

RIVERDALE LAUNDROMAT (WILDERCROFT)

Departure from Design Standards

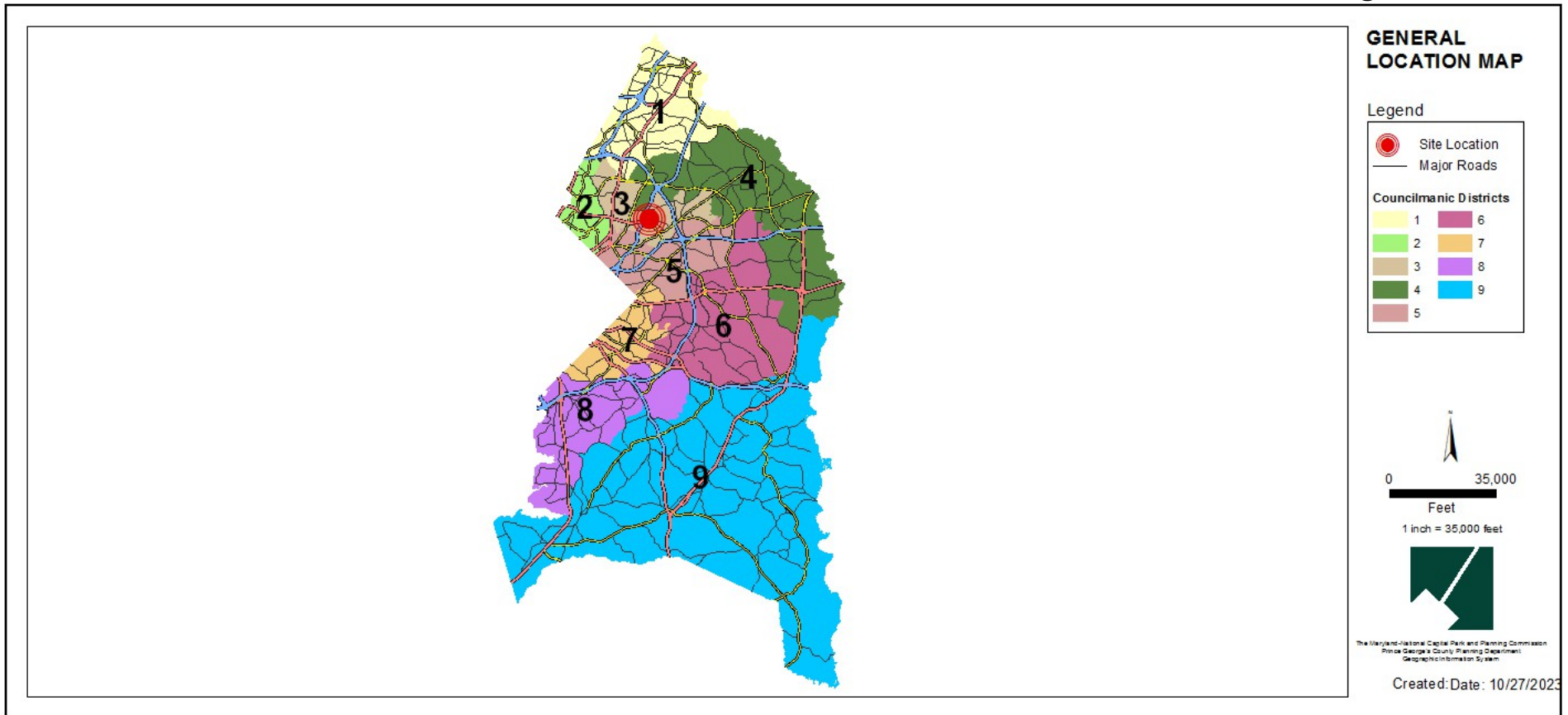
Staff Recommendation: APPROVAL with conditions



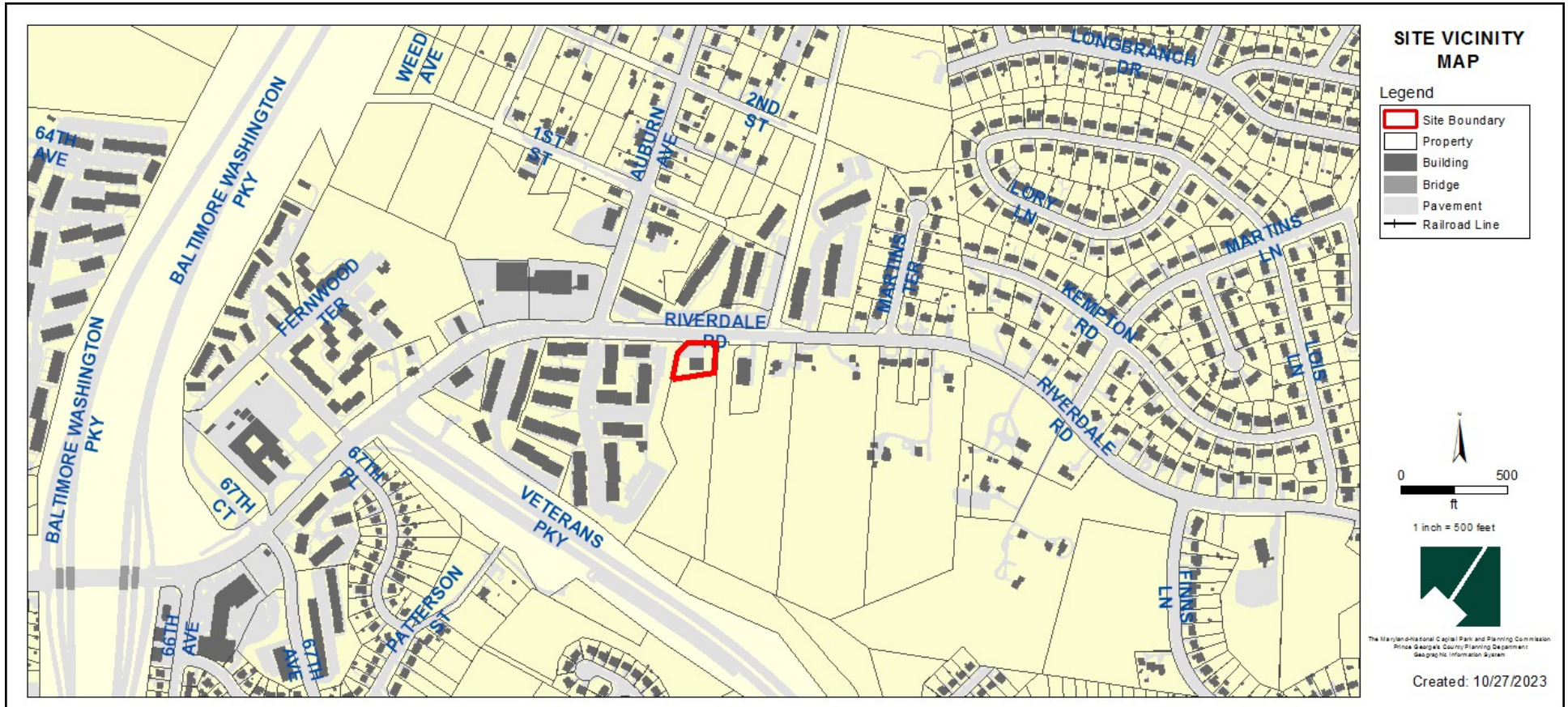
GENERAL LOCATION MAP

Council District: 03

Planning Area: 069



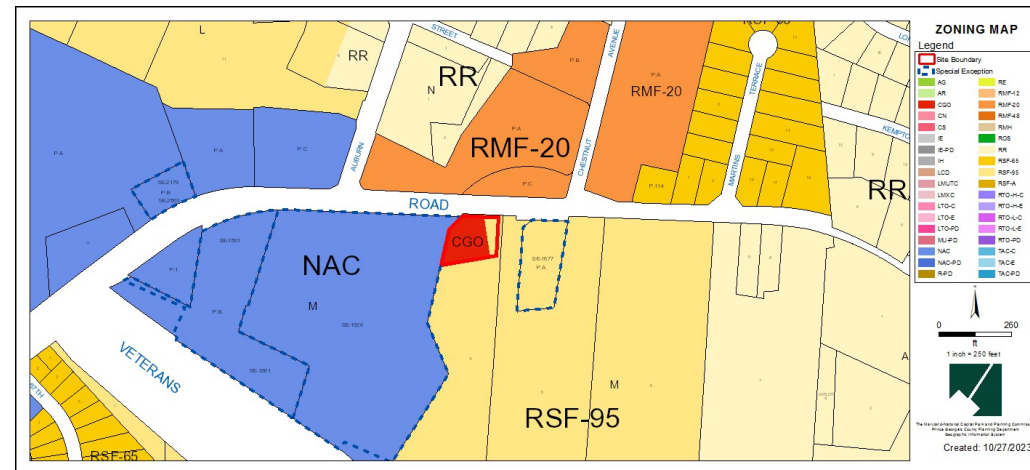
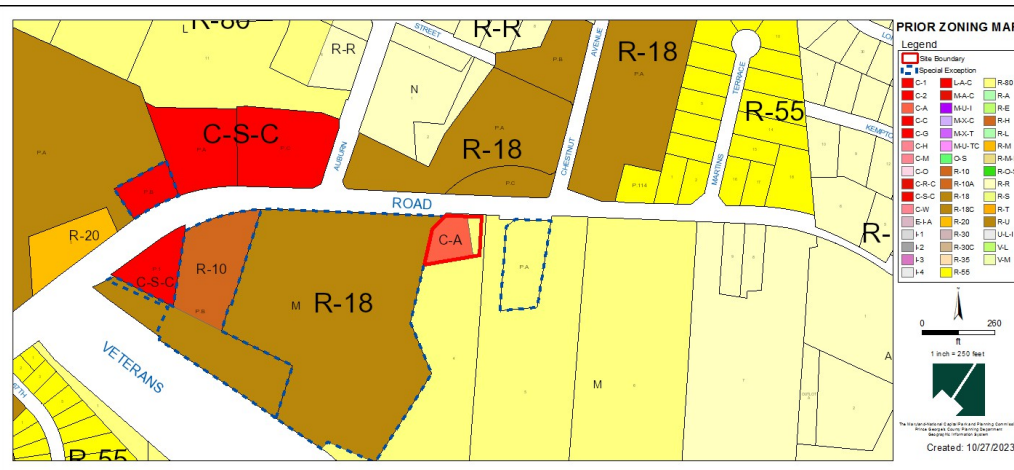
SITE VICINITY MAP



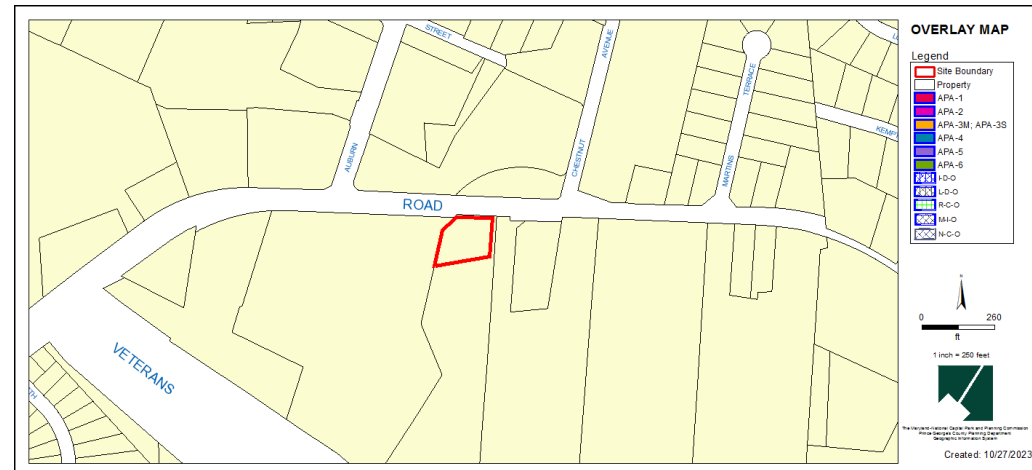
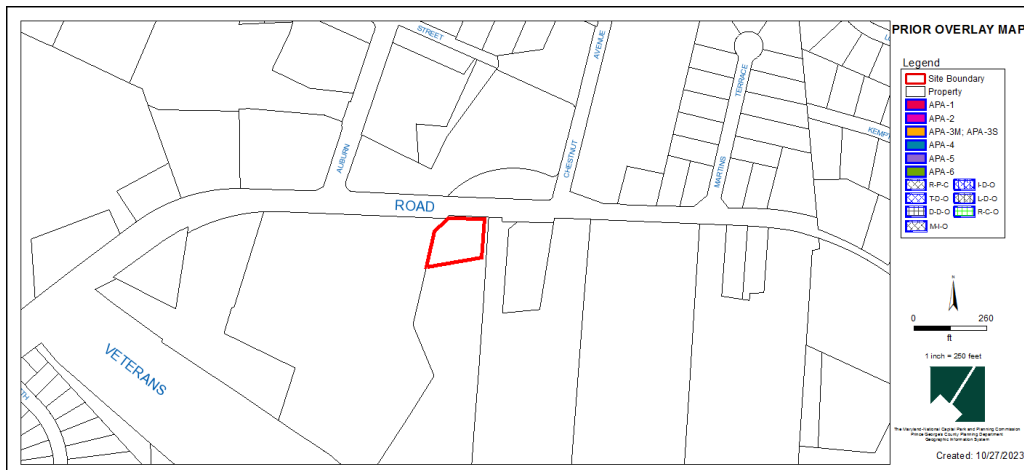
ZONING MAP (PRIOR AND CURRENT)

Current Property Zone: CGO

Prior Property Zone: C-A



OVERLAY MAP (PRIOR AND CURRENT)



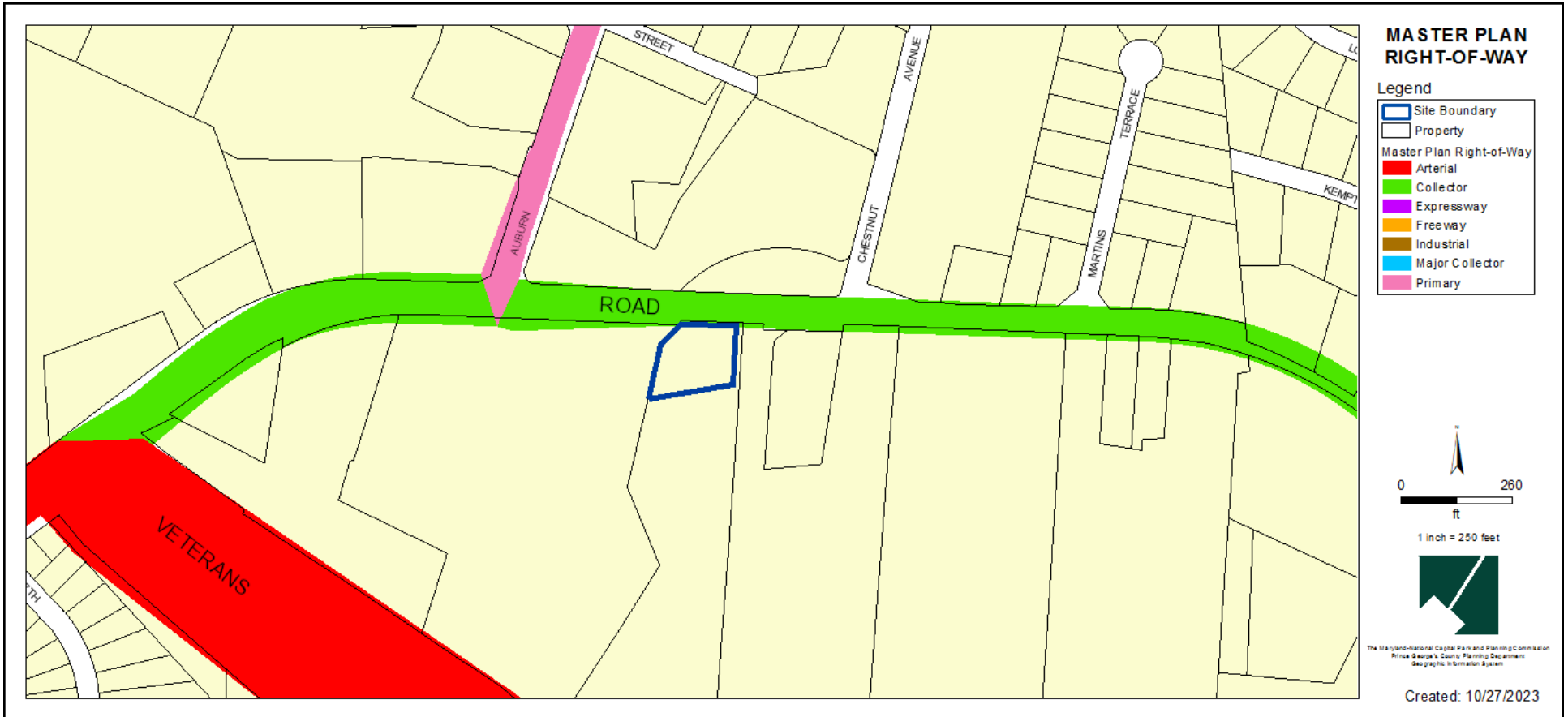
AERIAL MAP



SITE MAP



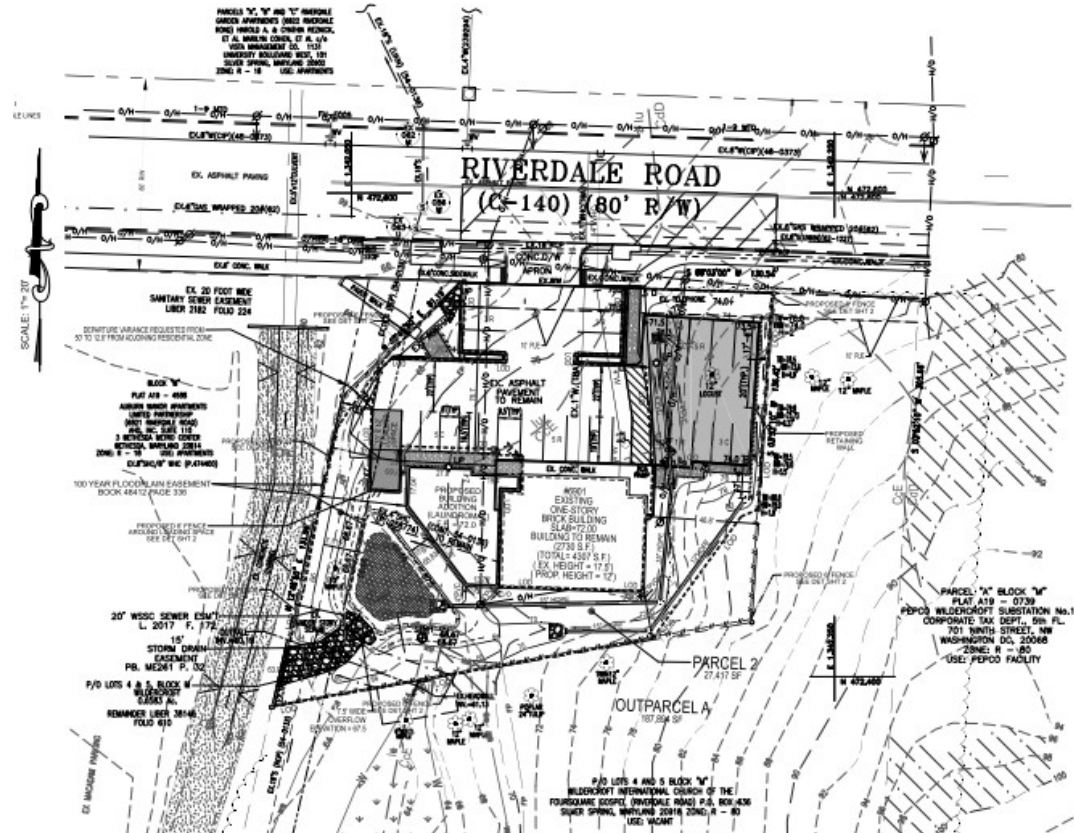
MASTER PLAN RIGHT-OF-WAY MAP



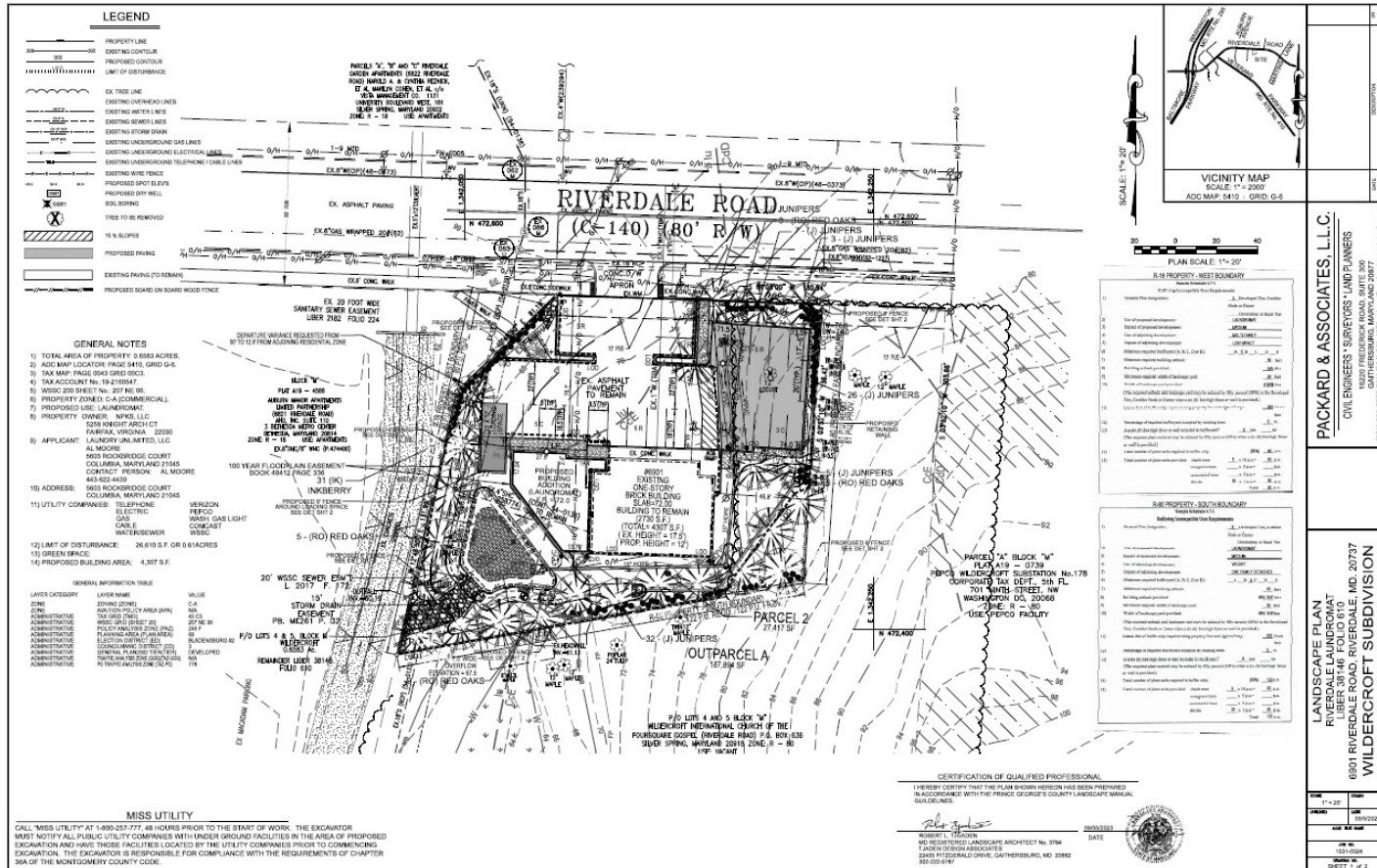
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



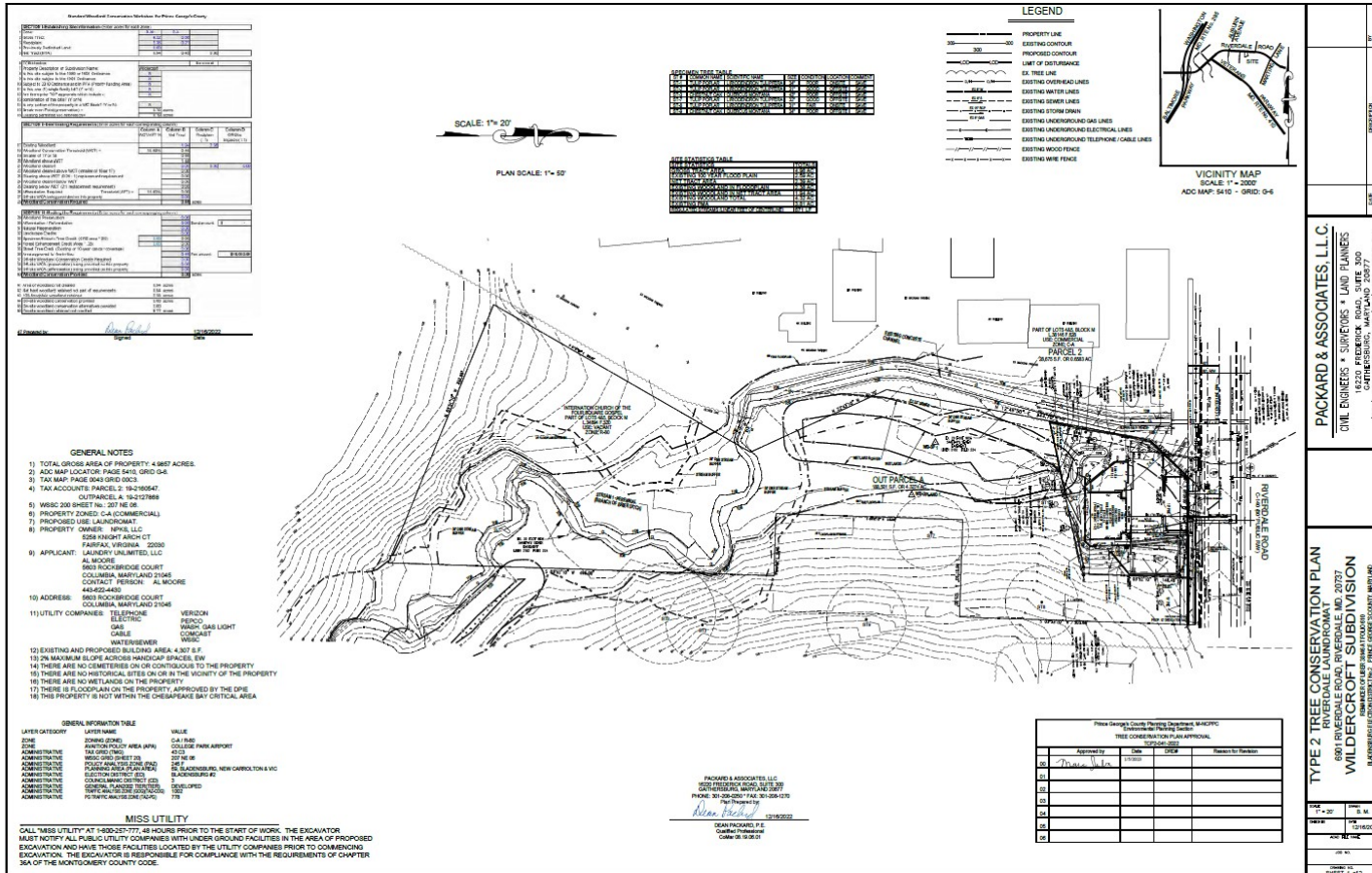
SITE PLAN



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



PRELIMINARY PLAN

LEGEND	GENERAL NOTES	34) ADDRESS: 800 ROCKRODGE COURT	35) UTILITY COMPANIES:																																																							
<p>PROPERTY LINE</p> <p>EXISTING CONTOUR</p> <p>EXISTING OVERHEAD LINES</p> <p>EXISTING UNDERGROUND LINES</p> <p>EXISTING DRAIN</p> <p>EXISTING UNDERGROUND ELECTRICAL LINES</p> <p>EXISTING UNDERGROUND TELEPHONE/CABLE LINES</p> <p>EXISTING WIRE FENCE</p> <p>EXISTING OVERHEAD FENCE</p> <p>EXISTING UNDERHEAD FENCE</p> <p>HIGH SLOPE</p> <p>WETLAND BUFFER</p> <p>NE SWIS LIMIT</p> <p>60' HIGH FLOODPLAIN</p> <p>FLOODPLAIN BUFFER</p> <p>STREAM BUFFER</p> <p>FIN</p>	<p>1) LEGAL DESCRIPTION PART OF LOTS 4&5, BLOCK M, WILDERCROFT PLAT REFERENCE: PG 14-11</p> <p>2) A/C MAP LOCATOR PAGE 640, GRID D-6</p> <p>3) 2018 MAP INDEX FOR GRID D-6</p> <p>4) W/80C 200 SHEET NO. 207 NE 08</p> <p>5) TRACT AREA: CROSS TRACT AREA 217 TR 32, OR A/B/C/T AC</p> <p>6) ZONING: RESIDENTIAL SINGLE-FAMILY (R-1)</p> <p>7) PROPOSED USE: PARCEL 1: LAUNDRY; PARCEL 2: VACANT</p> <p>8) MINIMUM PROPERTY STANDARDS:</p> <table border="1"> <thead> <tr> <th></th> <th>PARCEL 1</th> <th>PARCEL 2</th> </tr> </thead> <tbody> <tr> <td>STREET</td> <td>30'</td> <td>-</td> </tr> <tr> <td>RESIDENTIAL PROPERTY</td> <td>30'</td> <td>-</td> </tr> <tr> <td>FRONT SETBACK</td> <td>25'</td> <td>-</td> </tr> <tr> <td>REAR SETBACK</td> <td>25'</td> <td>-</td> </tr> <tr> <td>LOT SIDE MIN.</td> <td>-</td> <td>5,000 S.F.</td> </tr> <tr> <td>LOT COVERAGE (MIN.)</td> <td>-</td> <td>30%</td> </tr> <tr> <td>LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET SETBACK (MIN.)</td> <td>-</td> <td>30'</td> </tr> <tr> <td>FRONT SETBACK</td> <td>-</td> <td>30'</td> </tr> <tr> <td>SIDE SETBACK (MIN/TOTAL)</td> <td>-</td> <td>30'</td> </tr> <tr> <td>REAR SETBACK</td> <td>-</td> <td>30'</td> </tr> </tbody> </table> <p>9) WITHIN SUBSTAINABLE GROWTH - YES - TIER II</p> <p>10) WITHIN M-1 ZONE - NO</p> <p>11) WITHIN CENTER OR CORRIDOR LOCATION - NO</p> <p>12) EXISTING BUILDING TO REMAIN</p> <p>13) POLICE DISTRICT #1</p> <p>14) WATERSHED: BRIBER DITCH</p> <p>15) DRAIN: DRAINAGE DITCH</p> <p>16) W/80C 200 SHEET NO. 207 NE 08</p> <p>17) EXISTING COMMERCIAL GROSS FLOOR AREA - 2,795 S.F.</p> <p>18) PROPOSED COMMERCIAL GROSS FLOOR AREA - 1,075 S.F.</p> <p>19) AVIATION POLICY AREA - COLLEGE PARK AIRPORT CONICAL SURFACE AREA</p> <p>20) HAZARDOUS WASTE LOCATION REQUIREMENT - NA</p> <p>21) DEMETERED ON OR CONTIGUOUS TO THE PROPERTY - NO</p> <p>22) HISTORIC RESIDENCE ON THE PROPERTY - NO</p> <p>23) STORMWATER MANAGEMENT CONCEPT #204-2015-01 UNDER REVIEW</p> <p>24) APPROVED W/80C 200</p> <p>25) TYPE ONE TREE CONSERVATION PLAN #4-1801</p> <p>26) WITHIN OVERFLOW BY POTENTIAL AREA - NO</p> <p>27) W/80C 200 SHEET NO. 207 NE 08</p> <p>28) THERE IS FLOODPLAIN ON THE PROPERTY APPROVED BY THE DPE</p> <p>29) STREAM ON THE PROPERTY - YES AS SHOWN IN THE BRIBER DITCH WATERSHED</p> <p>30) UNDER SUBJECT TO BE DETERMINED BY THE ANNOUED ENVIRONMENTAL TRUST THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION - NO</p> <p>31) ALL PROPOSED WORK IS COMMERCIAL, 85 W/8A CONTOUR - NA</p> <p>32) PROPERTY OWNER: NINE, LLC</p> <p>33) ARCHITECT: SEMINOFF ARCHITECT, PARKVIEW, 2230 AL MOORE, 800 ROCKRODGE COURT, COLUMBIA, MARYLAND 21045</p> <p>34) ADDRESS: 800 ROCKRODGE COURT</p> <p>35) UTILITY COMPANIES: TETRA TECH ELECTRIC, WIRELESS, COMCAST, WASTE WISER</p>		PARCEL 1	PARCEL 2	STREET	30'	-	RESIDENTIAL PROPERTY	30'	-	FRONT SETBACK	25'	-	REAR SETBACK	25'	-	LOT SIDE MIN.	-	5,000 S.F.	LOT COVERAGE (MIN.)	-	30%	LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET SETBACK (MIN.)	-	30'	FRONT SETBACK	-	30'	SIDE SETBACK (MIN/TOTAL)	-	30'	REAR SETBACK	-	30'	<p>34) ADDRESS: 800 ROCKRODGE COURT</p> <p>35) UTILITY COMPANIES: TETRA TECH ELECTRIC, WIRELESS, COMCAST, WASTE WISER</p>	<p>35) UTILITY COMPANIES: TETRA TECH ELECTRIC, WIRELESS, COMCAST, WASTE WISER</p>																						
	PARCEL 1	PARCEL 2																																																								
STREET	30'	-																																																								
RESIDENTIAL PROPERTY	30'	-																																																								
FRONT SETBACK	25'	-																																																								
REAR SETBACK	25'	-																																																								
LOT SIDE MIN.	-	5,000 S.F.																																																								
LOT COVERAGE (MIN.)	-	30%																																																								
LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET SETBACK (MIN.)	-	30'																																																								
FRONT SETBACK	-	30'																																																								
SIDE SETBACK (MIN/TOTAL)	-	30'																																																								
REAR SETBACK	-	30'																																																								
<p>SCALE: 1"=50'</p> <p>NAD 83 ZONE 18N</p> <p>PLAN SCALE: 1"=50'</p>	<p>36) GENERAL INFORMATION TABLE</p> <table border="1"> <thead> <tr> <th>APPLICANT</th> <th>LAUNDRY UNLIMITED, LLC</th> <th>VALUE</th> <th>641,840</th> </tr> </thead> <tbody> <tr> <td>OWNER <td>NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td></td></td></tr> <tr> <td>ARCHITECT <td>SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> <tr> <td>ENGINEER <td>PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> <tr> <td>PLANNING AGENCY <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> <tr> <td>DEVELOPER <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> <tr> <td>TRAFFIC ANALYSIS <td>TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> </tbody> </table>	APPLICANT	LAUNDRY UNLIMITED, LLC	VALUE	641,840	OWNER <td>NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td></td>	NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td>	COLLEGE PARK AIRPORT <td>20,726,000</td>	20,726,000	ARCHITECT <td>SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	ENGINEER <td>PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	PLANNING AGENCY <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	DEVELOPER <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	TRAFFIC ANALYSIS <td>TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	<p>36) GENERAL INFORMATION TABLE</p> <table border="1"> <thead> <tr> <th>APPLICANT</th> <th>LAUNDRY UNLIMITED, LLC</th> <th>VALUE</th> <th>641,840</th> </tr> </thead> <tbody> <tr> <td>OWNER <td>NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td></td></td></tr> <tr> <td>ARCHITECT <td>SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> <tr> <td>ENGINEER <td>PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> <tr> <td>PLANNING AGENCY <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> <tr> <td>DEVELOPER <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> <tr> <td>TRAFFIC ANALYSIS <td>TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td></td></tr> </tbody> </table>	APPLICANT	LAUNDRY UNLIMITED, LLC	VALUE	641,840	OWNER <td>NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td></td>	NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td>	COLLEGE PARK AIRPORT <td>20,726,000</td>	20,726,000	ARCHITECT <td>SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	ENGINEER <td>PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	PLANNING AGENCY <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	DEVELOPER <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000	TRAFFIC ANALYSIS <td>TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000
APPLICANT	LAUNDRY UNLIMITED, LLC	VALUE	641,840																																																							
OWNER <td>NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td></td>	NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td>	COLLEGE PARK AIRPORT <td>20,726,000</td>	20,726,000																																																							
ARCHITECT <td>SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
ENGINEER <td>PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
PLANNING AGENCY <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
DEVELOPER <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
TRAFFIC ANALYSIS <td>TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
APPLICANT	LAUNDRY UNLIMITED, LLC	VALUE	641,840																																																							
OWNER <td>NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td></td>	NINE, LLC <td>COLLEGE PARK AIRPORT <td>20,726,000</td> </td>	COLLEGE PARK AIRPORT <td>20,726,000</td>	20,726,000																																																							
ARCHITECT <td>SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	SEMINOFF ARCHITECT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
ENGINEER <td>PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PACARD & ASSOCIATES, L.L.C. <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
PLANNING AGENCY <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
DEVELOPER <td>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
TRAFFIC ANALYSIS <td>TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td></td>	TRAFFIC ANALYSIS <td>BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td> </td>	BLADENBURG HIGH CORRIDOR & VIC <td>28,800,000</td>	28,800,000																																																							
<p>MISS UTILITY</p> <p>CALL MISS UTILITY AT 1-800-297-7777 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITHIN UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.</p>	<p>PROFESSIONAL CERTIFICATION</p> <p>DESIGNER CERTIFY THAT THESE REQUIREMENTS WERE FULLY APPROVED BY ME AND THAT I AM AN LICENSED PROFESSIONAL ENGINEER REGISTERED UNDER THE STATE OF MARYLAND. I AM NOT PROVIDING THESE SERVICES UNDER A CONTRACT WITH ANY OTHER PARTY.</p> <p><i>Michael J. Moore</i></p> <p>REGISTERED PROFESSIONAL ENGINEER</p>	<p>PROFESSIONAL CERTIFICATION</p> <p>DESIGNER CERTIFY THAT THESE REQUIREMENTS WERE FULLY APPROVED BY ME AND THAT I AM AN LICENSED PROFESSIONAL ENGINEER REGISTERED UNDER THE STATE OF MARYLAND. I AM NOT PROVIDING THESE SERVICES UNDER A CONTRACT WITH ANY OTHER PARTY.</p> <p><i>Michael J. Moore</i></p> <p>REGISTERED PROFESSIONAL ENGINEER</p>	<p>PROFESSIONAL CERTIFICATION</p> <p>DESIGNER CERTIFY THAT THESE REQUIREMENTS WERE FULLY APPROVED BY ME AND THAT I AM AN LICENSED PROFESSIONAL ENGINEER REGISTERED UNDER THE STATE OF MARYLAND. I AM NOT PROVIDING THESE SERVICES UNDER A CONTRACT WITH ANY OTHER PARTY.</p> <p><i>Michael J. Moore</i></p> <p>REGISTERED PROFESSIONAL ENGINEER</p>																																																							

STAFF RECOMMENDATION

APPROVAL with conditions

[Major/Minor] Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/29/2020
- Acceptance Mailing: 09/28/2023
-