c. Show the ingress/egress drive aisle dimensions.
 - d. Label the subject parcel as "Parcel 1."
 - e. Revise the photometric plan to extend to the boundaries of the subject property.
 - f. Demonstrate the use of full cut-off optic light fixtures and a maximum light level of 0.01 footcandles at all property boundaries, adjacent to residentially zoned property.
 - g. Show the dimensions of the canopy-mounted signs.
 - h. Remove the rear wall building-mounted sign.
 - i. Revise the landscape schedules to reflect a Section 4.7 bufferyard along the eastern property line and the requirements as approved in Alternative Compliance AC-1005-01.
 - j. Provide consistency in the number and type of plants along the eastern and western property lines, to include a minimum of 220 plant units in each.

ITEM: 7 & 8

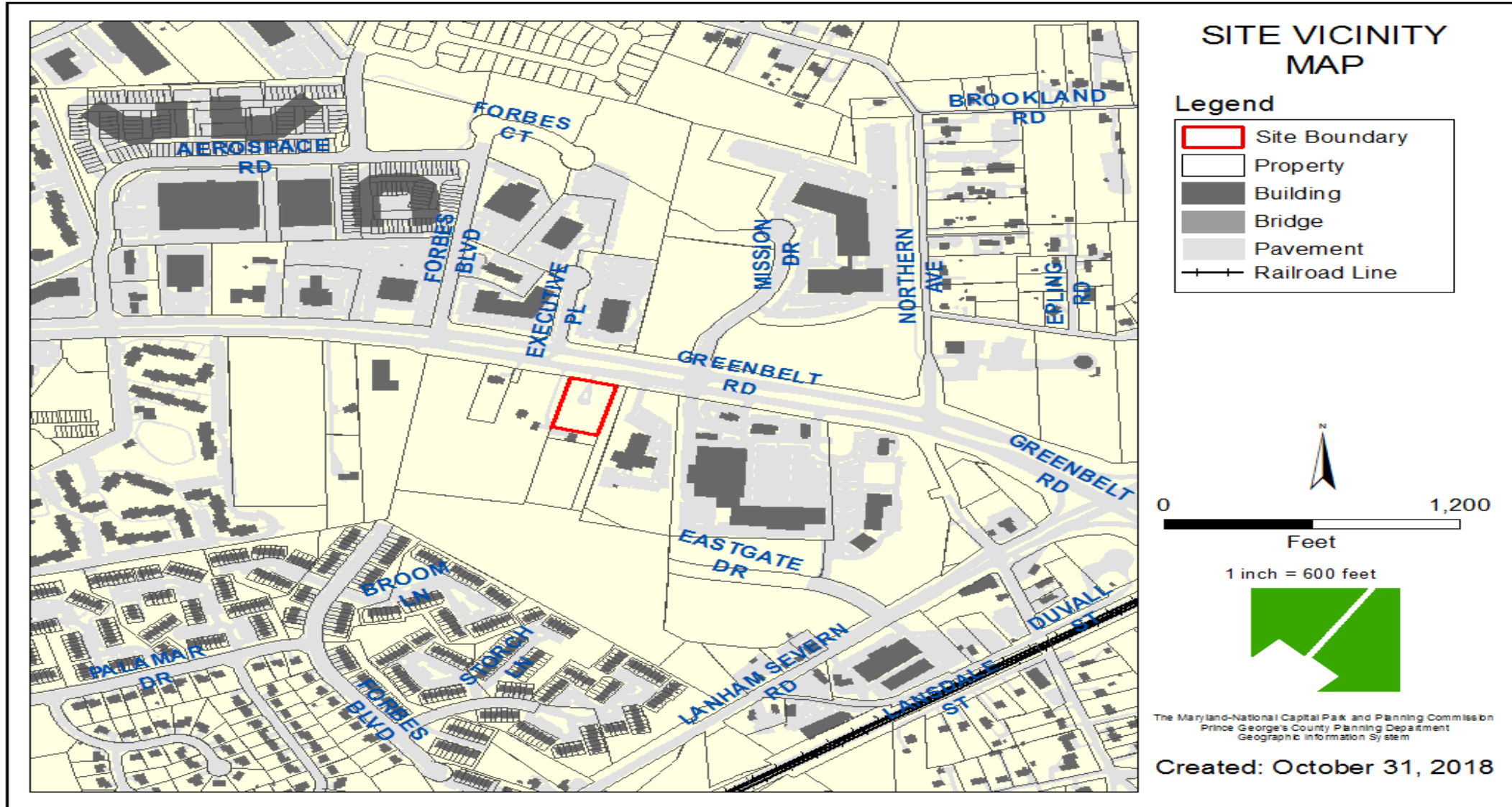
CASE: DSP-17012 & DPLS-466

1 SALON STUDIOS

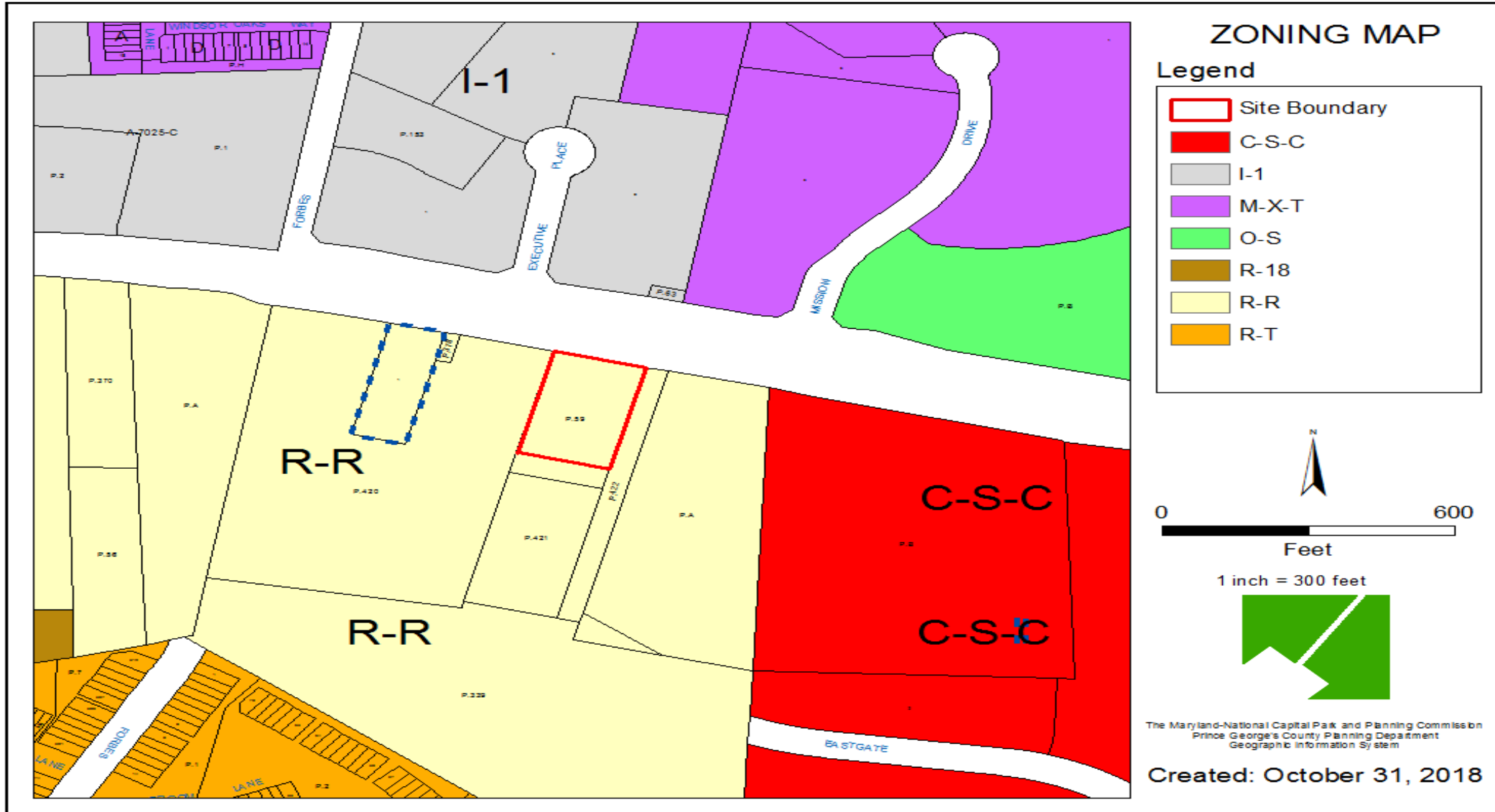
GENERAL LOCATION MAP



SITE VICINITY



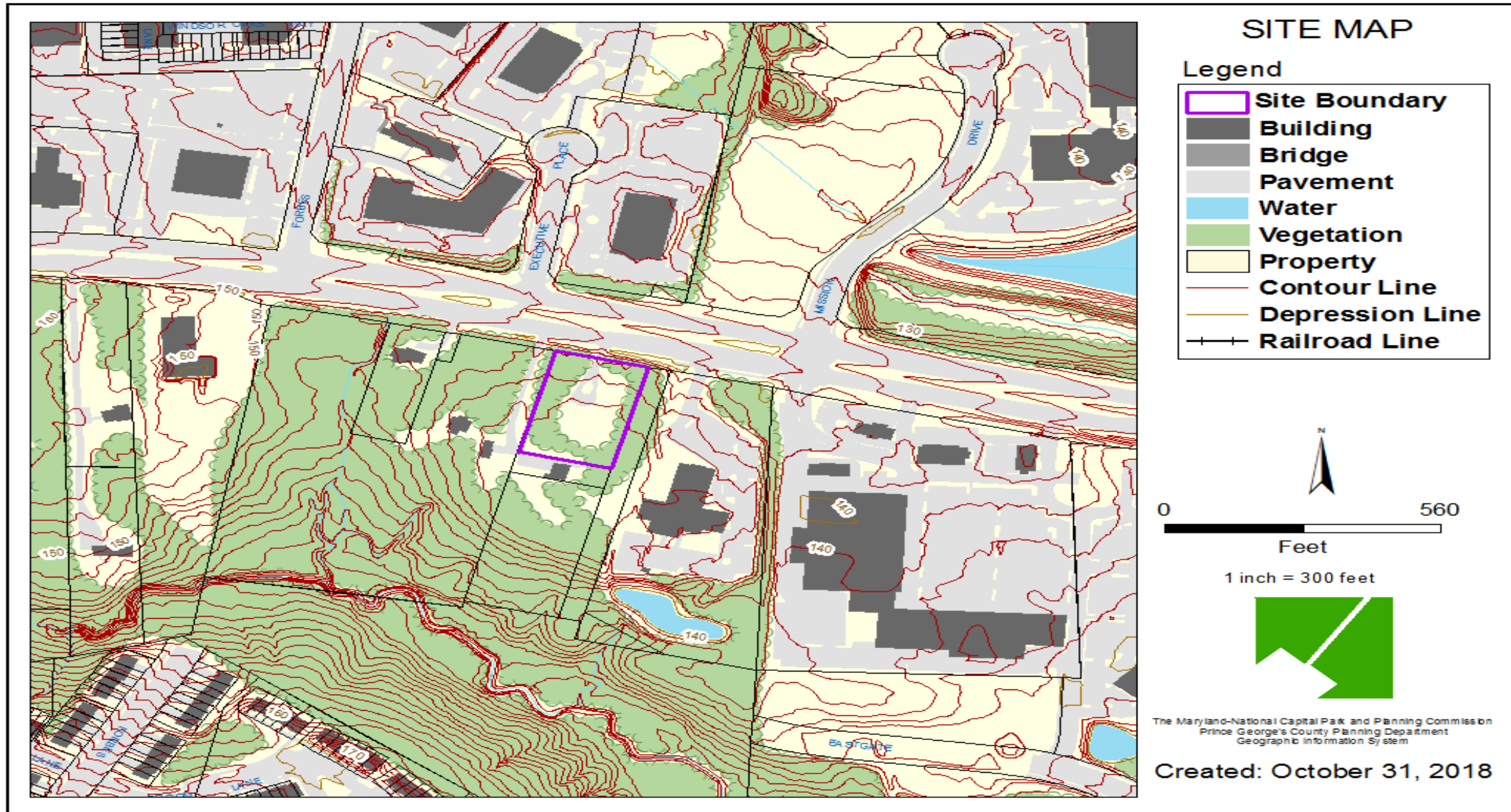
ZONING MAP



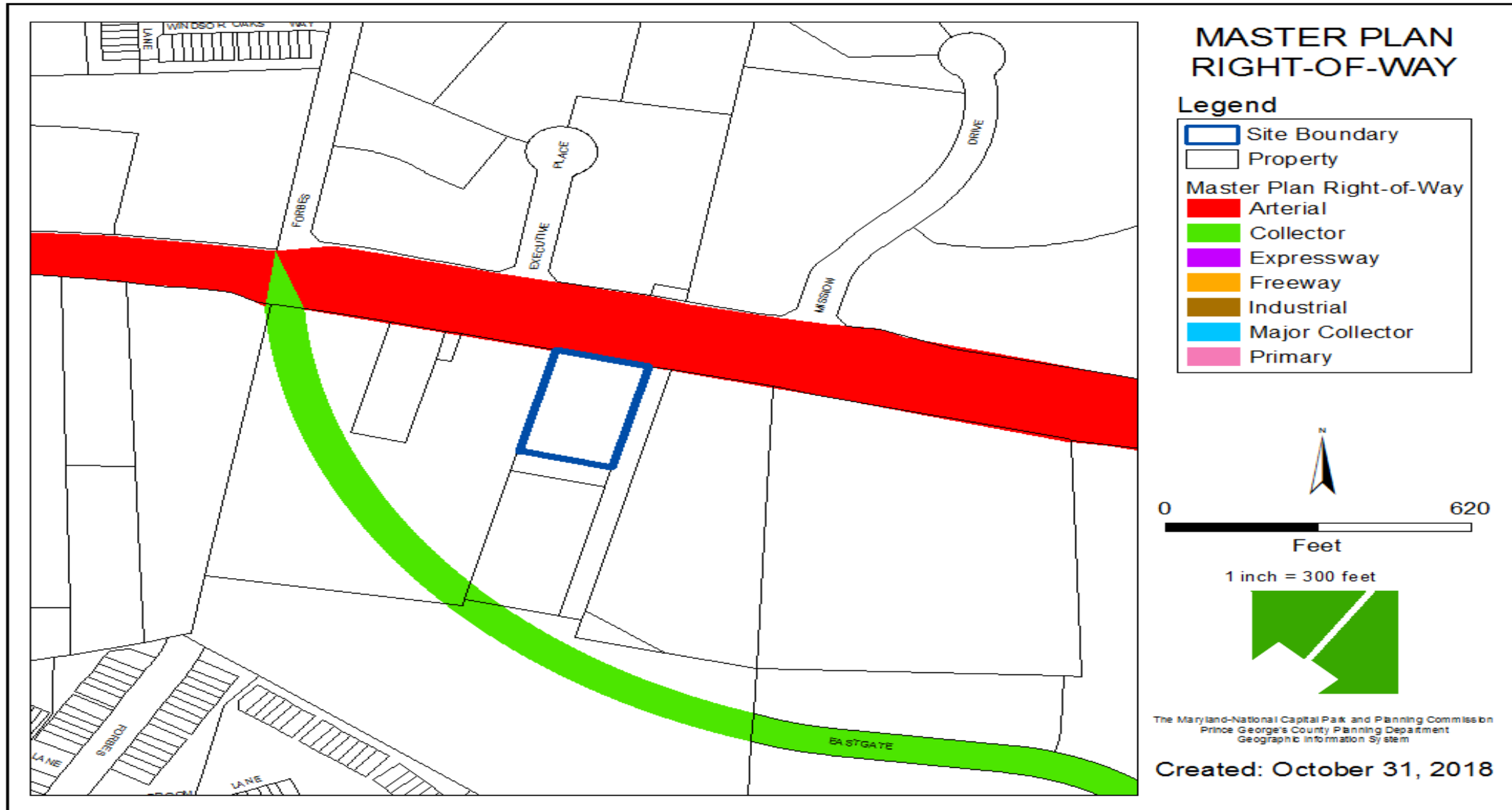
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



RENDERED LANDSCAPE PLAN

1 Salon Studios

GREENBELT ROAD - MARYLAND ROUTE #193
VARIABLE R/W WIDTH
(SRC #47025)

LANDSCAPE NOTES

SECTION 4.1: Sustainable Landscaping Requirements

1) Percentage of Native Plant Material required in each category:
 Shrub Trees: 40 Total x 50% = 20.00 shrub trees
 40 Shrub Trees Provided = 100% Native Species
 Ornamental Trees: 8 Total x 70% = 5.60 shrub trees
 8 Ornamental Trees Provided = 100% Native Species
 Evergreen Trees: 53 Total x 40% = 21.20 shrub trees
 53 Evergreen Trees Provided = 100% Native Species
 Shrubs: 102 Total x 40% = 40.80 shrub trees
 102 Shrubs Provided = 100% Native Species

2) There are no invasive species proposed.
 3) There are no existing invasive species on-site that are to remain unremoved.
 NOTE: Existing invasive species to be removed, as noted, herein this plan.
 4) There are no trees to be planted on slopes greater than 3:1.

SECTION 4.2: Commercial Landscape Strip

(Southern Property Line along Maryland Route 193)
 Existing: 10 Shrub Trees and 10 Shrubs per 30 Linear Feet
 Minimum Landscape Strip Width: 10 feet
 Plantings Required: 10 Shrub Trees and 10 Shrubs per 30 Linear Feet of Street Frontage, excluding any Driveway.
 Total Footprint: 196-50=146 feet
 (164/30) = 5.47 Shrub Trees = 5.5, say 6 Shrub Trees
 (164/30) = 5.47 Shrubs = 5.5, say 6 Shrubs
 The existing Bradford Pear trees along the frontage are to be removed. Invasive, per the PC County Landscape Manual, these trees are to be replaced by Native Species Shrub Trees and Shrubs.
 Proposed Planting: 6 Shrub Trees
 6 Shrubs

(Eastern Property Line along Parcel 422)
 Existing: 10 Shrub Trees and 10 Shrubs per 30 Linear Feet
 Minimum Landscape Strip Width: 20 feet
 Plantings Required: 1 Shrub Tree and 10 Shrubs per 30 Linear Feet of Street Frontage, excluding any Driveway.
 Total Footprint: 256.64 feet less setbacks
 (256.64/30) = 8.55 Shrub Trees = 8.6, say 9 Shrub Trees
 (256.64/30) = 8.55 Shrubs = 8.6, say 9 Shrubs
 Proposed Planting: 9 Shrub Trees
 9 Shrubs

SECTION 4.3: Parking Lot Requirements

Area of Parking: 20,300 sq ft
 Interior Landscape Area Required: 8% or 2,072 sq ft
 Interior Landscape Area Provided: 2,142 sq ft
 Number of Shrub Trees Required: 1 Shrub Tree per 300 sq ft of Landscape Area Provided
 2,142 sq ft / 300 sq ft = 7.14, say 8 Shrub Trees
 Number of Shrub Trees Provided: 10 Shrub Trees (This amount does not include Shrub Trees, or others that can be counted for multiple landscape requirements.)

SECTION 4.4: Buffering Incompatible Uses

(Southern Property Line along the Kramers Property)
 Use Category of Proposed Improvements: Commercial
 Existing Use on Adjacent Property: Single-Family Residential
 Required Buffering: 40 feet
 Minimum Building Set Back: 30 feet
 Minimum Landscape Buffer: 30 feet
 Plant Units Required per 100 Linear Feet of any Buffering: 120 PU/100 LF
 Length of Property Line: 196.09 feet
 Six-foot Sight Triangles Proposed in Buffering: 5
 Total Plant Units Required: (120.09/100) x 196.09 = 237.2, say 238 P.U.
 Total Number of Plant Units Provided: 40 P.U.
 4 Shrub Trees x 10 P.U. per tree = 40 P.U.
 33 Evergreen Trees x 3 P.U. per tree = 99 P.U.
 205 P.U.

(Western Property Line along the Dorian, Marlene Living Trust Property)
 Use Category of Proposed Improvements: Commercial
 Existing Use on Adjacent Property: Single-Family Residential
 Required Buffering: 40 feet
 Minimum Building Set Back: 30 feet
 Minimum Landscape Buffer: 30 feet
 Plant Units Required per 100 Linear Feet of any Buffering: 120 PU/100 LF
 Length of Property Line: 255.18 feet (less setbacks)
 Six-foot Sight Triangles Proposed in Buffering: 5
 Total Plant Units Required: (120.18/100) x 255.18 = 306.5, say 307 P.U.
 Total Number of Plant Units Provided: 130 P.U.
 13 Shrub Trees x 10 P.U. per tree = 130 P.U.
 10 Evergreen Trees x 3 P.U. per tree = 30 P.U.

*** Prior to this revision, the subject site was granted approval of an Alternative Compliance (AC-10002) for the minimum Landscape Buffering Width on the western property line. For the requirements established within the Landscape Manual, the Buffering along the property line is required to be thirty (30) feet wide. Because of site conditions, this is not feasible and the Landscape Buffering was reduced to twenty (20) feet. Though the Buffering was reduced by ten (10) feet, a six-foot Sight Triangles Fence and additional Plant Units will be employed to block the view of the proposed improvements; additionally, Planting Units will exceed the minimum, to help buffer the incompatible uses.

SECTION 4.5: Parking Lot Requirements

Area of Parking: 20,300 sq ft
 Interior Landscape Area Required: 8% or 2,072 sq ft
 Interior Landscape Area Provided: 2,142 sq ft
 Number of Shrub Trees Required: 1 Shrub Tree per 300 sq ft of Landscape Area Provided
 2,142 sq ft / 300 sq ft = 7.14, say 8 Shrub Trees
 Number of Shrub Trees Provided: 10 Shrub Trees (This amount does not include Shrub Trees, or others that can be counted for multiple landscape requirements.)

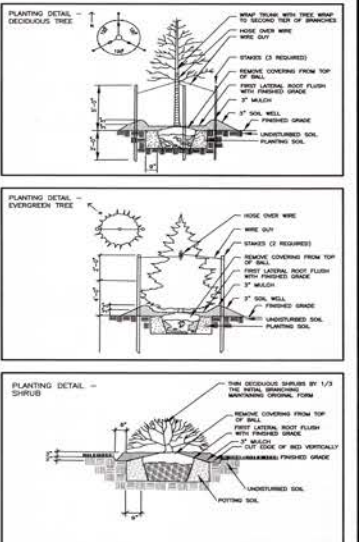


| LANDSCAPE SCHEDULE | | | | | | | |
|--------------------|-------------------|------------------|-----|-------------|------|----------|----------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY | SIZE | ROOT | SPACING | REMARKS |
| ○ | Quercus phellos | Willow Oak | 39 | 2.5"-3" cal | B&B | As Shown | Native Species |
| ○ | Betula nigra | River Birch | 4 | 2.5"-3" cal | B&B | As Shown | Native Species |
| ○ | Prunus spp. | Flowering Cherry | 21 | 6"-8" tall | B&B | As Shown | Native Species |
| ○ | Ilex opaca | American Holly | 46 | 6"-8" tall | B&B | As Shown | Native Species |
| ○ | Kalmia latifolia | Mountain Laurel | 10 | 18"-24" | B&B | As Shown | Native Species |
| ○ | Azalea spp. | Azalea (Red) | 8 | 18"-24" | B&B | As Shown | Native Species |
| ○ | Rhododendron spp. | Rhododendron | 91 | 18"-24" | cont | As Shown | Native Species |
| ○ | Spiraea spp. | Spiraea | 50 | 18"-24" | cont | As Shown | Native Species |

*** All Rhododendron and Spiraea are proposed within the Commercial Landscape Strip.
 *** All Proposed Aquatic Plantings, within the Micro Bioretention Facilities, are illustrated on the Technical Stormdrain Plans.

Tree Canopy Coverage Schedule for Sec. 25-228

| Project Name | ICRIP | CRD Case # | Area (sq ft) |
|-------------------------------|--------|------------|--------------|
| Site Calculated: 100% Minimum | June 1 | 2.0 | 1,300 |
| June 2 | 2.0 | 1,300 | |
| June 3 | 2.0 | 1,300 | |
| June 4 | 2.0 | 1,300 | |
| June 5 | 2.0 | 1,300 | |
| June 6 | 2.0 | 1,300 | |
| June 7 | 2.0 | 1,300 | |
| June 8 | 2.0 | 1,300 | |
| June 9 | 2.0 | 1,300 | |
| June 10 | 2.0 | 1,300 | |
| June 11 | 2.0 | 1,300 | |
| June 12 | 2.0 | 1,300 | |
| June 13 | 2.0 | 1,300 | |
| June 14 | 2.0 | 1,300 | |
| June 15 | 2.0 | 1,300 | |
| June 16 | 2.0 | 1,300 | |
| June 17 | 2.0 | 1,300 | |
| June 18 | 2.0 | 1,300 | |
| June 19 | 2.0 | 1,300 | |
| June 20 | 2.0 | 1,300 | |
| June 21 | 2.0 | 1,300 | |
| June 22 | 2.0 | 1,300 | |
| June 23 | 2.0 | 1,300 | |
| June 24 | 2.0 | 1,300 | |
| June 25 | 2.0 | 1,300 | |
| June 26 | 2.0 | 1,300 | |
| June 27 | 2.0 | 1,300 | |
| June 28 | 2.0 | 1,300 | |
| June 29 | 2.0 | 1,300 | |
| June 30 | 2.0 | 1,300 | |
| June 31 | 2.0 | 1,300 | |
| June 32 | 2.0 | 1,300 | |
| June 33 | 2.0 | 1,300 | |
| June 34 | 2.0 | 1,300 | |
| June 35 | 2.0 | 1,300 | |
| June 36 | 2.0 | 1,300 | |
| June 37 | 2.0 | 1,300 | |
| June 38 | 2.0 | 1,300 | |
| June 39 | 2.0 | 1,300 | |
| June 40 | 2.0 | 1,300 | |
| June 41 | 2.0 | 1,300 | |
| June 42 | 2.0 | 1,300 | |
| June 43 | 2.0 | 1,300 | |
| June 44 | 2.0 | 1,300 | |
| June 45 | 2.0 | 1,300 | |
| June 46 | 2.0 | 1,300 | |
| June 47 | 2.0 | 1,300 | |
| June 48 | 2.0 | 1,300 | |
| June 49 | 2.0 | 1,300 | |
| June 50 | 2.0 | 1,300 | |
| June 51 | 2.0 | 1,300 | |
| June 52 | 2.0 | 1,300 | |
| June 53 | 2.0 | 1,300 | |
| June 54 | 2.0 | 1,300 | |
| June 55 | 2.0 | 1,300 | |
| June 56 | 2.0 | 1,300 | |
| June 57 | 2.0 | 1,300 | |
| June 58 | 2.0 | 1,300 | |
| June 59 | 2.0 | 1,300 | |
| June 60 | 2.0 | 1,300 | |
| June 61 | 2.0 | 1,300 | |
| June 62 | 2.0 | 1,300 | |
| June 63 | 2.0 | 1,300 | |
| June 64 | 2.0 | 1,300 | |
| June 65 | 2.0 | 1,300 | |
| June 66 | 2.0 | 1,300 | |
| June 67 | 2.0 | 1,300 | |
| June 68 | 2.0 | 1,300 | |
| June 69 | 2.0 | 1,300 | |
| June 70 | 2.0 | 1,300 | |
| June 71 | 2.0 | 1,300 | |
| June 72 | 2.0 | 1,300 | |
| June 73 | 2.0 | 1,300 | |
| June 74 | 2.0 | 1,300 | |
| June 75 | 2.0 | 1,300 | |
| June 76 | 2.0 | 1,300 | |
| June 77 | 2.0 | 1,300 | |
| June 78 | 2.0 | 1,300 | |
| June 79 | 2.0 | 1,300 | |
| June 80 | 2.0 | 1,300 | |
| June 81 | 2.0 | 1,300 | |
| June 82 | 2.0 | 1,300 | |
| June 83 | 2.0 | 1,300 | |
| June 84 | 2.0 | 1,300 | |
| June 85 | 2.0 | 1,300 | |
| June 86 | 2.0 | 1,300 | |
| June 87 | 2.0 | 1,300 | |
| June 88 | 2.0 | 1,300 | |
| June 89 | 2.0 | 1,300 | |
| June 90 | 2.0 | 1,300 | |
| June 91 | 2.0 | 1,300 | |
| June 92 | 2.0 | 1,300 | |
| June 93 | 2.0 | 1,300 | |
| June 94 | 2.0 | 1,300 | |
| June 95 | 2.0 | 1,300 | |
| June 96 | 2.0 | 1,300 | |
| June 97 | 2.0 | 1,300 | |
| June 98 | 2.0 | 1,300 | |
| June 99 | 2.0 | 1,300 | |
| June 100 | 2.0 | 1,300 | |



It is the applicant's responsibility to obtain any state permits (if required) for any construction activities covered by this plan which impacts a State regulated wetland. Any changes to plans or this development whether required by the State or initiated by the applicant to meet State requirements, must be approved by PGDCD.

CONTACT "MISS UTILITY"
 48 HOURS PRIOR TO TRENCHING
 1-800-257-7777

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

WILLIAM S. WARD, R.L.A.
 MD LICENSE NUMBER: 523

These drawings are the property of Landesign, Inc. Unauthorized reproduction for any purpose is an infringement upon copyright laws. Violators will be subject to prosecution to the fullest extent of the law.

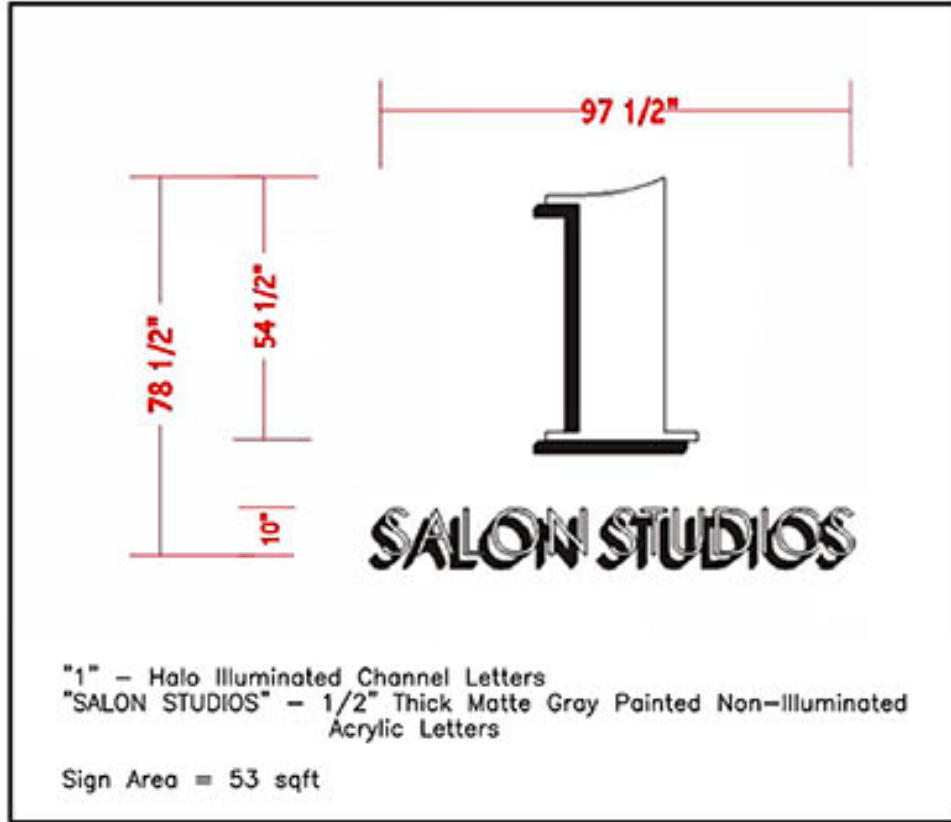
The location of all utilities shown herein is from plans prepared by others and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact location.

OUTLET 'A'
 256 sq ft or 0.0009 ac
 To Be Driveway To
 PARCEL 421
 KRAMER PROPERTY

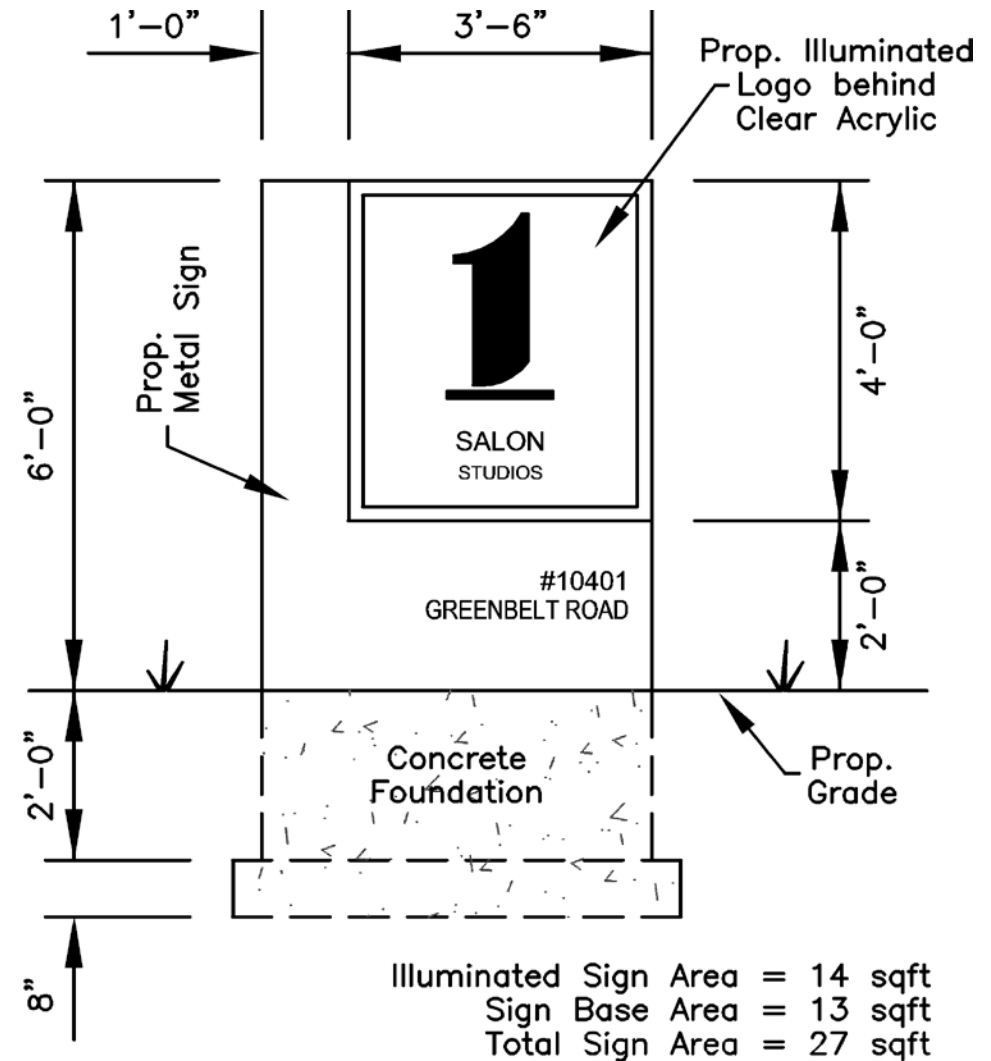
| | | | | | | | |
|---------------|------------------|--|---|-----------------------|--|------------------|------------------|
| DATE: _____ | REVISIONS: _____ | <p>Landesign ENGINEERS * SURVEYORS * PLANNERS 2905 MITCHELLVILLE ROAD, SUITE NO. 111 BOWIE, MARYLAND 20716 (301) 248-2800</p> | <p>OWNER/DEVELOPER</p> <p>Cedric Nash 1 Salon Studios, LLC 9501 Shandon St., Ste #200 Lanham, Maryland 20706 510-350-2080</p> | <p>LANDSCAPE PLAN</p> | <p>PARCEL 59 1 Salon Studios 10401 Greenbelt Road Lanham, Maryland 20706 Liber: 38302 Foli: 530 1418 Election District Prince George's County, Maryland</p> | DATE: Aug., 2018 | SCALE: 1"=30' |
| DESIGN BY: JF | DRAWN BY: JF | | | | | CHECKED BY: JF/R | SHEET NO: 2 OF 6 |



SIGNAGE DETAILS

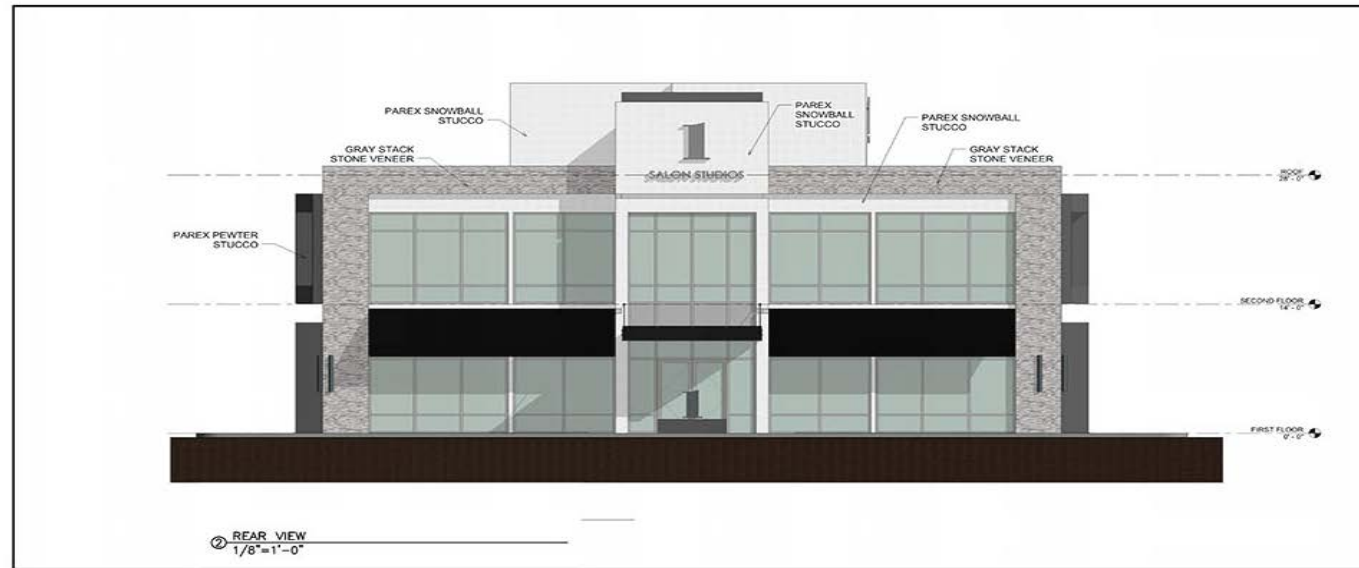


WALL MOUNTED SIGN DETAIL
(nts)

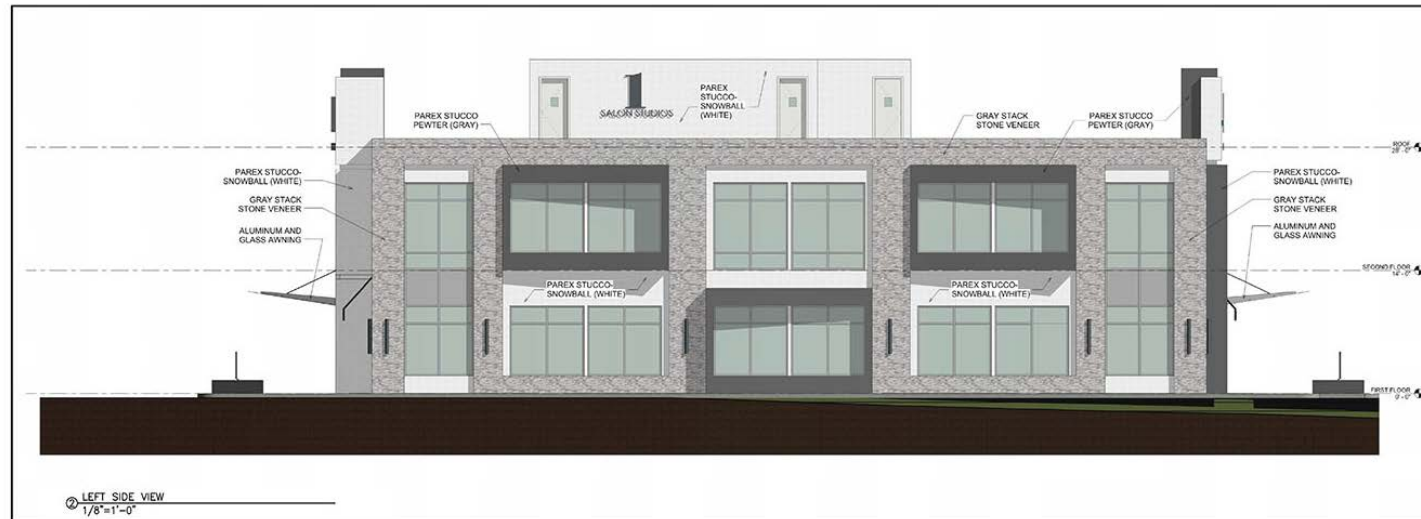


SIGN DETAIL
Scale: 1"=3'

ELEVATIONS



ELEVATIONS



ELEVATION - NORTH



ELEVATION - SOUTH



INTERIOR - ENTRANCE



INTERIOR - FIRST FLOOR



INTERIOR - SECOND FLOOR







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

December 21, 2018

MEMORANDUM

TO: Ivy Thompson, Urban Design, Development Review Division

FROM:  Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

VIA:  Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division

**SUBJECT: DSP-17012: 1 Salon Studios
Transportation Findings and Recommended Conditions – Detailed Site Plan**

The applicant is proposing an eating and drinking establishment (excluding drive-through service) in combination with a beauty shop. The site plan is required pursuant to CB-71-2016.

Background

A previous Preliminary Plan of Subdivision (PPS-17015) was reviewed and approved with one condition regarding the trip cap for the site. There are no transportation-related findings related to traffic or adequacy associated with a detailed site plan. CB-71-2016 added a footnote to the residential use table which specifies five criteria to permit the use; the third criterion is transportation-related and will be addressed below.

Site Plan Review

The applicant has an existing access point that will transition to a right in and right out movement onto MD 193 once the development is approved. An internal, two-way drive aisle throughout the site provides adequate access and circulation. The plans submitted are acceptable. The plan proposes approximately 10,400 square feet of commercial space, which is within the trip cap of 13 AM and 15 PM peak-hour vehicle trips established by the Preliminary Plan.

The site is located within the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*. The site is adjacent to MD 193, Greenbelt Road, a Master Plan arterial facility. Dedication along the roadway has already occurred so no further right-of-way dedication is required of this plan. It is noted that the third criterion for the use established by CB-71-2016 is met by virtue of the site being along an arterial roadway.

Conclusion

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

November 14, 2018

MEMORANDUM

TO: Ivy Thompson, Urban Design Section, 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-17012 - 1 Salon Studios

The subject property comprises 1.38 acres located on the south side of Greenbelt Road, 2,000 feet west of its intersection with Lanham Severn Road in Lanham, Maryland. The subject application proposes the construction of a commercial building with 10,400 square feet for an eating and drinking establishment with a beauty salon. The subject property is located in the R-R Zone.

The proposed project will have no impact on any Prince George's County historic sites or resources. There are no known archeological resources that will be impacted by this proposal. 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 with no conditions.

December 10, 2018

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Urban Design Section, Development Review Division

VIA: Scott Rowe, AICP, CNU, Supervisor, Long Range Planning Section, Community Planning Division ^{BSR}
David A. Green, Master Planner, Community Planning Division ^{DG}

FROM: Judy D'Ambrosi, Senior Planner, Community Planning Division ^{JD}

SUBJECT **DSP 17012; 1 Salon Studios**

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 for property outside of an overlay zone.

Location: South quadrant of Greenbelt Road; 2000 feet west of the MD564 intersection (10401 Greenbelt Road).

Size: 1.38 acres

Existing Uses: Vacant

Proposal: Eating and drinking establishment excluding drive thru service use in combination with a beauty shop and a variation from Section 24-121(a)(3) for the proposed commercial driveway onto Greenbelt Road.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities. The vision for the Established Communities is 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.

DSP 17012 1 Salon Studios

Master Plan: The 2010 *Approved Glenn Dale Seabrook Lanham & Vicinity Sector Plan* recommends residential low land use on the subject property.

Planning Area 70

Community: Glenn Dale Seabrook Lanham & Vicinity

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

SMA/Zoning: The 2010 *Approved Glenn Dale-Seabrook-Lanham & Vicinity Sectional Map Amendment* retained the subject property into the R-R zone.

c: Long-range Agenda Notebook

Fred Stachura, Acting Division Chief, Community Planning Division Neighborhood Revitalization Section



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

December 4, 2018

MEMORANDUM

TO: Ivy Thompson, Urban Design Section
VIA: Sherri Conner, Subdivision and Zoning Section *SC*
FROM: Joseph Onyebuchi, Subdivision and Zoning Section *J.O.*
SUBJECT: 1 Salon Studios, DSP-17012

The subject property is known as Parcel 59, located on Tax Map 36 in Grid A2, recorded in the Prince George's County Land Records in Liber 38302 folio 530. The site is approximately 1.37 acres, within the Residential-Rural (R-R) Zone and is subject to the 2010 *Approved Glen Dale – Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*. The property is located on the south side of MD 193, approximately 2,000 feet west of its intersection with MD 564 (Lanham-Severn Road).

The applicant is proposing to develop the site with a 10,400 square foot eating and drinking establishment (excluding drive-through service) in combination with a beauty shop which is permitted in this zone pursuant to Section 27-441(b) of the Prince George's County Zoning Ordinance.

At the writing of this referral, there is a preliminary plan of subdivision (PPS) 4-17015 which will be heard by the Planning Board on December 6, 2018 for the subject site. Staff is recommending approval of the PPS subject to the following conditions which may affect this DSP application:

- 2. Total development shall be limited to uses that would generate no more than 13 AM and 15 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Conformance to Condition 2 should be reviewed and determined by the Transportation Planning Section.

- 3. A substantial change to the uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the approval any building permits.**

The use proposed is consistent with that evaluated with the PPS.

4. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 52828-2017-00 and any subsequent revisions. The final plat shall note the Stormwater Management Concept Plan number and approval date.**

Conformance to Condition 4 should be reviewed and determined by the Environmental Planning and Urban Design Sections.

6. **In conformance with the 2010 *Approved Glen Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* and the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors and assignees shall provide the following:**

- a. **Standard sidewalks along the subject site's entire frontage of MD 193, unless modified by the Maryland State Highway Administration.**
- b. **Bicycle parking at a location convenient to the building entrance, with the amount and type of bicycle parking determined at the time of detailed site plan.**
- c. **One pedestrian route from MD 193 to the building entrance. The alignment and design of the connection will be determined at the time of detailed site plan.**

Conformance to Condition 6 should be reviewed and determined by the Transportation Planning Section.

8. **Prior to approval of a detailed site plan:**

- a. **Provide an exhibit that illustrates the location, limits and details of the off-site bicycle and pedestrian impact statement improvements along MD-193, consistent with Section 24-124.01(f) of the Subdivision Regulations.**

Conformance to Condition 8.a. should be reviewed and determined by the Transportation Planning Section.

- b. **Demonstrate the use of green building techniques and energy conservation techniques to the extent practicable.**
- c. **Demonstrate the use of alternative lighting technologies, the limiting of total light output and the use of full cut-off optic light fixtures.**

Conformance to Conditions 8.b. and 8.c. should be reviewed and determined by the Environmental Planning and Urban Design Sections.

Recommended Conditions:

1. **Prior to certificate approval of the DSP, the plans shall be revised to label the subject parcel as "Parcel 1", not "Parcel A".**

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The PPS has not obtained signature approval, however,

the DSP has been found to be in conformance with the proposed PPS. 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.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

November 15, 2018

MEMORANDUM

TO: Ivy Thompson, Development Review Division
FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division
SUBJECT: **Detailed Site Plan Review for Master Plan Compliance**

The following Detailed Site Plan (DSP) was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and/or the appropriate area master plan in order to provide the Master Plan Trails.

Detailed Site Plan: DSP-17012

Name: 1 Salon Studios

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> </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.

Review Comments (Master Plan Compliance and Prior Approvals)

A combined eating and drinking establishment and salon studio are proposed along the south side of MD 193 just to the west of Eastgate Shopping Center. Because the site is located in the University Boulevard Corridor, it is subject to the requirements of Section 24-124.01 and the Transportation Review Guidelines – Part 2 at the time of Preliminary Plan.

MD 193 Shared-Use Side Path and Designated Bike Lanes: provide continuous pedestrian and bicycle accommodations along MD 193 with either a wide sidewalk or sidepath for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists. MD 193 is a major east/west corridor in northern Prince George’s County and provides access to many schools, parks, and commercial areas. Pedestrian safety along the corridor is a concern and the provision of facilities to safely accommodate pedestrians and bicyclists is a priority. (Master Plan of Transportation (MPOT), page 26).

Comment: Improvements implemented by State Highway Administration (SHA) along MD 193 have consisted of on-road bike facilities (designated bike lanes, paved shoulders and bikeway signage) and standard sidewalks. A standard sidewalk exists to the east of the site leading to the shopping center and standard sidewalks have also been constructed to the west of the site. However, there is no sidewalk along the site's frontage. In the vicinity of the subject site, the Master Plan recommendation has been implemented with standard sidewalks and on-road bike facilities (paved shoulder, wide outside curb lane or designated bike lanes). The sidewalk proposed by the applicant along the site and to the nearby shopping center is acceptable and will greatly improve the safety of pedestrians walking from the site to the shopping center.

Due to location of the subject site within the University Boulevard Corridor, the application was subject to Section 24-124.01 at the time of Preliminary Plan and an off-site sidewalk was required along MD 193 that will improve pedestrian safety and connect the subject site with the Eastgate Shopping Center to the east. This sidewalk connection is reflected on the submitted site plan. Including the off-site sidewalk on the overall site plan fulfills the requirement for a Bicycle and Pedestrian Impact Statement (BPIS) exhibit at the time of site plan. Bike parking and an internal sidewalk connection were also recommended at the time of Preliminary Plan and the submitted site plan should be modified to incorporate these improvements as recommended in the proposed conditions of approval.

Conclusion:

1. Prior to signature approval, the Detailed Site Plan shall be revised to include the following improvements:
 - a. Bicycle parking accommodating a minimum of five bicycles at a location convenient to the building entrance. The plan sheets shall include a detail of the bicycle rack(s) provided.
 - b. One pedestrian route from MD 193 to the building entrance.

Chaconas, Sheila

From: Shoulars, Katina
Sent: Friday, December 28, 2018 1:18 PM
To: Chaconas, Sheila
Subject: FW: DSP-17012 1 Salon Studios

From: Clayborne, Mariah <mariah.clayborne@ppd.mncppc.org>
Sent: Thursday, November 15, 2018 2:07 PM
To: Thompson, Ivy <Ivy.Thompson@ppd.mncppc.org>
Cc: Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>
Subject: 1 Salon Studios

Good Afternoon Ivy,

The Detailed Site Plan (DSP-17012) for 1 Salon Studios is exempt from a Tree Conservation Plan and has an Natural Resources Inventory Equivalency Letter (NRI-061-08-01) that expires on October 25, 2022. This plan contains no environmental issues that needs to be addressed and approved the construction of a commercial building for an eating and drinking establishment and beauty salon. This email serves in-lieu of a memo. If you have any questions or concerns, please do not hesitate to contact myself or Katina Shoulars at Katina.shoulars@ppd.mncppc.org.

Mariah Clayborne

Environmental Planning Intern
14741 Governor Oden Bowie Dr.
Upper Marlboro, MD. 20772
mariah.clayborne@ppd.mncppc.org
Ph: 301.952.3724

R E S O L U T I O N

WHEREAS, Christ Dominion Church of God is the owner of a 1.38-acre parcel of land known as Parcel 59, located on Tax Map 36 in Grid A-2, said property being in the 14th Election District of Prince George's County, Maryland, and being zoned R-R; and

WHEREAS, on February 17, 2009, Landesign, Inc. filed an application for approval of a Preliminary Plan of Subdivision (Staff Exhibit #1) for 1 outlot and 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-08063 for Christ Dominion Church, Parcel A and Outlot A 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 April 23, 2009, 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 conditions; and

WHEREAS, on April 23, 2009, 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 Plan of Subdivision 4-08063, Christ Dominion Church, including a Variation to Section 24-121(a)(3) for Parcel A and Outlot A with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
 - a. Remove the 20-foot dimension line at the northern part of the property.
 - b. Correct the adjoining owner's information to reflect the current ownership.
 - c. General Note 23 shall be corrected to reflect SWM Concept Plan 8008590-1998-02.
2. Development of the subject property shall be in conformance with the approved Stormwater Management Concept Plan, 8008590-1998-02, and any subsequent revision.
3. Prior to the approval of the final plat, the applicant shall submit an executed deed of conveyance (signed by all parties) of Outlot A to the property owner of Parcel 421, and shall submit a recorded deed of the conveyance prior to the approval of a grading permit. If the applicant is

unable to submit a copy of the executed deed to conveyance of Outlot A to the property owner of Parcel 421, Outlot A shall either be incorporated into Parcel A or remain and be retained by the applicant.

4. At the time of building permits, an automatic fire suppression system shall be provided in all new building's proposed in this subdivision in order to alleviate the negative impact on fire and rescue services due to the inadequate service as discussed, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
5. The proposed development shall be limited to uses that generate no more than five AM and four PM peak-hour trips during the weekday, and no more than 74 trips during any one-hour period on a Sunday. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.
6. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.

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 Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located southeast of the intersection of Executive Place and Greenbelt Road.
3. **Development Data Summary:** The following information relates to the subject preliminary plan application and the proposed development.

| | EXISTING | APPROVED |
|------------------------------|-----------------|---------------------------|
| Zone | R-R | R-R |
| Use(s) | Vacant | Church (6,300 sq. ft.) |
| Acreage | 1.38 | 1.38 |
| Outlots | 0 | 1 (.0058 acres) |
| Parcels | 1 | 1 (1.3742 acres) |
| Public Safety Mitigation Fee | | No |

4. **Environmental**—This property is not subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because there is less than 10,000 square feet of existing woodland on-site, and has no previous tree conservation plan (TCP) approvals.

The soils found to occur on this property, according to the *Prince George's County Soil Survey*, include Christiana silt loam and the Sunnyside series. There are potential soil limitations that affect the construction phase of this development process, including high water tables, impeded drainage, slow permeability, and stability. There are no limitations that would affect the site design or layout and there are no severe slopes found to occur on this property. During the review of building permits, the Department of Environmental Resources (DER) may require a soil study addressing the soil limitations.

A review of the available information indicates that no streams, wetlands, or 100-year floodplain are found to occur on this site. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in the vicinity of this property. The site has frontage along Greenbelt Road (MD 193), a master planned arterial roadway that is regulated for noise; however, due to the proposed institutional use, noise is not an issue. The proposal is not expected to be a noise generator. This property is located in the Developing Tier as reflected in the *Prince George's County Approved 2002 General Plan*.

5. **Community Planning**—The subject property is located within the limits of the November 1993 *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity (Planning Area 70)*, Lanham Severn Road community. The 2002 Approved General Plan locates this property in the Developing Tier.

The master plan (page 59) encourages that the land situated between the Eastgate Shopping Center to the east and the Forest Lake Garden Apartments to the west be developed in accordance with the Residential-Suburban (R-S) Comprehensive Design Zone. The defined area includes the subject site and approximately ten other properties totaling 55.4± acres.

The master plan encourages a variety of housing types be built within the range of 2.7 to 3.5 dwelling units per acre. The residential area would have a strong pedestrian relationship to the adjacent activity center (Eastgate Shopping Center). The master plan map includes an illustrative concept for the development in this area. Land assemblage would be necessary for a comprehensively developed area because of the numerous individually owned parcels.

Although the master plan land use recommendation for this property is to be developed in a comprehensive manner with adjoining properties, the sectional map amendment (SMA) retained the property in the R-R Zone, a rural-residential zoning designation, through the District Council approval of the Glenn Dale SMA in 1993. The proposed land use for the subject property is permitted by right in the R-R Zone per Section 27-441(b) of the Zoning Ordinance.

6. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the proposed parcel is exempt from the requirements of the mandatory dedication of parkland because the proposed parcel is greater than one acre in size and is a nonresidential use.
7. **Trails**—The November 1993 *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity (Planning Area 70)* recommends that circulation be improved with pedestrian linkages between commercial areas and surrounding residential neighborhoods (page 119). The plan also recommends that an “enhanced” pedestrian network be developed. In this area, only standard sidewalks have been developed. The plan designates Greenbelt Road (MD 193) as a master plan trail/bikeway corridor. This bikeway has been implemented by SHA as part of the Upper Marlboro to College Park bikeway with signage, paved shoulders, and pavement markings.

The area contains scattered sidewalks and few linkages between properties at this time. The proposal includes sidewalks along Greenbelt Road and a short concrete walk in front of the building. The proposed sidewalks appear to be standard sidewalks that will match recently developed sidewalks to the east of the subject site.

A standard sidewalk is recommended along the subject property’s road frontage of MD 193 to safely accommodate pedestrians to the subject site and the nearby shopping center. Additionally, a five-foot-wide pedestrian connection between the building and the sidewalks on Greenbelt Road should be constructed. This should be addressed during the detailed site plan phase.

8. **Transportation**—The purpose of the subject application is to provide for the construction of a church. The functional occupancy count for the facility is limited to the auditorium seating capacity of 200 seats.

The Commission requested recent Sunday traffic counts from the applicant. In accordance with the “Guidelines for the Analysis of the Traffic Impact of Development Proposals,” the Planning Board reviewed the counts. The findings outlined below are based upon a detailed review of the relevant materials and analyses conducted are consistent with the procedures and methodologies outlined in the “Guidelines.”

The proposed church will have a total of 6,300 square feet of gross floor area (GFA) and a maximum seating capacity of 200 seats. The “Guidelines” provide generalized trip rates for residential uses in the R-R Zone. However, the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 7th Edition*, provides specific trip rates for specific uses, such as a church and Sunday school.

The *Trip Generation Manual* lists churches as having a trip rate of 0.72 trips per 1000 square feet of gross floor area (GFA) during the AM peak hour, and 0.66 trips per 1000 square feet of GFA during the PM peak hour. Additionally, the ITE manual shows a peak-hour trip rate of 11.76 trips/1000 sq. feet of GFA on Sundays. Based on the ITE rates, the proposed church facility

would generate 5 AM and 4 PM peak-hour vehicle trips on weekdays and 74 trips during the peak hour on Sundays.

Based on a traffic projection of five and four trips during the AM and PM weekday peak hours respectively, the proposed church would have a de minimus impact on the two critical intersections on the weekdays. However, with a traffic projection of 74 trips during the Sunday peak hour, it was necessary to do an evaluation of both intersections. Using traffic data collected on Sunday March 15, 2009, at both intersections, a capacity analysis revealed the following results:

| Existing Traffic (Sunday) | |
|-----------------------------------|------------------|
| Intersection | Peak Hour |
| | (LOS/CLV) |
| Greenbelt Road @ Forbes Boulevard | A/533 |
| Greenbelt Road @ Mission Drive | A/689 |

With the inclusion of the 74 site generated trips, a second analysis was done revealing the following results:

| Total Traffic (Sunday) | |
|-----------------------------------|------------------|
| Intersection | Peak Hour |
| | (LOS/CLV) |
| Greenbelt Road @ Forbes Boulevard | A/543 |
| Greenbelt Road @ Mission Drive | A/699 |

In analyzing the traffic data, the two critical intersections will operate adequately with the inclusion of the traffic from the proposed church. The finding of adequacy is predicated on the property generating five and four trips during the AM and PM peak hours respectively, therefore, a trip cap reflecting those trip projections has been placed as a condition of approval (Condition No. 5, above). Regarding on-site circulation, there are no issues.

Based on the above analyses, adequate access roads will exist as required by Section 24-124 of the Subdivision Regulations.

9. **Schools**—The subdivision was reviewed for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001 and CR-38-2002) and concluded that the subdivision is exempt from APF review for schools because it is a nonresidential use.
10. **Fire and Rescue**—The subdivision was reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)–(E) of the Subdivision Ordinance.
 - a. The existing engine service at Glenn Dale Fire/EMS Station, Company 18, located at 11900 Glenn Dale Road, has a service travel time of 3.9 minutes which is beyond the 3.25-minute travel time guideline.
 - b. The existing ambulance service at Glenn Dale Fire/EMS Station, Company 18, located at 11900 Glenn Dale Road, has a service travel time of 3.9 minutes which is within the 4.25-minute travel time guideline.
 - c. The existing paramedic service at Glenn Dale Fire/EMS Station, Company 18, located at 11900 Glenn Dale Road, has a service travel time of 3.9 minutes which is within the 7.25-minute travel time guideline.
 - d. The existing ladder truck service at Bowie Fire/EMS Station, Company 19, located at 13008 9th Street, has a service travel time of 5.8 minutes which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services noted above, an automatic fire suppression system should be provided in all new buildings proposed in this subdivision unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

11. **Police Facilities**—The development is within the service area of Police District II, Bowie.

The police facilities test is performed on a countywide basis in accordance with the policies of the Planning Board. There is 267,660 square feet of space in all of the facilities used by the Prince George’s County Police Department and the latest population estimate is 825,520. Using the 141 square feet per 1,000 residents, it calculates to 116,398 square feet of space for police. The current amount of space, 267,660 square feet, is above the guideline.
12. **Water and Sewer**—Section 24-122.01(b)(1) of the Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.”

The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System.

13. **Health Department**—The Prince George’s County Health Department has no comments to offer.
14. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T) has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, 8008590-1998-02, has been approved with conditions to ensure that development of this property will not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
15. **Nonresidential Uses**—The subject property is zoned R-R. Because there exist different adequate public facility tests, and there are considerations for recreational components for residential subdivisions, a new preliminary plan should be required if residential development is to be considered.
16. **Access Variation**—Section 24-121(a)(3) of the Subdivision Regulations establishes design guidelines for lots that front on arterial roadways. This section requires that lots be developed to provide direct vehicular access to either a service road or an interior driveway.

Section 24-113(a) of the Subdivision Regulations sets forth the required findings for approval of variation requests. Section 24-113(a) reads:

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:

The approval of the applicant’s request does not have the effect of nullifying the intent and purpose of the Subdivision Regulations, which generally provide for the public health, safety and welfare. In fact, strict compliance with the requirements of Section 24-121(a)(3) would result in practical difficulties for the applicant because it would unnecessarily inhibit the flow of area traffic, considering the zoning requirements for, and existing development on, abutting properties, as explained elsewhere in this Paragraph No. 16. Also, the configuration of the subject property, and its proximity to a turn lane within the arterial Greenbelt Road, will promote an appropriate environment for direct access onto the arterial roadway, provided the applicant complies with the conditions of

this approval and any other relevant authority.

(1) That the granting of the variation will not be detrimental to the public safety, health or welfare, or injurious to other property.

Greenbelt Road (MD 193) is a divided road in front of the subject site with only eastbound movement; right only, an option for traffic leaving the site. A median break is located at a point approximately 288 feet to the east of the easternmost corner of the property with the access drive from this site being located in the center of property. This offset would allow traffic ample opportunity to safely move into the turn lane at the median break to continue west bound on Greenbelt Road without conflict with existing traffic. In addition, this property has had direct access to Greenbelt Road for several decades and with the proposed improvements to the frontage of the property per the State Highway Administration (SHA), access to the site should be appropriate. Acceleration and deceleration lanes are being developed as a part of this project's improvement requirements along the frontage of Greenbelt Road.

(2) The conditions of which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.

The subject site has approximately 202 feet of frontage along Greenbelt Road. The property is surrounded on all sides by existing parcels of land improved with single-family residences. A single-family residential lot abuts the entire property's western property line. The site currently has existing access onto Greenbelt Road.

At this time because of the existing improvements and the existing zoning on abutting properties, the opportunity for other access is restricted. There are no internal streets or service roads accessible in the area. Without access onto Greenbelt Road the site would not be buildable, because there are no other options for access at this time.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation.

The access will be located and constructed in accordance with a required access permit issued by the State Highway Administration (SHA). SHA has jurisdiction over the existing and proposed right-of-way of Greenbelt Road (MD 193). Development will be required in accordance with that permit. There are no other applicable laws, ordinances, or regulations which govern direct access to an arterial roadway.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the

owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Due to the site's location and the physical improvements on abutting properties no other option for access exists at this time, and thus a particular hardship to the property owner would occur if direct access to this property, from the arterial Greenbelt Road, were to be denied.

17. **Outlot A** – The applicant has proposed Outlot A (.0058 acres), which is intended to be conveyed to the owner of Parcel 421 (R-R Zone), abutting to the south. The asphalt driveway serving the single-family dwelling unit on Parcel 421 encroaches onto the subject property. The applicant, in this case, could require that the owner of Parcel 421 remove or relocate the driveway which has been constructed on Parcel A. Instead the applicant has proposed to create Outlot A, where the driveway is located, and convey that land to the owner of Parcel 421, so that the driveway does not have to be relocated. The applicant should demonstrate an executed agreement prior to final plat and should convey the property prior to grading permits. If the applicant cannot obtain an executed agreement from the owners of Parcel 421, the outlot should be incorporated back into Parcel A and retained by the applicant.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns and Cavitt voting in favor of the motion, and with Commissioner Parker abstaining at its regular meeting held on Thursday, April 23, 2009, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of May 2009.

Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator

OSR:FJG:JT:bjs

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 March 3, 2011, regarding Detailed Site Plan DSP-09029 for Christ Dominion Church of God, the Planning Board finds:

1. **Request:** The subject application requests approval to construct a 6,300-square-foot church with associated parking.
2. **Development Data Summary**

| | EXISTING | APPROVED |
|--------------------|-----------------|-----------------|
| Zone(s) | R-R | R-R |
| Use(s) | Vacant | Church |
| Acreage | 1.38 | 1.38 |
| Parcels | 1 | 1 |
| Square Footage/GFA | - | 6300 |

Parking Data

| | REQUIRED | APPROVED |
|-------------------------|----------------------|-----------------|
| Parking Spaces (total) | 50 (1 space/4 seats) | 50 |
| Compact Parking Spaces | - | 8 |
| Standard Parking Spaces | 42 | 42 |
| Handicap | 2 | 2 |
| Van Accessible | 1 | 2 |

3. **Location:** The site is in Planning Area 70 and Council District 3. More specifically, it is located on the southern side of Greenbelt Road (MD 193), approximately 400 feet from its intersection with Mission Drive.
4. **Surrounding Uses:** The subject property is bounded by the right-of-way of Greenbelt Road to the north; to the west and south, the site is adjacent to single-family detached dwellings in the R-R Zone; to the east by Parcel 422, which is to be dedicated at the time of final plat for the purposes of ingress and egress; beyond this property, to the east, is another church located in the R-R Zone.

5. **Previous Approvals:** This site is the subject of Preliminary Plan of Subdivision 4-08063, (PGCPB Resolution No. 09-65), which was approved by the Planning Board on April 23, 2009 and adopted on May 14, 2009 and remains valid until May 14, 2011. This application includes appropriate stormwater management concept plans and approvals, which will expire February 9, 2012.
6. **Design Features:** The subject property is rectangular in shape and measures 1.38 acres. It is currently improved with an existing driveway, to be removed, that served a building that was removed between 2000 and 2005. The site is organized with associated parking arranged in a U-shape configuration surrounding the 6,300-square-foot building located at the rear of the property. A single access point is proposed from Greenbelt Road to the subject property to provide ingress and egress to the site, as approved by the State Highway Administration (SHA). A four-foot-wide concrete sidewalk has been proposed along Greenbelt Road. There are pedestrian walkways surrounding the building.

There is an existing row of Bradford pears along Greenbelt Road and stormwater bioretention cells located behind the trees. The applicant has provided a wide island in the parking lot to reduce the view of the parking lot from Greenbelt Road. To the west and south are proposed sight-tight fences and planted bufferyards to protect the surrounding single-family dwellings. To the east is a proposed Section 4.7 bufferyard that will be changed to a Section 4.2 landscaped strip in accordance with the definition of a private street and the requirements of the *Prince George's County Landscape Manual*.

The 6,300-square-foot building is designed with a green-colored, pitched, metal roof and cream-colored, metal wall panels on three elevations: east, west, and south. The north elevation, which faces Greenbelt Road, is proposed to be faced in stone veneer with square columns supporting a canopy. There is a steeple proposed to be located near the front of the building. Standard, transom, and specialty windows have been provided on the main elevation in a balanced composition. The applicant will provide a stone water table on the east, west, and south elevations to add visual weight and stability to the metal wall panels.

Parking lot lamps have been provided at regular intervals throughout the parking lot. The lamp fixture selected does not demonstrate any features to reduce light pollution. The applicant will select a cut-off style fixture prior to signature approval to reduce the chances of light escaping from the property or intruding on the neighboring properties.

The applicant is proposing a single monument sign located near Greenbelt Road. The sign is designed to complement the front façade of the building and meets the size requirements outlined in Part 12 of the Zoning Ordinance. The currently proposed setback for the sign is insufficient.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Conformance to Preliminary Plan 4-08063:** The subject application conforms to the requirements and conditions contained in Preliminary Plan of Subdivision 4-08063 (PGCPB

Resolution No. 09-65) which contains six conditions. The following conditions relate to the subject application:

Note: Condition 1 was met at the time of preliminary plan.

- 2. Development of the subject property shall be in conformance with the approved Stormwater Management Concept Plan, 8008590 1998 02, and any subsequent revision.**

The Department of Public Works & Transportation (DPW&T) and the Environmental Planning Section have both found this plan to be consistent with the approved Stormwater Management Concept Plan 88008590 1998 02, dated February 9, 2003.

- 3. Prior to the approval of the final plat, the applicant shall submit an executed deed of conveyance (signed by all parties) of Outlot A to the property owner of Parcel 421, and shall submit a recorded deed of the conveyance prior to the approval of a grading permit. If the applicant is unable to submit a copy of the executed deed to conveyance of Outlot A to the property owner of Parcel 421, Outlot A shall either be incorporated into Parcel A or remain and be retained by the applicant.**

This condition will be met at the time of final plat.

- 4. At the time of building permits, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision in order to alleviate the negative impact on fire and rescue services due to the inadequate service as discussed, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

This condition will be met at the time of building permits.

- 5. The proposed development shall be limited to uses that generate no more than five AM and four PM peak hour trips during the weekday, and no more than 74 trips during any one-hour period on a Sunday. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.**
- 6. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.**

The subject site plan is consistent with the preliminary plan concerning the size of the church (6,300 square feet of gross floor area) and the seating capacity (200 seats), and therefore is consistent with Conditions 5 and 6 of Preliminary Plan of Subdivision 4-08063.

8. **Conformance with the requirements of the Section 27-428, R-R Zone, of the Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements in the R-R Zone, and applicable sections of the Zoning Ordinance.

- a. Section 27-441 (b), the table of permitted uses for residential zones indicates that a church is a permitted use within the R-R Zone when it is located on a lot between 1 and 2 acres in size, as modified by Footnote 52.

52 A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**
- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.**

The subject application meets the criteria for (A) and (C) as outlined above. The application does not conform directly to (B), a guideline indicating that, where possible, parking will not be located in front of the building. While not directly meeting this criterion, the plans do propose to filter the view of the parking in front of the building from Greenbelt Road by providing additional vegetation and landscaping and a wide center island to screen the view of the parking lot from the road. This is a reasonable design solution that will not negatively impact the neighborhood or the view from Greenbelt Road.

- b. The subject application meets the requirements of Part 11, Off-Street Parking and Loading, of the Zoning Ordinance with regard to layout, number of compact spaces, number of handicap spaces, and lighting.
- c. The monument sign meets the size and design requirements of Part 12, Signs, of the Zoning Ordinance, specifically, Section 27-617, which outlines the requirements for institutional signage. The sign, as proposed, is located within a public utility easement (PUE) and does not meet the 10-foot setback described in Section 27-614(a). The sign will be relocated to meet the 10-foot setback, and the details describing how the sign will be lit and landscaped will be provided prior to signature approval of this detailed site plan.

9. **The Prince George's County Landscape Manual:** The application 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 Requirements of the *Prince George's County Landscape Manual*. The application includes a request for Alternative Compliance from Section 4.7, on the western property boundary. The Alternative Compliance Committee has reviewed this application for compliance with the *Prince George's County Landscape Manual*. The submitted landscape plan will be substantially in conformance with the *Prince George's County Landscape Manual* if approved with conditions.

The conclusions of the Alternative Compliance Committee are as follows:

Alternative compliance is requested for Section 4.7 (Buffering Incompatible Uses) along the western property line.

Location:

The subject property is located at 10401 Greenbelt Road (MD 193), on the south side of Greenbelt Road, approximately 390 feet west of its intersection with Mission Drive.

Background:

The 1.38-acre site is zoned Rural Residential (R-R). The lot is currently vacant and improved with a driveway leading to the single-family detached dwelling located south of the subject property. The properties to the east, south, and west are located in the R-R Zone. The site is bounded to the north by the right-of-way of Greenbelt Road (MD 193); to the south and east by single-family detached dwellings; and to the west by Parcel 422, an ingress/egress right-of-way from the single-family detached dwelling located to the south of the subject property.

This request for alternative compliance is in conjunction with Detailed Site Plan DSP-09029, proposing to construct a 6,300-square-foot church with associated parking. The application is subject to Sections 4.2, 4.3, 4.4, 4.7, and 4.9 of the *Prince George's County Landscape Manual*. The applicant has filed the request for relief from Section 4.7 on the western property boundary for 257 linear feet. The application requests a ten-foot reduction in the landscape yard width.

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

| | |
|--------------------------------|----------|
| Length of bufferyard | 257 feet |
| Building setback | 40 feet |
| Landscape yard | 30 feet |
| Fence or wall | Yes |
| Plant units (120 per 100 l.f.) | 155 |

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

| | |
|----------------------|----------|
| Length of bufferyard | 257 feet |
| Building setback | 40 feet |
| Landscape yard | 20 feet |
| Fence or wall | Yes |
| Plant units | 185 |

Justification:

In order to justify the reduction in the width of the landscaped strip, the applicant has proposed the incorporation of a sight-tight fence and additional plant material along the western property line. The Alternative Compliance Committee believes that this will result in a buffer that is equal or better than normal compliance with the *Prince George's County Landscape Manual*.

The Commission APPROVES of alternative compliance for Section 4.7 along the western property line subject to the following conditions:

1. Prior to certificate of approval, the applicant shall revise the plans as follows:
 - a. Revise the graphics to portray the plant spreads using standard landscape architectural graphics in accordance with Section 2.2(a)(4) of the Prince George's County Landscape Manual.
 - b. Replace the Section 4.7 bufferyard and schedule along the eastern property boundary with a Section 4.2 landscape strip, as the outlot and ingress/egress meets the definition of a private street.
 - c. Add the signature of a licensed landscape architect per Section 2.1 of the Prince George's County Landscape Manual.
 - d. Revise the plans to indicate the removal of Bradford Pear trees from the Section 4.2 landscape strip along Greenbelt Road (MD 193) and replace them with non-invasive shade trees per Section 4.9(c)(4) of the Prince George's County Landscape Manual.
 - e. Provide curbs or wheel stops within the parking areas adjacent to landscaping per Section 4.3(c)(2)(D)(ii).
 - f. Revise the fence detail and specifications to indicate that it will be a durable, non-wood, natural color.

- g. Provide native plant percentages in accordance with Section 4.9(c)(1) and (2), and eliminate any invasive species from the plant list in accordance with Section 4.9(c)(3) of the Prince George's County Landscape Manual.

10. **Woodland and Wildlife Habitat Conservation Ordinance and Tree Canopy Coverage**

Ordinance: The subject application has been reviewed by the Environmental Planning Section (EPS). EPS has previously reviewed a Natural Resource Inventory, NRI-061-08, and Preliminary Plan of Subdivision 4-08063, for the subject property. A standard letter of exemption has been issued for the site, as it is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance. The 1.38-acre site contains no streams, wetlands, 100-year floodplains, or woodlands. According to the *Prince George's County Soil Survey*, the principal soils on this site are in the Christiana and Sunnyside series. Marlboro clay does not occur in this area. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, or endangered species do not occur on this property or on the adjacent properties. No designated scenic or historic roads will be impacted by this development. The site has frontage on Greenbelt Road, a master planned arterial roadway that generates sufficient noise levels that are above the residential standards of 65 dBA Ldn; however, due to the proposed non-residential use, noise is not an issue. The proposal is not expected to be a noise generator.

- a. The site has a signed Natural Resource Inventory (NRI-061-08). The NRI indicates that there are no streams, wetlands, 100-year floodplains, or woodlands on the property. The detailed site plan is in conformance with the NRI.
- b. The property is exempt from the Woodland and Wildlife Habitat Conservation Ordinance as it contains less than 10,000 square feet of woodland. A Standard Letter of Exemption was issued for the site.
- c. The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance. The requirement for the property is 15 percent of the gross tract area or 9,018 square feet based on the R-R zoning. The requirement is proposed to be met through the provision of 17,760 square feet of tree canopy through the installation of landscape trees.

Condition: Prior to certification of the detailed site plan, a tree canopy coverage schedule that demonstrates how the tree canopy coverage requirement is being fulfilled, shall be placed on the landscape plan.

- d. A Stormwater Management Concept Approval Letter (#32977-2009-00) dated December 10, 2009, was submitted with the subject application. No further information is required with regard to stormwater management.

- e. Pursuant to Section 27-285(b)(4) of the Zoning Ordinance, there are no regulated environmental features on the subject property.
11. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to relevant agencies and divisions. The referral comments are summarized as follows:
- a. **Community Planning**—The subject application is consistent with the 2002 General Plan development Pattern policies for the Developing Tier, and the March 2010 Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment.
 - b. **Transportation Planning**—The subject site plan is consistent with the preliminary plan concerning the size of the church (6,300 square feet of gross floor area) and the seating capacity (200 seats). Therefore, the site plan is consistent with Conditions 5 and 6 of Preliminary Plan of Subdivision 4-08063.
 - c. **Subdivision**—The site plan correctly indicates that the property is known as Parcel A. The property is not the subject of a record plat. There are no subdivision issues at this time.
 - d. **Permit Review**—Permit matters have been addressed by the applicant or by conditions of approval.
 - e. **Environmental Planning**—Environmental Planning matters have been addressed by conditions of approval.
 - f. **Department of Public Works & Transportation (DPW&T)**—DPW&T indicated that the development plan is consistent with approved DPW&T Stormwater Management Concept Plan 8008590-1998-02 dated February 9, 2009.
 - g. **State Highway Administration (SHA)**—SHA indicated that the proposed entrance location is in conformance with the approved location determined through Access Permit Review.
 - h. **The City of Greenbelt**—In an e-mail dated May 5, 2010 (Craze to Jones), the City of Greenbelt indicated that they had no comments on the subject application.
12. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-09029 and further APPROVED Alternative Compliance No. AC-10005, subject to the following conditions:

1. Prior to signature approval of this detailed site plan, the applicant shall:
 - a. Provide a stone water table on the east, west, and southern elevations that complements the front (north) façade of the building.
 - b. Provide a detail for a cut-off style fixture for all parking lot lighting.
 - c. Relocate the monument sign to meet the required 10-foot setback.
 - d. Provide details for how the monument sign will be landscaped and lit.
 - e. Provide a tree canopy coverage schedule, on the landscape plan, that demonstrates how the tree canopy coverage requirement is being fulfilled.
 - f. Revise the graphics to portray the plant spreads using standard landscape architectural graphics in accordance with Section 2.2(a)(4) of the *Prince George's County Landscape Manual*.
 - g. Replace the Section 4.7 bufferyard and schedule along the eastern property boundary with a Section 4.2 landscape strip, as the outlot and ingress/egress meets the definition of a private street.
 - h. Add the signature of a licensed landscape architect per Section 2.1 of the *Prince George's County Landscape Manual*.
 - i. Revise the plans to indicate the removal of Bradford pear trees from the Section 4.2 landscape strip along Greenbelt Road (MD 193) and replace them with non-invasive shade trees per Section 4.9(c)(4) of the *Prince George's County Landscape Manual*.
 - j. Provide curbs or wheel stops within the parking areas adjacent to landscaping per Section 4.3(c)(2)(D)(ii) of the *Prince George's County Landscape Manual*.
 - k. Revise the fence detail and specifications to indicate that the fence will be a durable, non-wood material, in a natural color.
 - l. Provide native plant percentages in accordance with Section 4.9(c)(1) and (2), and eliminate any invasive species from the plant list in accordance with Section 4.9(c)(3) of the *Prince George's County Landscape Manual*.

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

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Clark, seconded by Commissioner Vaughns, with Commissioners Clark, Vaughns, Cavitt and Parker voting in favor of the motion, and with Commissioner Squire temporarily absent at its regular meeting held on Thursday, March 3, 2011, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of March 2011.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Acting Planning Board Administrator

PCB:JJ:SA:arj

**STATEMENT OF JUSTIFICATION
DSP-17012 and DPLS-466
1 Salon Studios**

APPLICANT: 1 Salon Studios, LLC
6315 Seabrook Road, Suite 214
Lanham, Maryland 20706

OWNER: Oasis Greenbelt LLC
9500 Sheridan Street, Suite 200
Lanham, MD 20706

ATTORNEY/
CORRESPONDENT: Matthew C. Tedesco, Esq.
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770
(301) 441-2420 Voice
(301) 982-9450 Fax

CIVIL ENGINEER: Landesign
2905 Mitchellville Road, Suite 111
Bowie, MD 20716
(301) 249-8802

REQUEST: Pursuant to Section 27-441(b) of the Zoning Ordinance, a Detailed Site Plan to develop approximately 10,400 square feet of gross floor area to develop an eating and drinking establishment (excluding drive through service) in combination with a beauty shop. CB-71-2016. A Departure from Parking and Loading Standards is requested to remove the two required loading spaces.

I. DESCRIPTION OF PROPERTY

1. Address – 10401 Greenbelt Road, Greenbelt, MD 20706.
2. Proposed Use – Approximately 10,400 square feet commercial of gross floor area to develop an eating and drinking establishment (excluding drive through service) in combination with a beauty shop. CB-71-2016.
3. Election District – 14.
4. Existing Parcel – Parcel 59.

5. Proposed Parcel – Parcel ‘A’.
6. Total Area – 1.3756 acres.
7. Tax Map & Grid – 36/A-2.
8. Location – Located on the south side of Greenbelt Road, approximately 2,000 feet west of its intersection with MD Route 564.
9. Zone – R-R.
10. WSSC 200 Sheet – 210 NE 09.
11. Archived 2002 General Plan Tier – Developing.
12. Sustainable Growth Act, *Plan Prince George’s 2035* – Tier 1

II. NATURE OF REQUEST

Pursuant to Section 27-441(b) of the Zoning Ordinance, the applicant is submitting this detailed site plan to develop approximately 10,400 square feet of gross floor area to develop an eating and drinking establishment (excluding drive through service) in combination with a beauty shop, which fronts on Greenbelt Road. A Departure from Parking and Loading Standards is requested to remove the two required loading spaces.

Design Features

The approximately 10,400 square feet of gross floor area to develop an eating and drinking establishment (excluding drive through service) in combination with a beauty shop designed in accordance within the design parameters approved with CB-71-2016. The development in DSP-17012 is proposed with an outward orientation towards Greenbelt Road, with the majority of the parking located beside and behind the building. Vehicular access to the retail will be from Greenbelt Road, a master planned arterial classified roadway. Internal vehicular circulation is provided by a 22-foot-wide two way circular drive aisle on all four sides of the building to access the on-site parking. DSP-17012 proposes to improve the pedestrian circulation through the addition of a new sidewalk along its frontage on Greenbelt Road, which will connect with the existing sidewalk leading to the retail center to the east.

III. COMMUNITY

The subject property is located in Planning Area 70, and Councilmanic District 3. More specifically, the site is located on the south side of Greenbelt Road, approximately 2,000 feet west of its intersection with MD Route 564. The property is currently located in the Rural Residential (R-R) Zone, and is undeveloped.

The subject property is surrounded by the following uses:

North: The Greenbelt Road, and beyond offices in the I-1 Zone.

South: Single family detached residence in the R-R Zone.

East: Ingress/egress for a single family detached residential home in the R-R Zone, and beyond, an existing church in the R-R Zone. To the east of the church is the existing East Gate Shopping Center in the C-S-C Zone.

West: Single family detached residence in the R-R Zone.

IV. SECTOR PLAN RECOMMENDATION

The 2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment (“Sector Plan”) includes “Proposed Land Use” Map 36 (on page 202), which shows the area included in DSP-17012 within the “Residential Low” land use, which is described on page 200 as “0.5 to 3.5 dwelling units per acre; single-family detached units.” The Sector Plan further provides, in “Future Land Use Principles and Policies” Table 50 (page 200), policy 6 states the following “Support mixed-use development that combines residential, commercial, industrial, civic, and open space uses at key locations and encourages alternatives to automobile use.” Although this specific Sector Plan does not show adjoining mixed-use development, directly across Greenbelt Road is the Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area. The “Approved Land Use” Map 5 on page 14 of the Sector Plan for the East Glenn Dale Area shows a large area across Greenbelt Road from DSP-17012 as Mixed-Use Area. The development proposed with DSP-17012 will support the abutting mixed-use development, which will fulfill the above referenced policy of the Sector Plan.

V. CRITERIA FOR APPROVAL

Detailed Site Plan

Section 27-285(b) of the Zoning Ordinance provides the following findings that are required for approval of a detailed site plan:

(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.

COMMENT: As designed, the plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without substantially detracting 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).

COMMENT: A conceptual site plan was not required for this development proposal, this finding 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.

COMMENT: DSP-17012 is not a DSP for infrastructure, this finding 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).

COMMENT: The NRI Equivalency Letter (NRI No. 061-08-01) and the Woodland Conservation Letter of Exemption (E-050-2017) were both approved on October 25, 2017 and are still valid. These documents confirmed that DSP-17012 results in the clearing of less than 5,000 square feet of regulated woodland. This finding is satisfied.

Section 27-441(b)(1) of the Zoning Ordinance provides for the allowed use of an eating and drinking establishment (excluding drive through service) in combination with a beauty shop subject to footnotes 113 and 114. The footnotes and responses to how DSP-17012 satisfies the requirements are as follows:

Section 27-441 Uses Permitted.

(b) Table of Uses.

(1) Eating and Drinking Establishment, excluding drive through service.

Footnote 113 Provided that the use is within a building being used as a beauty shop pursuant to FN 114 of this Section. (CB-71-2016)

COMMENT: DSP-17012 proposes an eating and drinking establishment (excluding drive through service) in combination with a beauty shop. The proposal satisfies the requirements of footnote 113.

Section 27-441 Uses Permitted.

(b) Table of Uses.

(2) Beauty Shop.

Footnote 114 Notwithstanding any other provision of this Subtitle, the use shall be permitted without the requirement of a special exception, provided:

- (A) The use is on a parcel or lot having a gross tract area of no more than three (3) acres;

COMMENT: The land area of DSP-17012 has a gross tract area of 1.3756 acres, which satisfies the land area requirement.

- (B) The use is in a building that includes more than five (5) chairs and is not included within a single-family residential dwelling;

COMMENT: DSP-17012 proposes a new structure that is approximately 10,400 square feet, which is not a single-family residential dwelling. This satisfies this part of the requirement.

- (C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification;

COMMENT: The site has frontage on Greenbelt Road, A-16, which is classified as a Master Plan arterial. The frontage requirement is satisfied.

- (D) The majority of parking provided for the building shall be beside or behind the building; and

COMMENT: The design of DSP-17012 provides the majority of the parking to the sides and behind the proposed building. Approximately 14 parking spaces are proposed in what can be considered as in front of the new building, which is 24.6% of the required spaces. The remainder 43 spaces are proposed to be located beside or behind the proposed building, which is 75.4% of the total required spaces. DSP-17012 development proposal satisfies this requirement.

- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width, frontage, yards, building height, density, minimum area for development, any dimensional (bulk) requirements, and other requirements of the R-R Zone shall not apply. If not specified within Transit District Standards or Development District Standards applicable to a property, the foregoing requirements shall be established and shown on the Detailed Site Plan.
(CB-71-2016)

COMMENT: DSP-17012 is submitted to fulfill this requirement.

Departure from Parking and Loading Standards

Section 27-582(a) of the Zoning Ordinance requires two (2) loading spaces for the proposed use, which is viewed as “retail sales and service” that is 10,400 square feet. 1 Salon

Studios will function as approximately 50 individual professionals that rent studio space for their individual businesses. These professionals will share common areas for waiting areas, bathrooms and a laundry room. The individual studio spaces generally range in size from 110 square feet to 154 square feet. As it relates to the purpose of the loading space requirement, it must be highlighted that the proposed uses will not utilize a traditional loading space. The individual beauty professionals will provide their own products at a small enough scale that a loading space will not be required. The proposed spa and café is intended to be used as accessory uses for patrons of the beauty salon, and will be served by traditional FedEx, UPS, or US Mail delivery trucks, which are small enough to safely and efficiently use a standard sized parking space; thus, making the implementation of an oversized loading space (or 2 in this instance), superfluous.

The criteria for obtaining approval of a departure from the number of parking and loading spaces is contained in Section 27-588(b)(7) of the Zoning Ordinance. That section states the following:

Sec. 27-588. - Departures from the number of parking and loading spaces required.

(b) Procedures.

(7) Required findings.

(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;
- (ii) The departure is the minimum necessary, given the specific circumstances of the request;
- (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;
- (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
- (v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

COMMENT: The applicant's proposal to use parking spaces in-lieu of an oversized delineated loading space is a reasonable alternative for this particular site because the proposed use, being mainly individual professionals renting out small studio spaces, will not require or utilize the oversized loading spaces. The uses that may require deliveries such as the café and spa would be served by typical FedEx, UPS, and US Mail deliveries, which can be parked within a standard parking space. The departure is the minimum necessary for the use. The required spaces provided will adequately accommodate the loading needs of the proposed use, while not negatively impacting on-site circulation or the general health safety and welfare of the public. Indeed, the approval of the required departure will further mitigate impacts to the adjacent residential uses, whereby deliveries will not have to take place to the rear of the building where

the loading spaces would otherwise be required. The departure is necessary to alleviate circumstances which are special to the subject use, given the uses are mainly individual professionals renting out small studio spaces and the site is adjacent to existing residential uses, which would be negatively impacted is the applicant is required to provide said loading spaces. Nevertheless, the loading requirements for the proposed use, given the individual salon professionals will not have a need for the oversized loading spaces and that the café and spa utilize a type of delivery via FedEx, UPS, or US Mail that can be accommodated by the proposed parking spaces. The strict application of the requirement to have a separate delineated loading space on this site is superfluous.

- (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;
 - (ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;
 - (iii) The recommendations of a municipality (within which the property lies) regarding the departure; and
 - (iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

COMMENT: There is no indication of a shortage of parking within the general vicinity of 1 Salon Studios. The proposed use is in accordance with the design parameters approved with CB-71-2016 and will not impair the integrity of the sector plan. The property is not located within a municipality. There are no 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;
 - (ii) Any alternative design solutions to off-street facilities which might yield additional 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;
 - (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.

COMMENT: Although bus stops are not located along the frontage of DSP-17012, there are several stops within walking distance of the property on both Greenbelt Road and Mission Drive. There are no alternative design solutions to off street facilities that would yield additional spaces, as MD 193 is an improved arterial roadway in the Master Plan of Transportation. The proposed use will have standard hours of operation and will accept typical FedEx, UPS, and US Mail deliveries during typical business hours. The development proposed is within 400 feet of retail uses, and DSP-17012 is compatible with those uses. The property is located within the R-R zone and, therefore, is not subject to the dwelling unit percentage consideration stated in (C)(iv). Finally, and as mentioned previously, due to the specific operation of this use and the utilization of typical FedEx, UPS, or US Mail vehicles, which can easily access standard parking spaces, the strict application of this requirement is not only unnecessary for the operation of the proposed use, but could also negatively impact the adjacent residential uses. The applicant, despite the request to remove an unneeded and unnecessary oversized loading space, has designed a site that will provide (and promote) safe and efficient circulation, while adhering to (or accommodating) the site constraints. Finally, the DSP has been designed to ensure that the development does not negatively impact the adjacent residential uses, for which the requested departure will also obviate any impacts associated with loading by keeping loading to the front of the building via standard parking spaces.

VII. PRIOR APPROVALS

The prior approvals for the property include preliminary plan of subdivision 4-08063 and detailed site plan DSP-09029. Since those approvals, the prior applicant decided to discontinue moving forward with the development of the church and the property was sold to the current owner and applicant. Preliminary plan of subdivision 4-08063 and detailed site plan DSP-09029 will not be pursued. A new preliminary plan of subdivision, 4-17015, is submitted for review as a companion case to this detailed site plan DSP-17012.

VIII. CONCLUSION

The applicant requests approval of DSP-17012 to develop approximately 10,400 square feet of gross floor area to develop an eating and drinking establishment excluding drive through service uses in combination with a beauty shop, and requests approval of DPLS-466 to remove the two required loading spaces. Based on the foregoing, as well as the detailed site plan package filed in conjunction with this application, and all evidence that has or will be submitted into the record, the applicant contends that the Planning Board should approve DSP-17012 and DPLS-466. This application, and the requests herein, address the requirements of Section 27-285(b) of the Zoning Ordinance and, as such, should be approved.

Respectfully submitted,

McNamee Hosea

By: 
Matthew C. Tedesco, Esq.

Date: January 14, 2019

EXHIBIT'S LIST

2/28/19 PGCPB REGULAR MEETING
ITEM 7 DSP-17012 & ITEM 8 DPLS-466
1 SALON STUDIOS

Applicant's Exhibit No. 1:

Applicant's Proposed Amended Finding & Condition (2
pages)

Item 7 AE 1

1 Salon Studios
DSP-17012
DPLS-466
AC-10005-01

REC'D BY PGCPB ON 2.28.19
ITEM # 78 CASE # DSP-17012
EXHIBIT # app ex No. 1

Applicant's Proposed Amended Finding:

* * * * *

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends that the Planning Board adopt the following findings:

* * * * *

- 6. **Site Design:** The detailed site plan (DSP) proposes a single point of vehicular access from Greenbelt Road. The single, two-story, 38-foot-high building containing the beauty shop and the eating and drinking establishment will be located at the center of the site, facing Greenbelt Road, with main entrances on both the north and south elevations. There are two fountains, constructed of stone veneer to match the building, sited at the front and rear entrances. Parking for the development is proposed at the front, sides, and rear of the building. Pedestrian accessibility is provided via a proposed sidewalk along Greenbelt Road, but it is not connected into the property. This should be amended to show a pedestrian connection from Greenbelt Road to the front door of the building. The dumpster is located at the rear, southeastern portion of the site. The dumpster enclosure is proposed to be constructed of a six-foot-high, gray, sight-tight vinyl fencing. An eight-foot-high, vinyl, sight-tight fence is proposed along the western, eastern, and southern boundaries, as requested by the adjacent property owners. Since Footnote 114 provides that other requirements of the R-R- Zone shall not apply, the 8 foot fence is not subject to Section 27-420.

* * * * *

Applicant's Proposed Amended Condition:

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-17012, DPLS 466, and Alternative Compliance AC-10005-01 for 1 Salon Studios, subject to the following condition:

* * * * *

- 1. Prior to certification of the detailed site plan, the applicant shall revise the plan, as follows:

* * * * *

- b. Provide a pedestrian route from ~~MD 193 (Greenbelt Road)~~ the parking lot to the building entrance.

* * * * *

KEY:

Underscoring indicates language added to conditions.

~~Strikethrough~~ indicates language deleted from conditions.

Asterisks *** indicate intervening existing conditions that remain unchanged.