



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 <https://www.mncppc.org/883/Watch-Meetings>

Departure from Design Standards Riverdale Laundromat (Wildercroft)

DDS-649

REQUEST	STAFF RECOMMENDATION
A departure from the design standards to reduce the setback of a proposed loading space from the adjoining property.	With the conditions recommended herein: <ul style="list-style-type: none"> Approval of Departure from Design Standards DDS-649

Location: On the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway).	
Gross Acreage:	0.629
Zone:	CGO
Prior Zone:	C-A
Gross Floor Area:	4,307 sq. ft.
Lots:	0
Parcels:	2
Planning Area:	69
Council District:	03
Municipality:	N/A
Applicant/Address: NPKS LLC 5258 Knight Arch Court Fairfax, VA 22030	
Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org	



Planning Board Date:	12/07/2023
Planning Board Action Limit:	N/A
Staff Report Date:	11/21/2023
Date Accepted:	09/29/2023
Informational Mailing:	12/29/2020
Acceptance Mailing:	09/28/2023
Sign Posting Deadline:	11/07/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Departure from Design Standards DDS-649
Riverdale Laundromat (Wildercroft)

The Zoning staff has reviewed the departure from design standards 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 technical staff report.

EVALUATION CRITERIA

This application for a departure from design standards is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903(c) of the Zoning Ordinance, which allows for development proposals of any type to utilize the prior Zoning Ordinance for development of a property. Staff considered the following in reviewing this application:

- a. The requirements of prior approvals;
- b. The requirements of the prior Prince George's County Zoning Ordinance;
- 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; and
- f. Referral comments.

FINDINGS

1. **Request:** The applicant requests a departure from design standards (DDS) from Section 27-579(b) of the prior Prince George's County Zoning Ordinance.

Section 27-579(b) provides design standards for site plans related to the location of loading spaces. The Zoning Ordinance states that no portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within 50 feet of any residential zone. The applicant has requested a 37.2-foot

departure for a 12.8-foot offset from a residential zone (Multifamily Medium Density Residential (R-18)) located to the west of the property.

Due to the confined nature of the property, site topography, and the location of the building, no feasible locations for a loading space or entrances to any loading space are feasible 50 feet or greater from a residentially zoned property. Therefore, the applicant requests this departure from the design standards.

2. **Development Data Summary:** The following chart summarizes the development for the overall Riverdale Laundromat (Wildercroft) property, which will remain unchanged by this application.

	EXISTING	EVALUATED
Zone	CGO	C-A (Prior)
Use(s)	Commercial	Commercial
Total Acreage	0.629	0.629
Number of Lots	0	0
Parcels	1	1
Total Gross Floor Area (GFA)	4,307 sq. ft.	4,307 sq. ft.

3. **Location:** The subject site consists of one parcel located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway). The property is known as Parcel 2, Block M of Wildercroft, which is recorded in Plat Book ME 261 page 32 of the Prince George’s County Land Records. The property was in the Ancillary Commercial (C-A) Zone under the prior Zoning Ordinance.
4. **Surrounding Uses:** The subject site is bounded to the east by undeveloped land in the One-Family Detached Residential (R-80) Zone, and beyond by a substation owned by the Potomac Electric Power Company. Further east are single-family detached residences also in the R-80 Zone; to the south is undeveloped land in the R-80 Zone, and beyond is Veterans Parkway; to the west are multifamily residential developments in the R-18 Zone, and beyond is the intersection with Veterans Parkway; and to the north is Riverdale Road, and beyond are multifamily residential developments in the R-18 Zone.
5. **Previous Approvals:** The property is subject to Preliminary Plan of Subdivision (PPS) 4-18011, which was approved by the Prince George’s County Planning Board on July 22, 2021 (PGCPB Resolution No. 2021-99). The PPS subdivided the property along the existing C-A and R-80 zoning line, creating two separate parcels. The subject property has been platted in accordance with the approved PPS.

The property has a Natural Resources Inventory (NRI-196-2016-02), which was issued on November 30, 2021, and is valid until November 30, 2026. The property also has a Type 1 Tree Conservation Plan (TCP1-008-2021) which was approved on September 9, 2021, and a Type 2 Tree Conservation Plan, TCP2-041-2022, that was approved on January 5, 2023.

The property has a landscape plan, Alternative Compliance AC-21015, which was approved on June 24, 2021. The AC reduced the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual), along the eastern, western, and southern property lines.

The property also has a Stormwater Management (SWM) Concept Plan, 57204-2016-1, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement on July 3, 2023, and expires on July 3, 2026.

6. Prince George's County Zoning Ordinance Requirements: The criteria for approval of a DDS are set forth in Section 27-239.01(b)(7) of the prior Zoning Ordinance, which states the following:

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

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The applicant requests a reduction in the setback for a loading space to the adjoining residential property. Given the limited area of the property, the location of the building, parking lot, and the presence of steep slopes on the eastern portion of the property, the applicant has located the loading space as close to the building as possible. The loading space will be screened in accordance with the Landscape Manual.

Staff reviewed the submitted site plan and landscape plan, as well as the approved AC, and believe that the proposed loading space will be adequately screened from the adjoining residential use.

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

Given the specific site conditions, including the location of the building, parking lot, and slopes on the eastern portion of the property, staff find that the departure is the minimum necessary to accommodate the loading space.

(iii) The departure is necessary in order to alleviate circumstances, which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The departure is the minimum necessary to alleviate the constraints that are unique to this site. The proposed loading space is as close to the building as possible. Given the location of the building, parking lot, and slopes within the constraints of the property, strict adherence to the code would not be possible.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

As shown on the plans, the proposed loading space will not impair the visual, functional, or environmental quality or integrity of the site, or of the surrounding neighborhood. The property has an approved landscape plan, Alternative Compliance AC-21015, which adequately buffers the

development from the incompatible residential developments. This landscape plan includes vegetative screening and a 6-foot-high fence which runs along the entire length of the western, southern, and eastern property lines. The proposed loading space will be further screened by an additional 6-foot-high fence. Furthermore, it should be noted that the closest multifamily building is approximately 130 feet from the shared property line. This multifamily building is separated from the shared property line by a parking lot and a 24-foot-wide by 8-foot-deep concrete stormwater channel. These existing features provide additional separation from the subject property. Staff find that the proposed plantings and fencing adequately screen the loading space from the surrounding neighborhood.

As previously discussed, the site has an approved TCP2 and SWM concept plan. No additional impacts to regulated environmental features (REF) or County regulated 100-year floodplain are planned within the proposed limits of disturbance (LOD) of this DDS. No changes are required to the TCP2, as the DDS is in general conformance with the LOD of the TCP2.

Staff find that the proposed DDS meets the requirements of these findings.

7. **2010 Prince George's County Landscape Manual:** The development is subject to the Landscape Manual and has an approved Alternative Compliance (AC-21015). This DDS meets Section 4.4(c)(2), Screening Requirements, of the Landscape Manual, for screening of the loading space through the approved buffer and the additional screening fence.

Staff find that the combination of proposed plantings and fencing will adequately buffer the proposed loading space.

8. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has a Type 2 Tree Conservation Plan (TCP2-041-2022) that was approved on January 5, 2023. No additional impacts to REFs or County regulated 100-year floodplain are planned within the proposed LOD of this DDS. No changes are required to the TCP2, as the DDS is in general conformance with the LOD of the TCP2.
9. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on developments that request more than 5,000 square feet of disturbance. The property was zoned C-A and is required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The property is 0.629 acre in size and results in a TCC requirement of 0.0629 acre (2,740 square feet). The total TCC included on the property is 0.098 acre (4,275 square feet), and therefore, exceeds the requirement for TCC. The TCC schedule shown on the plans lists the site area as 0.66 acre. This is inconsistent with the acreage shown on the final plat. A condition has been included herein to address this discrepancy.
10. **Referrals:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and are summarized as follows:

- a. **Community Planning**—In a memorandum dated November 9, 2023 (Selvakumar to Price), the Community Planning Division provided an analysis of the subject application, and no issues were identified.
- b. **Transportation**—In a memorandum dated November 9, 2023 (Smith to Price), the Transportation Planning Section found the proposed location of the loading space acceptable and recommends approval of DDS-649, with one condition, which has been added in the Recommendation section of this technical staff report.
- c. **Permit Review**—In a memorandum dated November 6, 2023 (Jacobs to Price), the Permit Review Section offered no comments.
- d. **Environmental Planning**—In a memorandum dated November 3, 2023 (Juba to Price), the Environmental Planning Section provided an analysis of the subject application, and no environmental issues were identified. The Environmental Planning Section recommends approval of DDS-649, with no conditions.
- e. **Historic Preservation**—In a memorandum dated October 12, 2023 (Stabler to Price), the Historic Preservation Section found that the subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources, and recommended approval of DDS-649, without conditions.
- f. **Subdivision**—In a memorandum dated November 6, 2023 (Diaz-Campbell to Price), the Subdivision Section provided an analysis of the subject application’s conformance with PPS 4-18011 and found no issues. However, the Subdivision Section offered comments which have been included as conditions in the Recommendation section of this technical staff report.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning staff recommend that the Planning Board adopt the findings of this technical staff report and APPROVE Departure from Design Standards DDS-649, for Riverdale Laundromat (Wildercroft), subject to the following condition:

1. Prior to certification, the departure shall be revised as follows:
 - a. Provide shared-use bikeway signage and pavement markings within the right-of-way, along the subject site’s frontage of Riverdale Road, unless modified with written correspondence by the operating agency.
 - b. A bearing and distance are missing for the southernmost property line. According to the approved plat, this bearing and distance should be N 80°00’00” E 201.88’.
 - c. Revise the total property area listed on the plans (0.6583 acre) to be consistent with the area shown on the final plat (0.6294 acre).

- d. The title block indicates that the property is the “remainder of Liber 38146 at folio 610.” This deed reference predates Preliminary Plan of Subdivision 4-18011 and the final plat approvals and should be updated. The plan should instead reference the current plat recorded in Plat Book ME 261 page 32.

RIVERDALE LAUNDROMAT (WILDERCROFT)

Departure from Design Standards

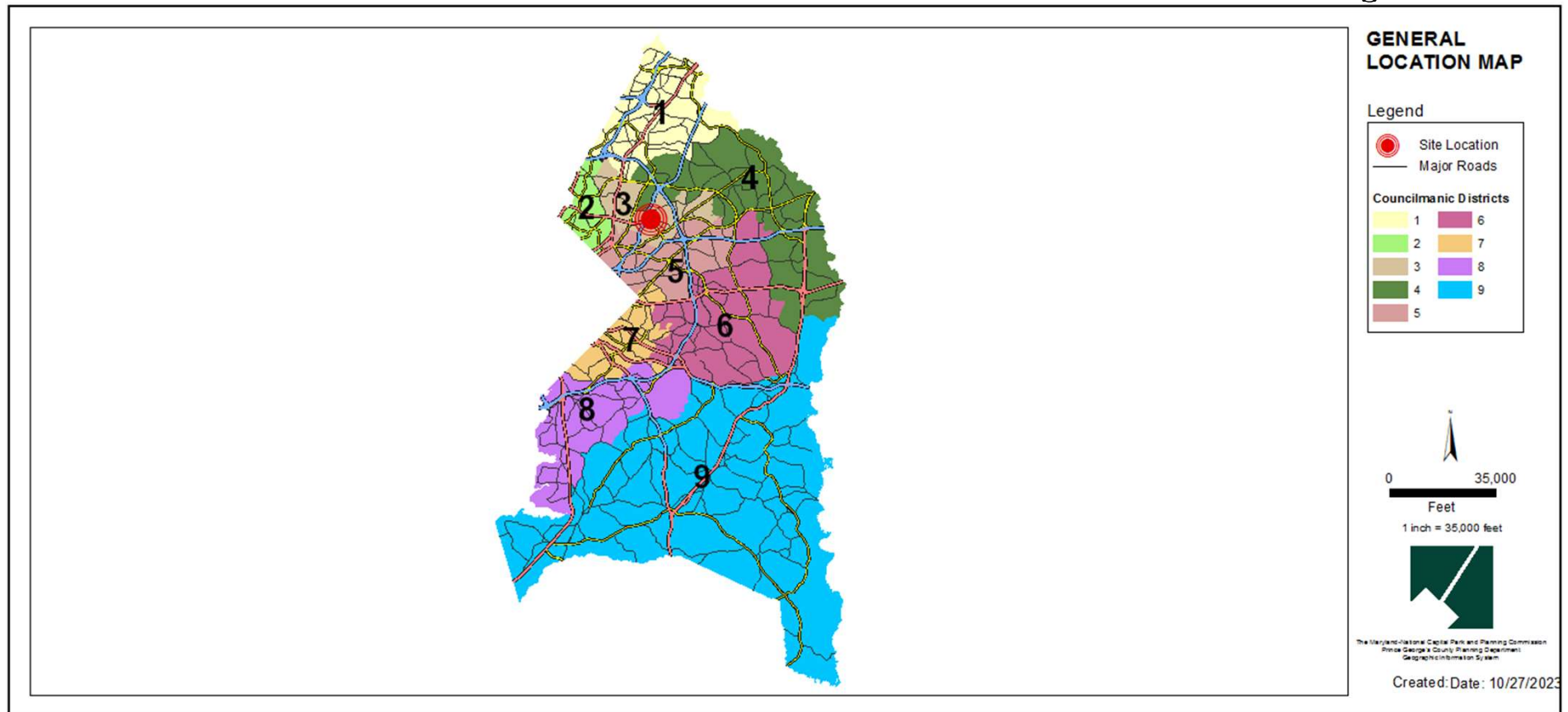
Staff Recommendation: APPROVAL with conditions



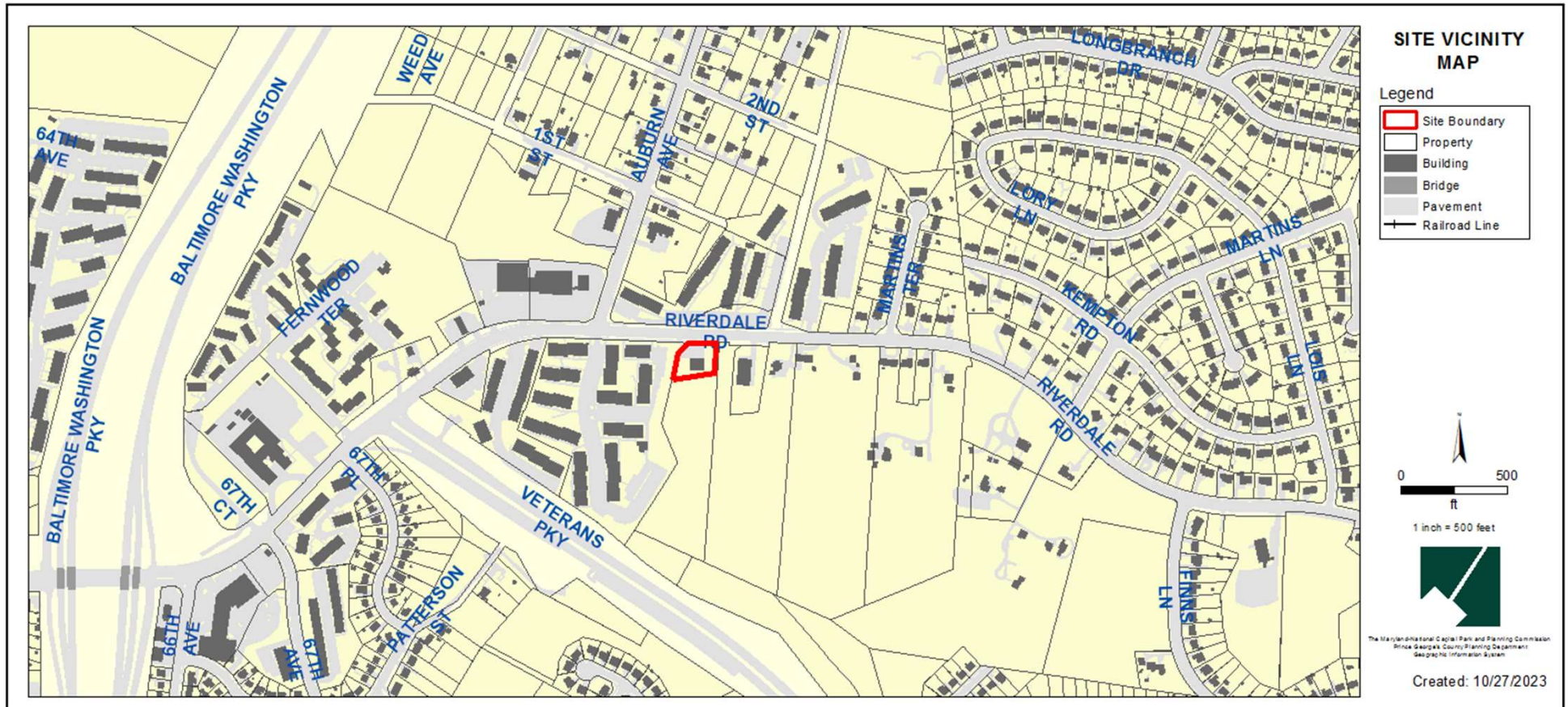
GENERAL LOCATION MAP

Council District: 03

Planning Area: 069



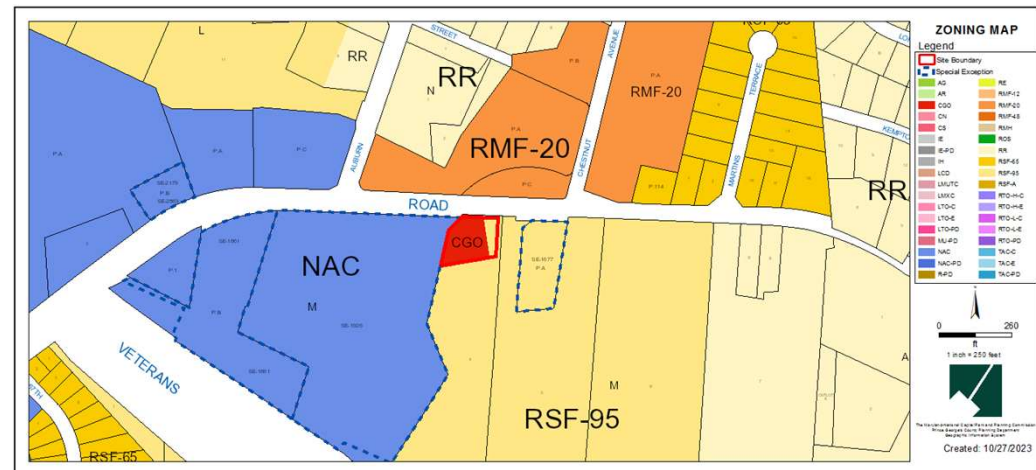
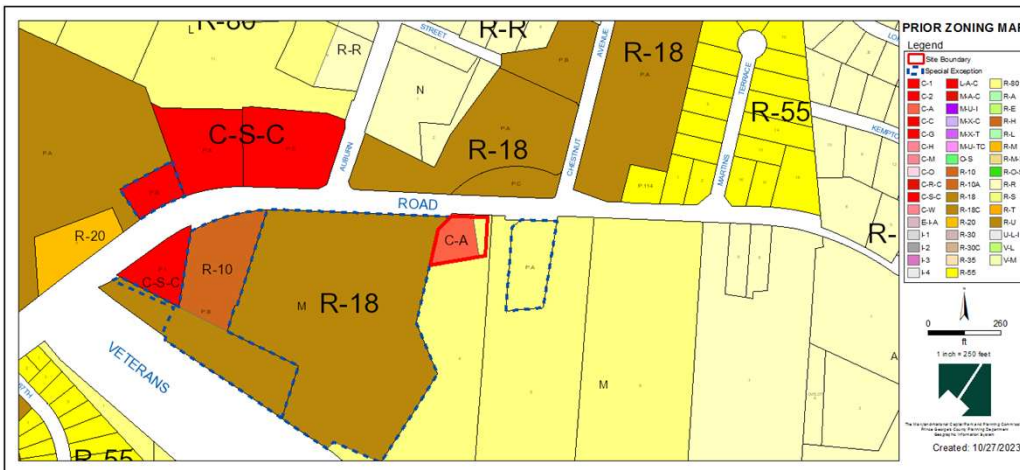
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

Current Property Zone: CGO

Prior Property Zone: C-A



OVERLAY MAP (PRIOR AND CURRENT)



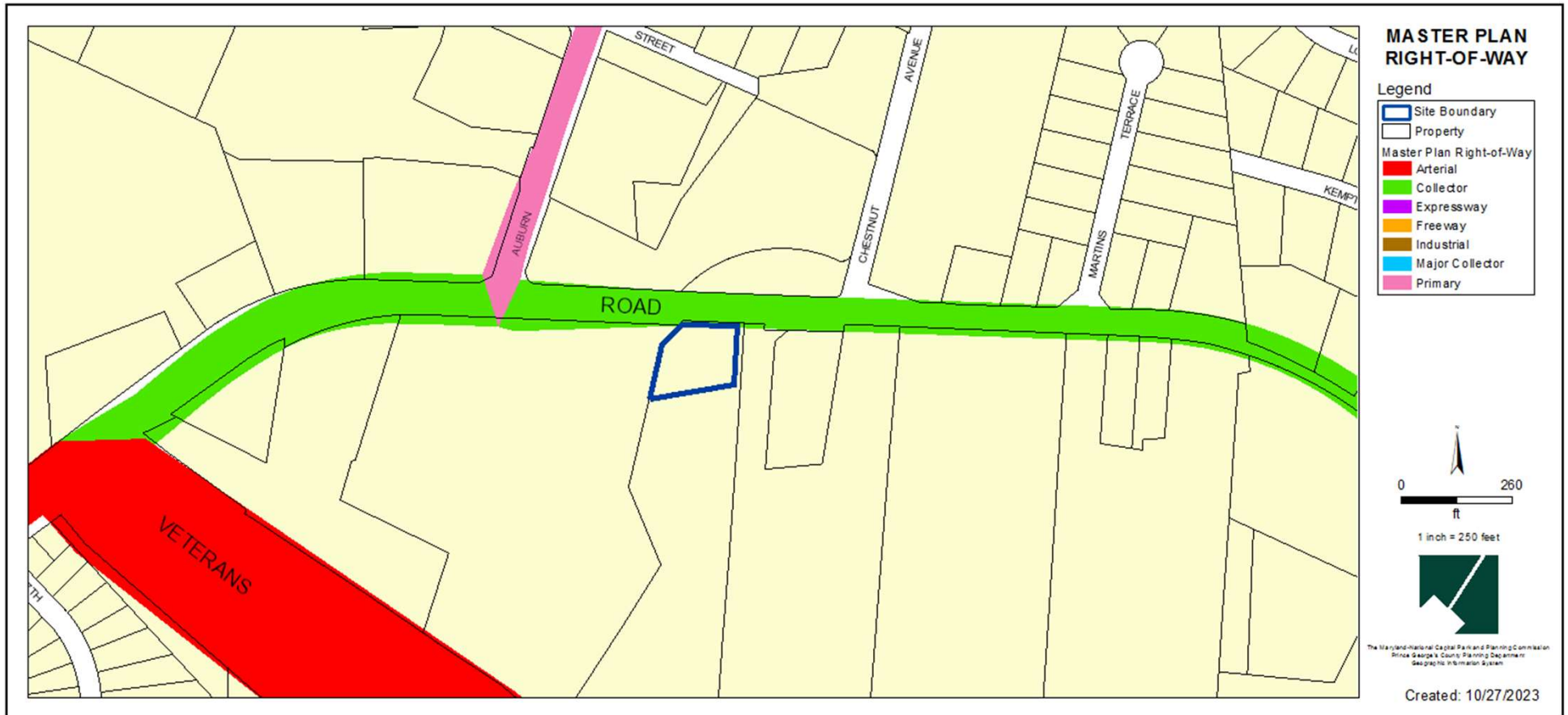
AERIAL MAP



SITE MAP



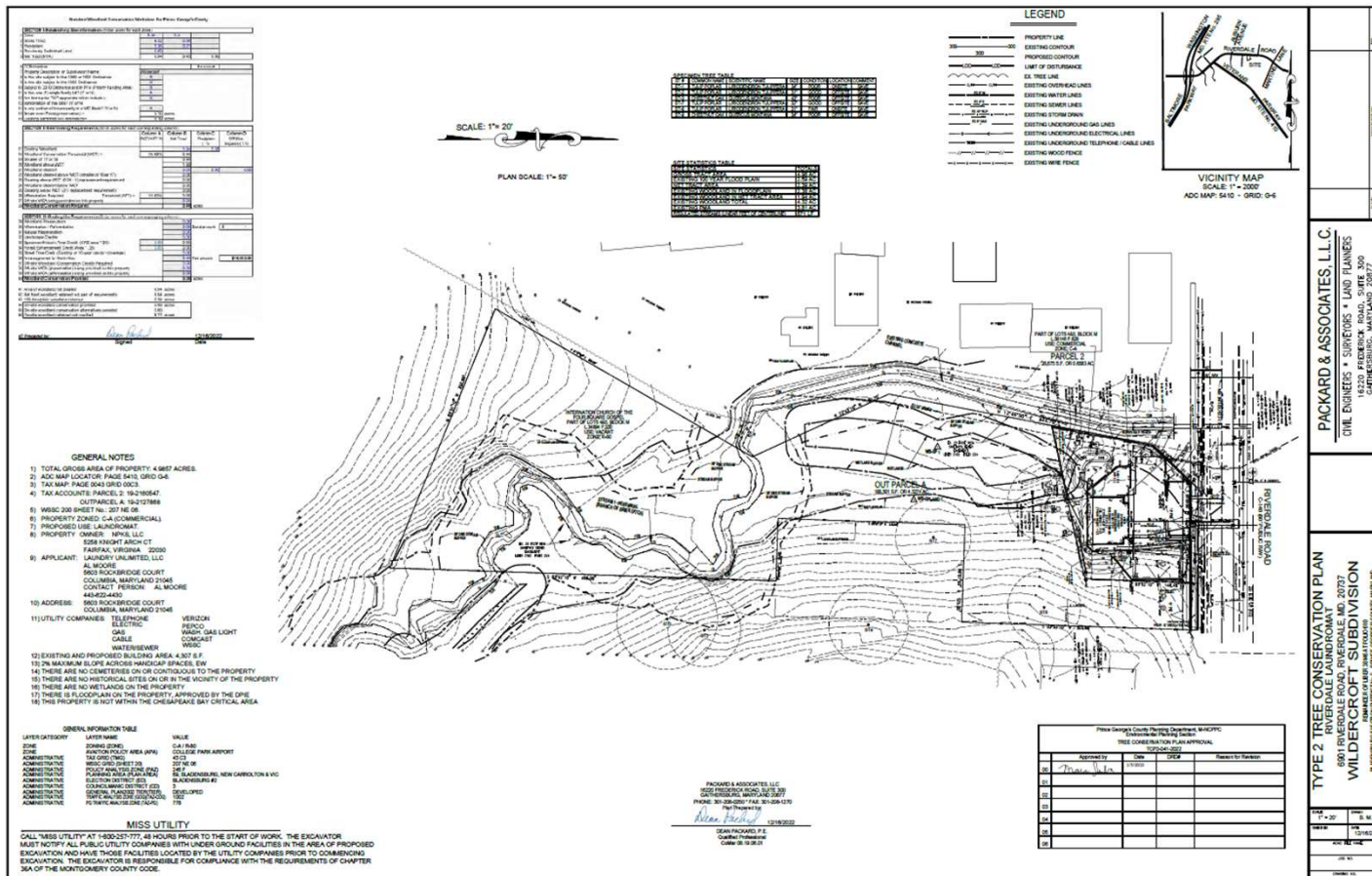
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

[Major/Minor] Issues:

- None

Applicant Required Mailings:

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

STATEMENT OF JUSTIFICATION

Departure Application

Riverdale Laundromat - Case Number DDS-649

Description of Proposed use/ request

The proposed use is to convert an existing commercial retail building (previously a 7-11store) to a laundromat and add a 1,577 square foot addition to the store. Due to the limited size of the parcel and how to fit additional parking for compliance, we are requesting a Departure from the Zoning Standards for the proposed loading space setback form the adjoining property.

Description and location of the subject property

The subject property is located on the south side of Riverdale Road (#6901), approximately 800' east of Auburn Avenue. It is all of Parcel 2, Block M, in the Wildercroft Subdivision. The property was subdivided by preliminary plan 4-18011 in accordance with PGCPB Resolution #2021-99, adopted on September 9, 2021 and is recorded as Plat Book ME261 at Plat No. 32. There is an existing one-story brick building, 2,730 square feet in size, which was constructed in 1996. There is 100 year floodplain located on the site which has been approved in location and elevation by the DPIE. This property is also not in the Chesapeake Bay Critical Area.

Description of finding

Section 27-579 – Location

(b) No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of and Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for a R-P-C Zone, or any approved Conceptual or Detailed Site Plan).

Variance Request

Due to the confined nature of the property a variance from the 50 foot setback is requested, because there are no locations for a loading space, nor vehicular access entrance, that are 50 feet or greater from a Residential Zoned Property. All properties on the easterly, southerly and westerly boundaries are residential zoned property. The recommended location of the proposed loading space, at it's closest, is only 12.8 feet from the westerly boundary line. Approximately 8' onto the adjoining residential property is a significant 24' wide concrete pilot channel, between the subject property and the parking lot for the adjoining Auburn Manor Apartments.

Compliance with Findings

In accordance with Section 27-239.01(7), the following findings are justified.

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

- (i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal.

This plan complies with the full automobile parking and loading spaces required to serve the needs of the proposed laundromat and the loading space is directly adjacent to the building, equally serves its purpose and the reduction in setback has no effect on the adjoining property. This laundromat does not use large trucks to off and on load supplies. The extent of deliveries are step vans dropping off supplies and packages, which minimizes impacts to the site and neighboring property.

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

This plan utilizes the limited property space to compactly locate the parking and loading spaces as close to the proposed building as possible, in the only location possible. The loading space requires a variance to reduce the setback from 50' to 12.8' to the west, which is the minimum necessary to fit existing topography and site conditions.

- (iii) The departure is necessary in order to alleviate circumstances of the request. the minimum necessary, given the specific circumstances of the request.

There is no other place on this limited site for a loading space other than the designated location. Given the location of the loading space, as close to the building as possible, the proximity of the side property line, 12.8' away necessitates the departure request. The very small site area, and working with an existing building and parking lot, restricted options to bring the parking up to code with the building addition and change of use. The circumstances are unique to this site and the minimum departure from the standards is requested.

- (iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or surrounding neighborhood.

The departure will not impair the visual, functional, or environmental quality or integrity of the site because it is commercial and will be screened from the neighboring property with landscaping and a wood fence. The adjoining property is an apartment complex with a 24' wide by 8' deep concrete storm culvert and a parking lot between the loading space and the apartment buildings which will not be impacted by the departure reducing the setback to 12.8' because of the distance to the apartment buildings across the parking lot and large drainage culvert

Compliance with Landscape Manual

The loading space shall be screened per the requirements of Landscape Manual Section 4.4(c)(2). In addition, the proposed screening shall comply with buffering for incompatible uses per Landscape Manual Section 4.7-1.

The approved Alternative Compliance plan AC-21015 proposed enhanced landscaping and a 6' board on board fence along the entire east, south and west property boundary lines. To comply with the additional requirements for screening of the loading space, we propose an additional 6' board on board fence on the south and west side of the loading space.

Analysis of a Detailed Site Plan

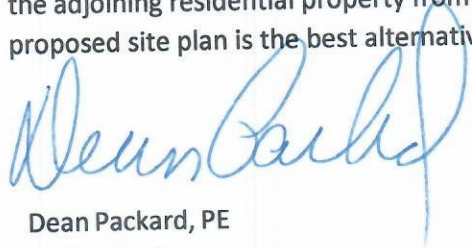
This property doesn't fit the categories outlined in Section 27-281 for where a detailed site plan would be required. This property is proposed to be a commercial laundromat which will have a low impact on the surrounding properties. The property has recently been through subdivision and plat recording process.

In this process, a full review of an Alternative Compliance application was approved due to the site dimensional restriction, adding significant screening and buffering from the adjoining properties. A building permit has been processed and has received full review by the M-NCPPC staff. Construction drawings have also been approved by the DPIE and SCS, addressing minimizing impacts to the approved floodplain and adjoining properties.

With the effort of multi-agency reviews of this property, we believe that a detailed site plan will not cover any detail that hasn't been already considered and reviewed and will add to the burden this property is already suffered going through hurdles for over 5 years.

Summary/ conclusion of request

We hereby request that this variance from Section 27-239.01(7) be granted, reducing the setback from the adjoining residential property from 50' to 12.8'. All options have analyzed and the location on the proposed site plan is the best alternative.



Dean Packard, PE
Project Engineer

301-952-3972

November 9, 2023

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section, Development Review Division
VIA: David A. Green, MBA, Master Planner, Community Planning Division *DAG*
FROM: Josephine Selvakumar Planner III, Master Plan and Studies Section, Community Planning Division *JS*
SUBJECT: DDS-649 (Riverdale Laundromat) PB

DETERMINATIONS

Pursuant to Part 27-239.01(b)(7) of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND: The property is located south of Riverdale Road surrounded by residential uses.

Application Type: Departure from Design Standard

Location: 6901 Riverdale Road

Size: 0.6583 Acres

Existing Uses: Commercial Retail Building (previously a 7-11 store)

Proposal: To convert an existing commercial retail building to a laundromat and add a 1,577 square foot addition to the store. Requesting a departure from the zoning standards for the proposed loading space setback of 12.8 feet from the westerly boundary line of the adjoining property in lieu of the required 50 feet.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) locates the subject property in the Established Communities Growth Policy Area. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS),

DDS-649 (Riverdale Laundromat) PB

facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page 20).

Master Plan: The 1994 *Approved Master Plan and Sectional Amendment for Bladensburg, New Carrollton, and Vicinity (PA 69)*

Per Section 27-239.01 7 AA) (ii), the departure is the minimum necessary, given the specific circumstances of the request.

Planning Area: 69

Community: Bladensburg- New Carrollton and Vicinity

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

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from RSF-95 (Residential, Single -Family-95) to R-80 (One-Family Detached Residential), effective April 1, 2022.

CC: Kierre McCune, Planning Supervisor, Master Plan Studies Section, Community Planning Division

October 12, 2023

MEMORANDUM

TO: Todd Price, Planner II, Subdivision Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

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

SUBJECT: DDS-649 Riverdale Laundromat (Wildercroft)

The subject property comprises 6.00 acres and is located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (B/W Parkway). The subject property is zoned Commercial, General and Office/ Residential, Single-Family-95 (CGO/RSF-95) and located within the 1994 *Approved Master Plan for Bladensburg, New Carrollton and Vicinity* area. The subject application proposes a departure from the design standards, requesting a variance to the setback of a proposed loading space from the adjoining property.

The 1994 *Approved Master Plan for Bladensburg, New Carrollton and Vicinity* contains minimal goals and policies related to Historic Preservation, and these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. The existing commercial structure (c.1965) was documented on a Determination of Eligibility (6901 Riverdale Road, DOE-PR-0671) form in 2021, and found not eligible for the National Register of Historic Places. The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or resources. The Historic Preservation Section staff recommend approval of DDS-649, Riverdale Laundromat (Wildercroft), without conditions.

November 6, 2023

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section
VIA: Mridula Gupta, Planner IV, Subdivision Section *MG*
FROM: Eddie Diaz-Campbell, Planner III, Subdivision Section *EDC*
SUBJECT: DDS-649; Riverdale Laundromat- Wildercroft

This departure from design standards (DDS) has been filed on a property known as Parcel 2, Block M, of Wildercroft, which is recorded in Plat Book ME 261 page 32 of the Prince George's County Land Records. The property consists of 0.6294 acre in the Commercial, General, and Office (CGO) Zone. However, this application was submitted for review under the prior Zoning Ordinance and Subdivision Regulations, and under the prior zoning, the property was in the Ancillary Commercial (C-A) Zone. The property is currently improved with a 2,730-square-foot commercial building, to which a 1,577-square-foot addition is proposed. The comments in this referral memorandum are based on review of the plans submitted at the time of the application's acceptance on September 29, 2023.

Pursuant to Section 27-587 of the prior Zoning Ordinance, the DDS was filed to allow a proposed loading space to be located less than 50 feet away from adjoining property formerly zoned Multifamily Medium Density Residential (R-18). Subdivision staff have no comments on this DDS request.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-18011, which was approved on July 22, 2021 (PGCPB Resolution No. 2021-99). This PPS covers 4.98 acres and approved 1 parcel (the subject property) and 1 outparcel for 4,307 square feet of commercial development. The property has been platted in accordance with the approved PPS, and the proposed total development of 4,307 square feet is consistent with the development evaluated under the PPS. No new PPS is required at this time.

4-18011 was approved subject to thirteen conditions, none of which are relevant to the review of this DDS.

Additional Comments:

1. Although a certified plan is not required with the approval of an DDS, several notes on the plan submitted for acceptance give inaccurate or missing information:
 - a. A bearing and distance are missing for the southernmost property line. According to the approved plat, this bearing and distance should be N 80°00'00" E 201.88'.
 - b. The total area of Parcel 2 listed in General Note 1, 0.6583 acres, is inconsistent with the area shown for the property on the final plat, 0.6294 acres.
 - c. The title block indicates that the property is the "remainder of Liber 38146 at folio 610." This deed reference predates the 4-18011 subdivision and final plat approvals and should be updated. The plan should instead reference the current plat recorded in Plat Book ME 261 page 32.

Recommended Conditions:

None.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. There are no other subdivision issues at this time.



Countywide Planning Division
Transportation Planning Section

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

301-952-3680

November 6, 2023

MEMORANDUM

TO: Todd Price, Zoning Review Section, Development Review Division

FROM: *NS* Noelle Smith, Transportation Planning Section, Countywide Planning Division

VIA: *CSH* Crystal Saunders-Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DDS-649: Riverdale Laundromat

Proposal:

The subject Departure from the Design Standards (DDS) application requests a departure from development standards per section 27-579 and 27-588 of the zoning ordinance for a variance to the setback of a proposed loading space from the adjoining residential properties. The applicant is proposing a 12.8-foot setback from the western boundary.

Prior Conditions of Approval:

The subject site has an approved preliminary plan of subdivision (PPS), 4-18011 which includes the following conditions related to transportation:

8. The applicant, and the applicant's heirs, successors, and/or assignees shall provide the following pedestrian and bicycle facilities, and shall show the following facilities on the building permit plans:
 - a. Six-foot-wide sidewalk along the subject property's entire frontage of Riverdale Road.
 - b. A R4-11/Bikes May Use Full Lane signage assembly and shared-lane markings (sharrows) along the subject property's frontage of Riverdale Road, subject to modification by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - c. A pedestrian sidewalk that is separate from motor vehicle traffic that connects Riverdale Road to the entrance of the building.
 - d. A crosswalk traversing the drive aisle at the point of vehicle entry.
 - e. Two bicycle racks at a location convenient to the entrance of the building.

13. Total development within the subject property shall be limited to uses which generate no more than 29 AM peak-hour trips and 12 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.

Comment: The submitted plan sheets include the existing six-foot-wide sidewalk along the frontage of Riverdale Road to meet condition 8a. The site plan does not include the conditioned bicycle signage, which is subject to the approval of the operating agency. Two pedestrian paths are shown on the plan sheets connecting the site to the sidewalk along Riverdale Road, to meet condition 8c. A crosswalk crossing the access driveway is required to meet condition 8d. Bicycle parking is required to meet condition 8e.

The proposed application is within the trip cap established in condition 13, and therefore does not require a new preliminary plan of subdivision.

Master Plan Compliance

Master Plan Right of Way

This site is subject to the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 1994 *Approved Master Plan for Bladensburg, New Carrollton and Vicinity*. The subject site has frontage along Riverdale Road which is identified as a collector roadway with an 80-foot right-of-way and is included on the plan sheets.

Comment: The subject DDS application does not propose any structures within the existing right-of-way along Riverdale Road. The subject application does not propose any modifications to the existing accessway. No additional right-of-way is required.

Master Plan Pedestrian and Bike Facilities

The 2009 *Approved Countywide Master Plan of Transportation (MPOT)* recommends on road bicycle facilities along the property's frontage. Staff recommends the prior approved condition for bicycle signage along the property frontage be maintained, unless modified by the operating agency.

Transportation Planning Review:

Zoning Ordinance Compliance

Section 27-579 provides location limits regarding loading spaces and the proximity to residential areas:

(b) No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan).

Comment: Due to the constraints of the site and the location of the access driveway, staff find that the proposed location for the loading space is acceptable. The submitted plan sheets propose a 12.8-foot setback from the adjoining property on the western boundary. In addition, the adjoining property has an existing 24-foot-wide concrete pilot channel to further the separation between the subject property and the adjoining property. The location and circulation of the site utilizing the existing accessway is acceptable.

Sec. 27-550 discusses the purposes of off-street parking and loading.

(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.

Comment: The submitted plan sheets include 27 parking spaces; 17 standard, 8 compact, 2 ADA accessible, and 1 loading space, which meets parking requirements. The location of the parking is directly adjacent to the building to create the most convenient and direct route. The site has one existing access point and no public streets within the site. The residential properties along the sites' boundaries are shielded and separated from natural and manmade features to further separate the uses. In addition to the separation, the operations of the laundromat do not include large truck deliveries or loading supplies. Lastly, the proposed laundromat will provide an additional amenity to the surrounding community.

Conclusion:

Based on the standards listed in section 27-579 and section 27-550 and the required findings, staff is in support of this application and is recommending approval of the Departure from Design Standards DDS-649 Riverdale Laundromat if the following condition is met:

1. Provide shared use bikeway signage and pavement markings within the right-of-way, along the subject site's frontage of Riverdale Road, unless modified with written correspondence by the operating agency.



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

Prince George's County Planning Department
Countywide Planning Division

301-952-3650

November 3, 2023

MEMORANDUM

TO: Todd Price, Planner III, Zoning Review Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Marc Juba, Planner III, Environmental Planning Section, CWPD *MJ*

SUBJECT: **Riverdale Laundromat (Wildercroft), DDS-649**

The Environmental Planning Section (EPS) has reviewed the Departure from Design Standards (DDS-649) to allow for a variance to the setback of a proposed loading space from the adjoining property, received by the Countywide Planning Division on September 29, 2023. The EPS recommends approval of the amended DDS, with no conditions.

Environmental Review


The site has a Natural Resource Inventory (NRI-196-2016-02), which was issued on November 30, 2021, which is valid until November 30, 2026. The site has an approved Type 2 Tree Conservation Plan (TCP2-041-2022) that was approved on January 5, 2023. No additional impacts to regulated environmental features (REF) or County regulated 100-year floodplain are planned within the proposed limits of disturbance (LOD) of this DDS. No changes are required to the TCP2, as the DDS is in general conformance with the limits of disturbance of the TCP2.

No additional environmental review issues were identified for the subject site.

November 6, 2023

MEMORANDUM

TO: Todd Price, Planner II, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section 

SUBJECT: DDS-649 – Riverdale Laundromat - Wildercroft

1. The Permit Review Section offers no further comments on this development application for a departure from the design standards to the setback of a proposed loading space from the adjoining property.