

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



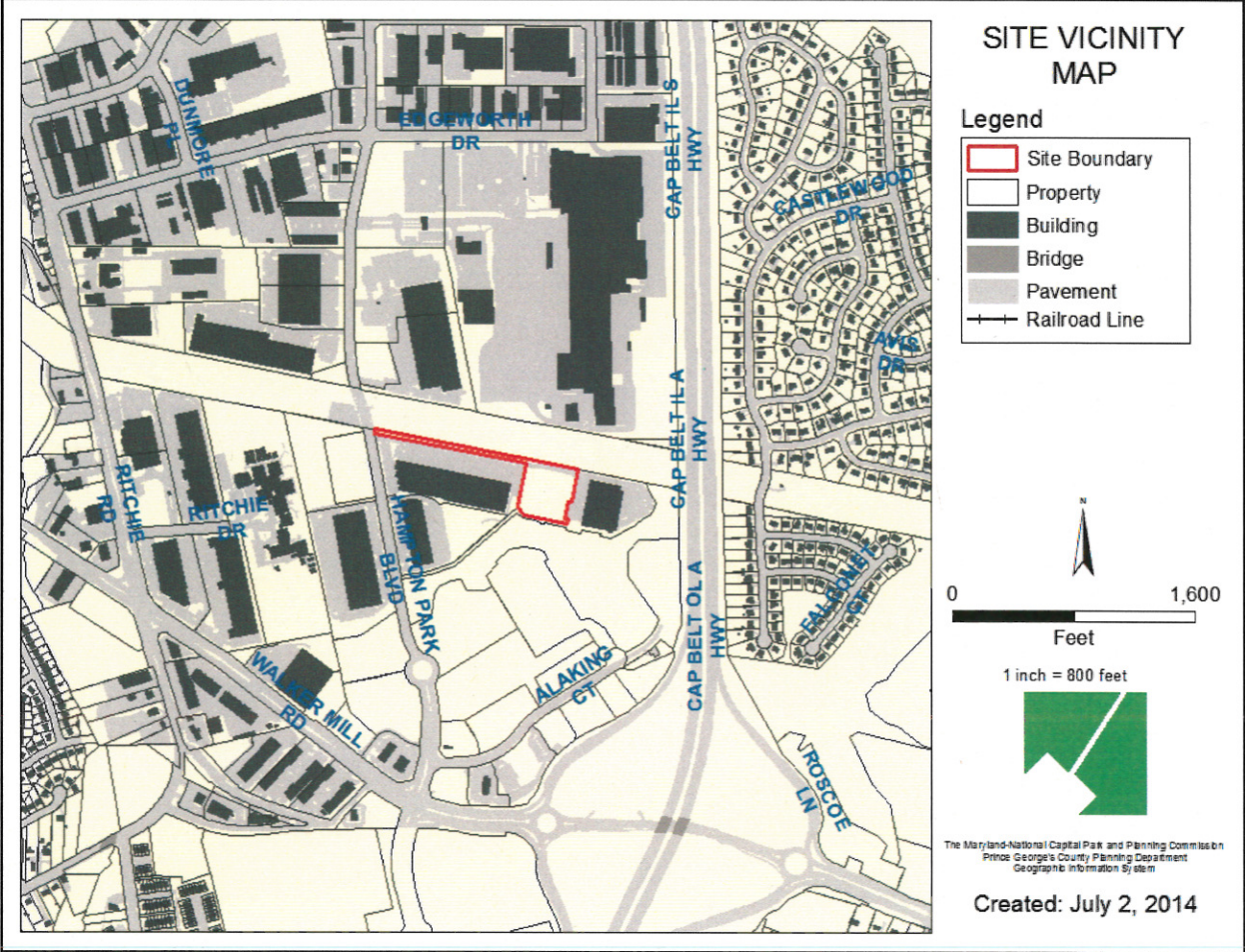
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Departure from Parking and Loading Standards DPLS-412

Application	General Data	
Project Name: Steeplechase, Building F1 Location: East side of Hampton Park Boulevard, approximately 2,000 feet north of its intersection with Alaking Court. Applicant/Address: Atapco Ritchie Interchange, Inc. One South Street, Suite 2800 Baltimore, MD 21202 Property Owner: Same as applicant	Planning Board Hearing Date:	12/11/14
	Staff Report Date:	11/24/14
	Date Accepted:	10/01/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	3.38
	Zone:	I-1
	Gross Floor Area:	48,557 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	75A
	Council District:	06
	Election District	13
	Municipality:	N/A
200-Scale Base Map:	202SE08	

Purpose of Application	Notice Dates	
Departure of 23 parking spaces from the 93 parking spaces required.	Informational Mailing:	07/16/14
	Acceptance Mailing:	09/30/14
	Sign Posting Deadline:	11/11/14

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: 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

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: **Departure from Parking and Loading Standards Application No. DPLS-412
Steeplechase, Building F1**

REQUEST: **Departure of 23 parking spaces from the 93 parking spaces required.**

RECOMMENDATION: **APPROVAL**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of December 11, 2014. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

FINDINGS

A. **Location and Field Inspection:** Parcel 40 is part of Steeplechase Business Park, which consists of approximately 110.23 acres of land in the Light Industrial (I-1) Zone for warehouse/office use. The property is located in the northwest quadrant of the Capital Beltway (I-95/495)/Ritchie Marlboro Road interchange and north of Walker Mill Road. Access to the development is provided via a master plan road connection to Walker Mill Road. Parcel 40 is located on east side of Hampton Park Boulevard, approximately 2,000 feet north of its intersection with Alaking Court. Parcel 40 consists of 3.3891 acres and is developed with a single-story facility known as Building F1. The Metro Laundry occupies 22,121 square feet of Building F1 defined as an industrial laundry plant. The remaining 26,436 square feet is vacant warehouse space.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1	I-1
Uses	Industrial/Business	Industrial/Business
Acreage	3.3891	3.3891
Parcels	1	1

C. **History:** The property was previously the subject of Preliminary Plan of Subdivision 4-03113, which was approved by the Prince George’s County Planning Board in 2004 (Resolution No. 4-49). Metro Laundry was issued a Use and Occupancy Permit (30206-2013) for a laundry service plant on November 19, 2013.

D. **Master Plan Recommendation:** The subject property is located within the limits of the 2010 *Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment* and the 1985 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B* (Suitland-District Heights Master Plan and SMA), in the Capitol Heights community. The *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035) designates this area as an Employment Area. The Suitland-District Heights SMA retained the property in the I-1 Zone. The site is exempt from the 2010 *Prince George’s County Landscape Manual* since no new building or outdoor parking areas are to be constructed.

E. **Request:** The applicant’s request is for a departure of 23 parking spaces from the 93 parking space requirement in the Zoning Ordinance. The purpose of the request is to reflect the actual parking needs of the current industrial laundry plant use (Metro Laundry) and to allow the allocation of additional parking spaces to the vacant warehouse space for future development.

F. **Surrounding Uses:** The property is surrounded by developed properties with light industrial uses in the I-1 and I-3 (Planned Industrial/Employment Park) Zones on the west side of the Capital Beltway (I-95/495). Residential uses are to the east across the Beltway.

G. **Design Requirements:**

1. **Parking and Loading Regulations**—Section 27-568 of the Zoning Ordinance requires two parking spaces per 1,000 square feet for an industrial use. Building F1 has 48,557 square feet of gross floor area (GFA) and is required to provide 93 parking spaces. Currently, there are 66 existing parking spaces. The site plan includes a proposal

to restripe the parking lot to incorporate compact spaces, which will yield a total of 70 on-site parking spaces (a total increase of four parking spaces). A departure of 23 spaces is required. There are no physical improvements or revisions proposed to the building.

Parking and Loading Standard	Section 27-568 of the Zoning Ordinance requires two parking spaces for every 1,000 square feet of GFA for an industrial use.
Existing Parking	66
Parking Requirement	93
Departure Requested	-23
Total Proposed Parking (after restriping)	70

2. **Prince George’s County Landscape Manual**—Section 4.3, Interior Parking Lot Landscaping, of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) is the only section of the Landscape Manual that might apply to the subject case. However, pursuant to Sections 1.1(d) and 1.1 (g)(4), the project is exempt on the basis that the requested application merely involves restriping.
3. **Signs**—No freestanding signs are proposed for the subject use. Any sign that will be placed on the property must meet all area, height, and setback requirements.

H. **Required Findings:** Section 27-588(b), procedures for departures from the number of parking and loading spaces required, of the Zoning Ordinance states the following:

(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.

Comment: The purposes of the parking and loading regulations will be served by the applicant's request. The proposed departure seeks to ensure sufficient parking to serve the needs of the established use (Metro Laundry) and any proposed future use for the vacant warehouse space. The subject site is not located in the vicinity of residential streets; therefore, there will be no impact to residential areas or the residential character of the surrounding community. The parking facilities provided are immediately adjacent to the building and convenient to the uses they serve, which benefits the regional district. The subject property is located in an area that is served by public transportation. Thus, nearby properties are not likely to be affected by the proposed departure.

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

Comment: A departure of 23 parking spaces is the minimum necessary. The parking proposal serves to optimize the maximum number of parking spaces needed to support the laundry industrial plant use and any future warehouse use. While parking requirements are based on the amount of square footage and anticipated number of employees working within the area, Metro Laundry employees use public transportation or carpool. Thus much of the existing available parking is unused. Metro Laundry submits that 22 spaces are sufficient to serve their business needs and it is part of their signed lease agreement. Approval of this departure request allows the parking lot to be utilized to its maximum potential.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

Comment: The departure is necessary to allow for the most efficient use of the parking spaces on-site. The parking generation for the industrial laundry plant use has resulted in a surplus of spaces allocated for this use. Reallocating a portion of the surplus spaces to the vacant portion of the warehouse will allow for optimal use of the building and the parking facilities. The departure is therefore necessary to alleviate circumstances which are special to the current subject use as an industrial laundry facility which underutilizes existing parking at this location.

(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

Comment: All of the methods for calculating the number of spaces required resulted in a minimum requirement of 45 spaces, from which this departure seeks relief.

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

Comment: The subject property is not located adjacent to any residential areas; therefore, the parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

- (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;**

Comment: The proposal has no effect on the nature and hours of operation of other commercial/retail uses within 500 feet of the subject property. Properties within the general vicinity include off-street parking facilities adequate to serve existing uses, if the departure is granted.

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

Comment: Plan Prince George's 2035 designates this area as an Employment Area and makes no recommendations concerning parking and loading spaces in employment areas.

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

Comment: The property is not within a municipality.

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

Comment: 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;**

Comment: Public transportation is available. As noted in the letter of support from Metro Laundry, a significant portion of their employees commute to work via public transportation or carpool. The site is within one-half mile of bus stops with direct service to the Largo Town Center and Morgan Boulevard Metro Stations.

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

Comment: The site plan has proposed restriping the parking lot to include compact parking spaces, which will increase the number of on-site parking spaces to 70.

- (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;**

Comment: The proposal has no effect on the nature and hours of operation of other commercial/retail uses within 500 feet of the subject property. Properties within the general vicinity include off-street parking facilities adequate to serve existing uses, if the departure is granted. The parking demands for the subject site will remain unchanged regardless of the hours of operation. Parking conditions on the surrounding streets and traffic flow will not be disrupted as a result of this proposal.

- (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: The subject property is in the I-1 Zone; therefore, the above section is not applicable.

CONCLUSION

The purpose of this departure is to maximize on-site parking opportunities for both current and future uses within Steeplechase, Building F1. Metro Laundry, which currently leases 22,121 square feet of the warehouse, only uses one-third (22) of the existing parking spaces because employees use public transportation or carpool. The remaining 26,436 square feet of the warehouse is vacant. The applicant is seeking flexibility to meet the parking requirement for any future use in the vacant warehouse space through this departure. The applicant has proffered to restripe the existing parking lot to increase the total number of parking spaces from 66 to 70, and Metro Laundry has provided a letter of support and agreed to the use of only 22 on-site parking spaces. If approved, the departure will have no impact on surrounding uses. Therefore, based on the preceding analysis and findings, it is recommended that Departure from Parking and Loading Standards Application No. DPLS-412 for a waiver of 23 parking spaces from the required 93 parking spaces be APPROVED.

ITEM:

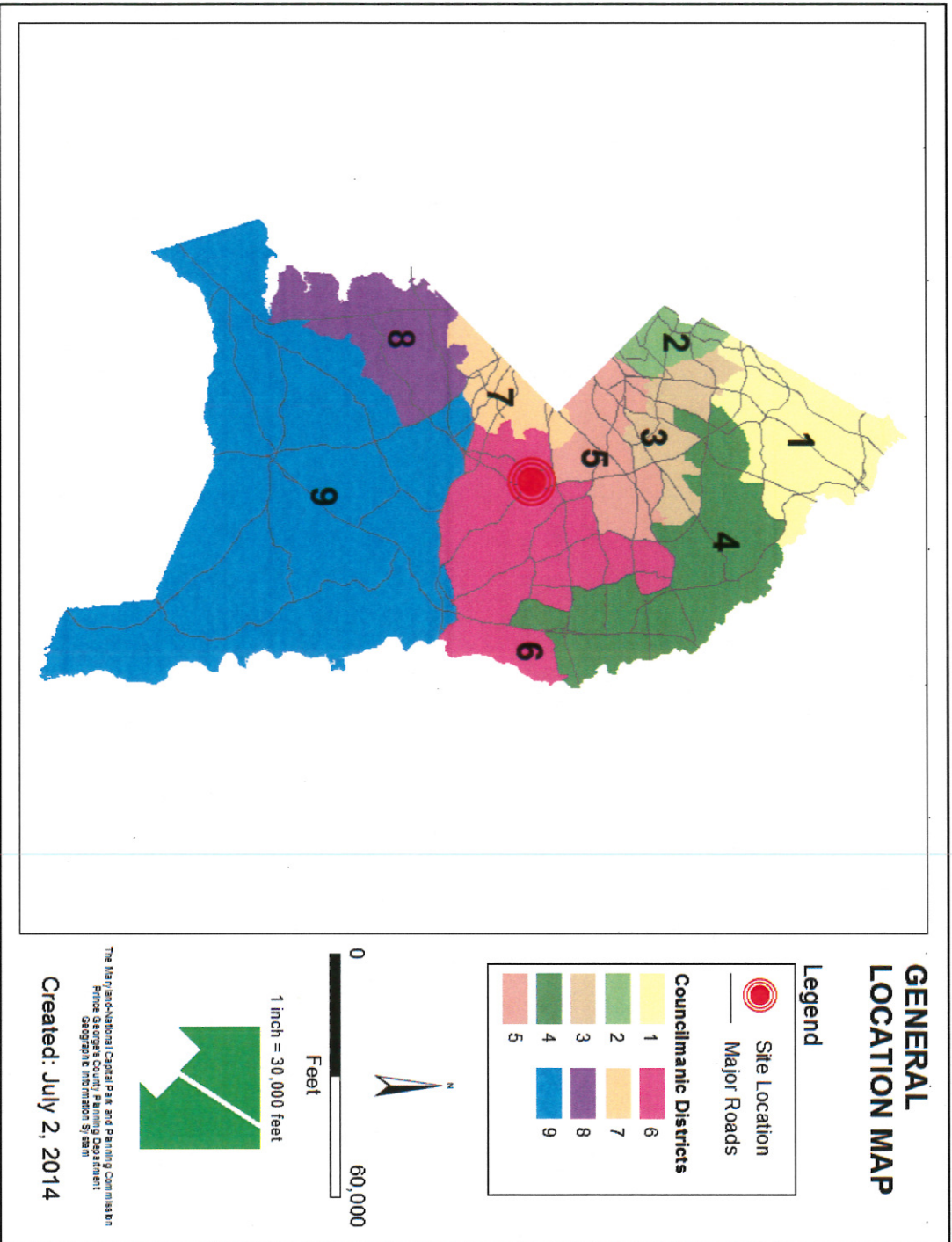
CASE: DPPLS-412

STEEPLECHASE BUILDING F1

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

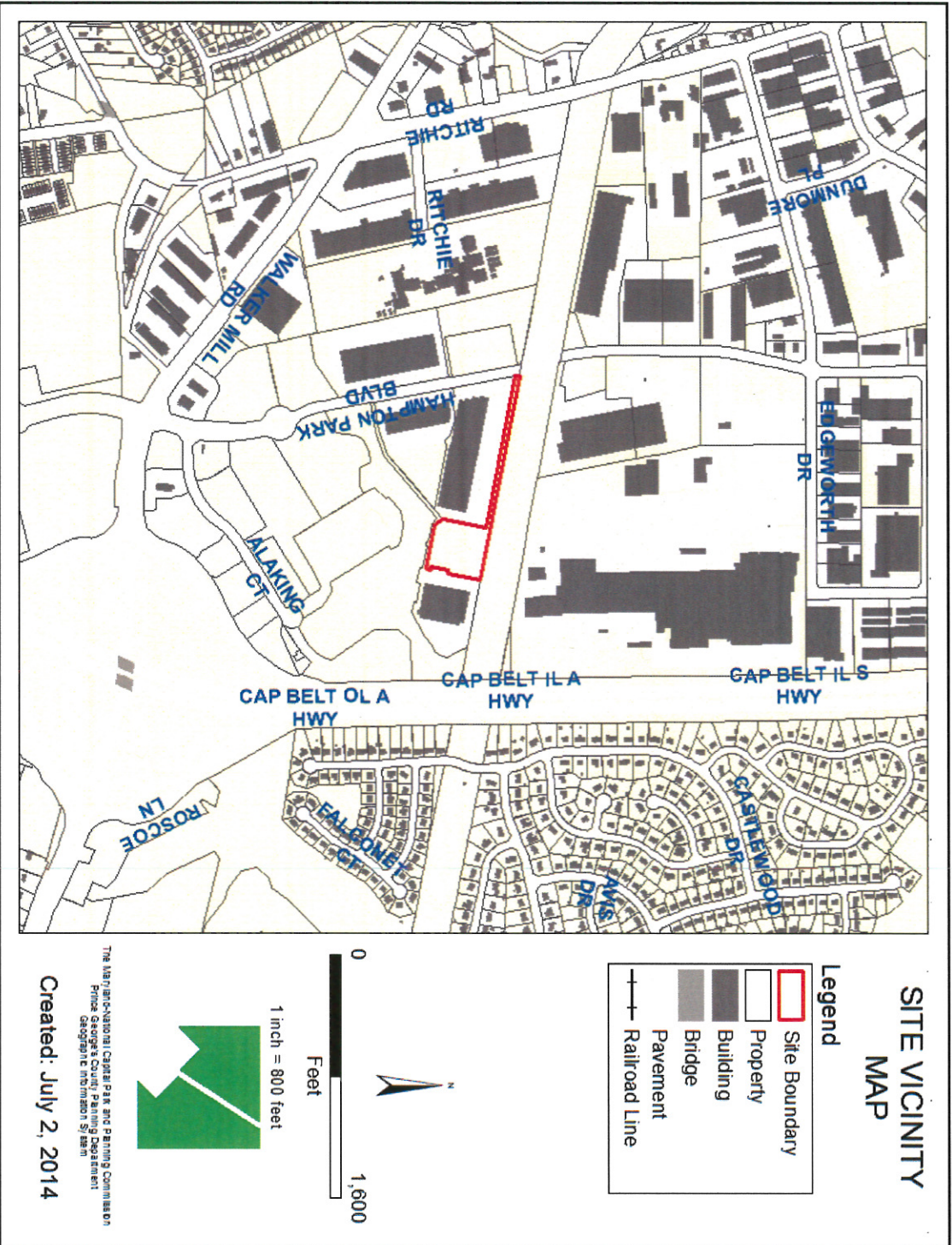


GENERAL LOCATION MAP



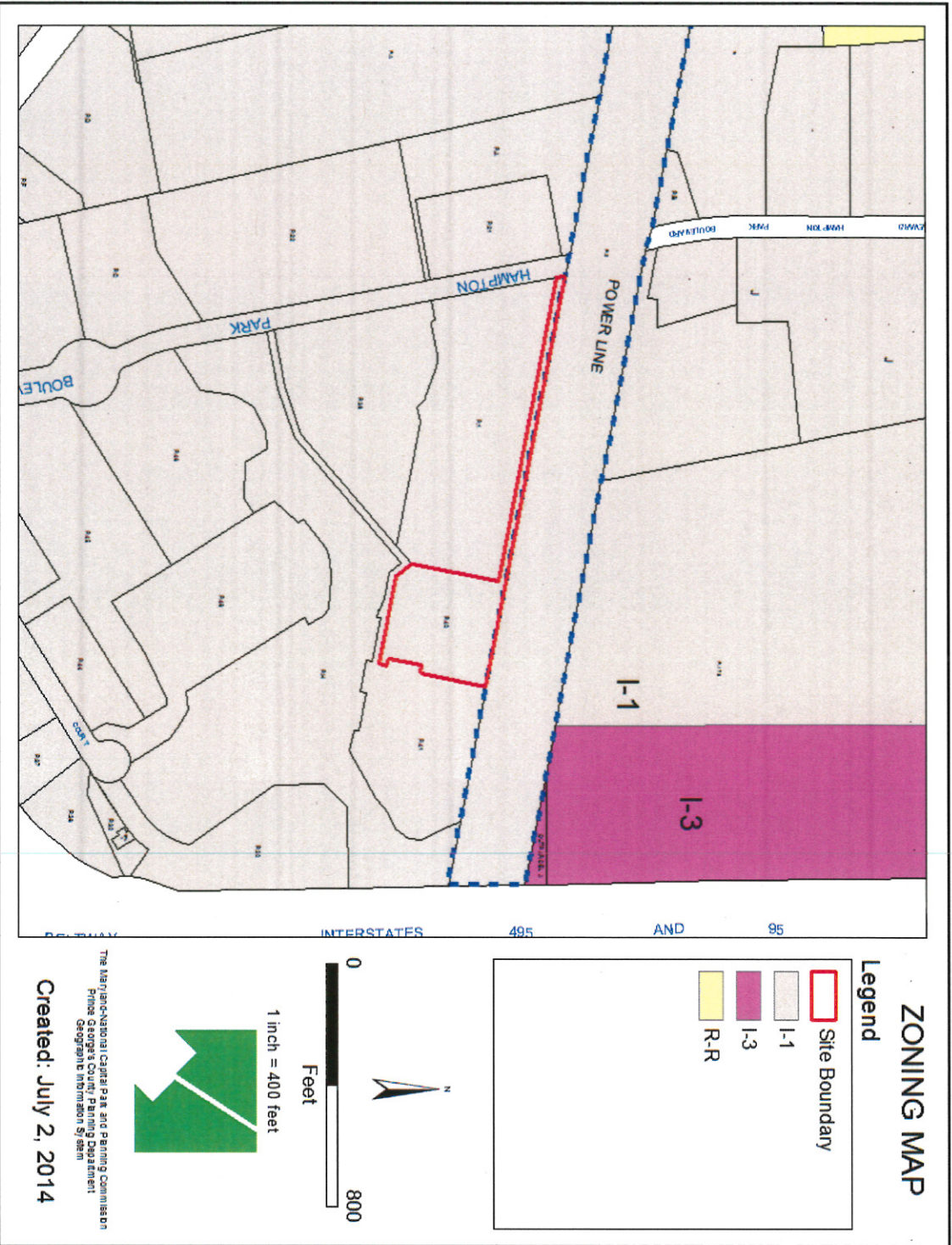
SITE VICINITY

Case # DPLS-412



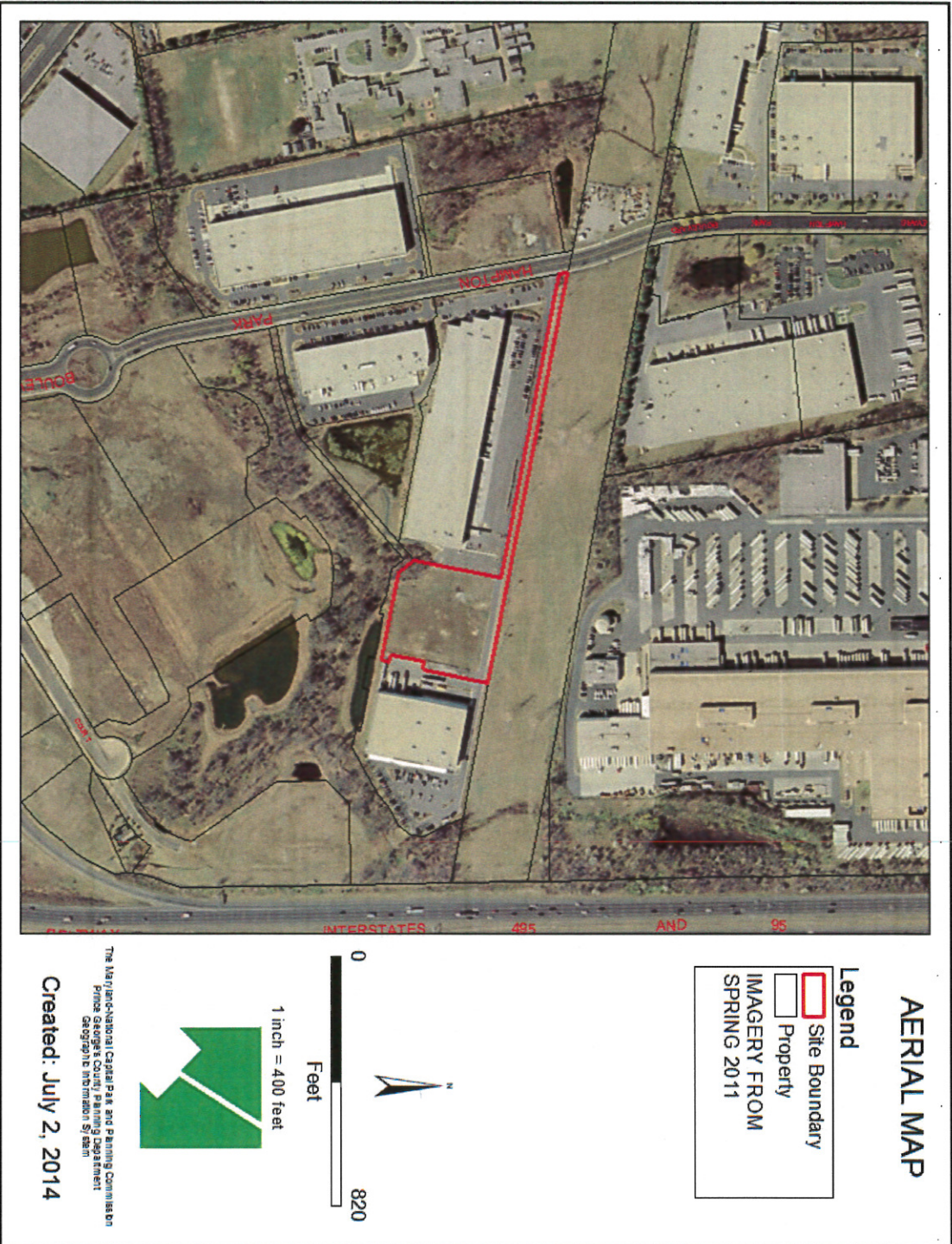
ZONING MAP

Case # DPLS-412



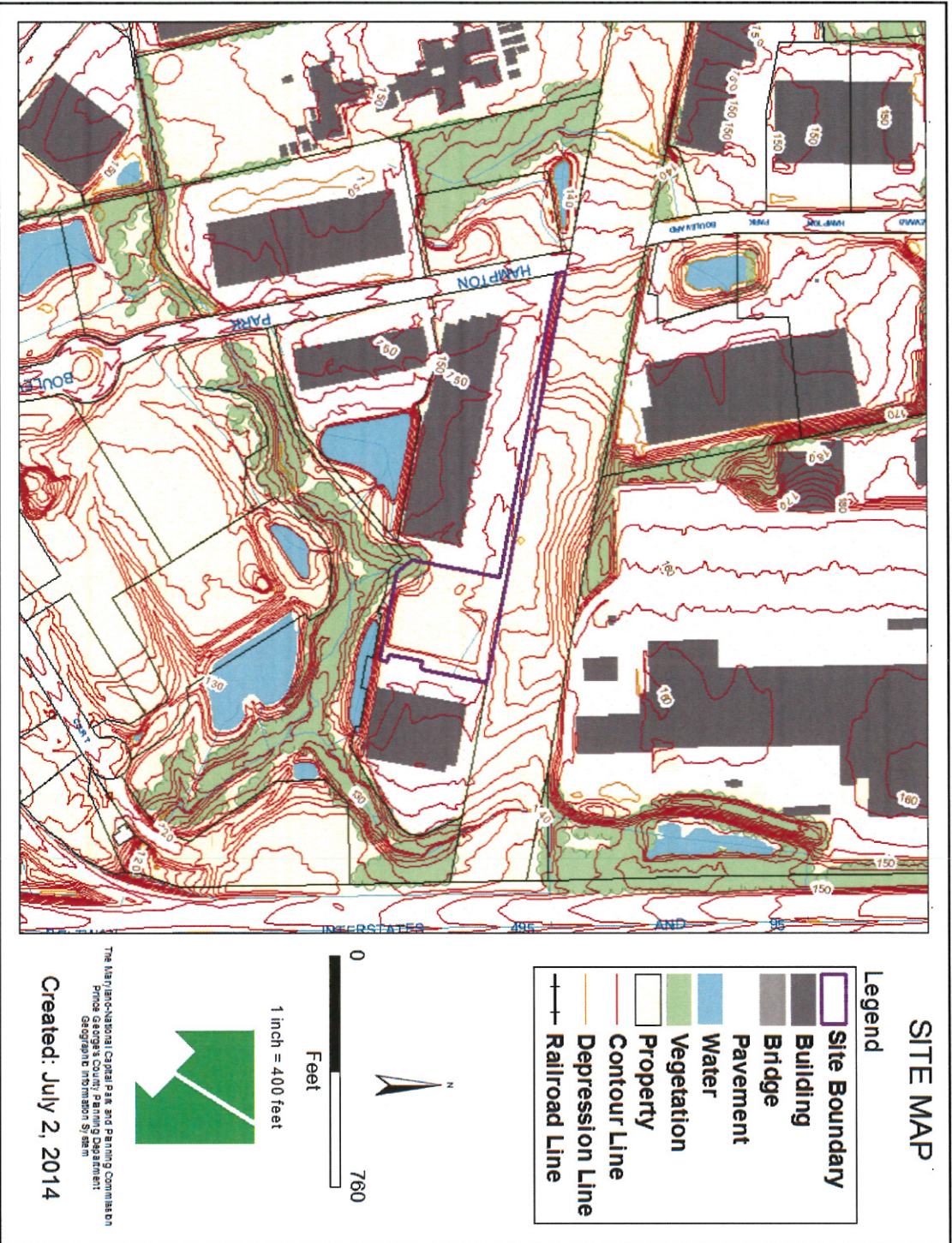
AERIAL MAP

Case # DPLS-412

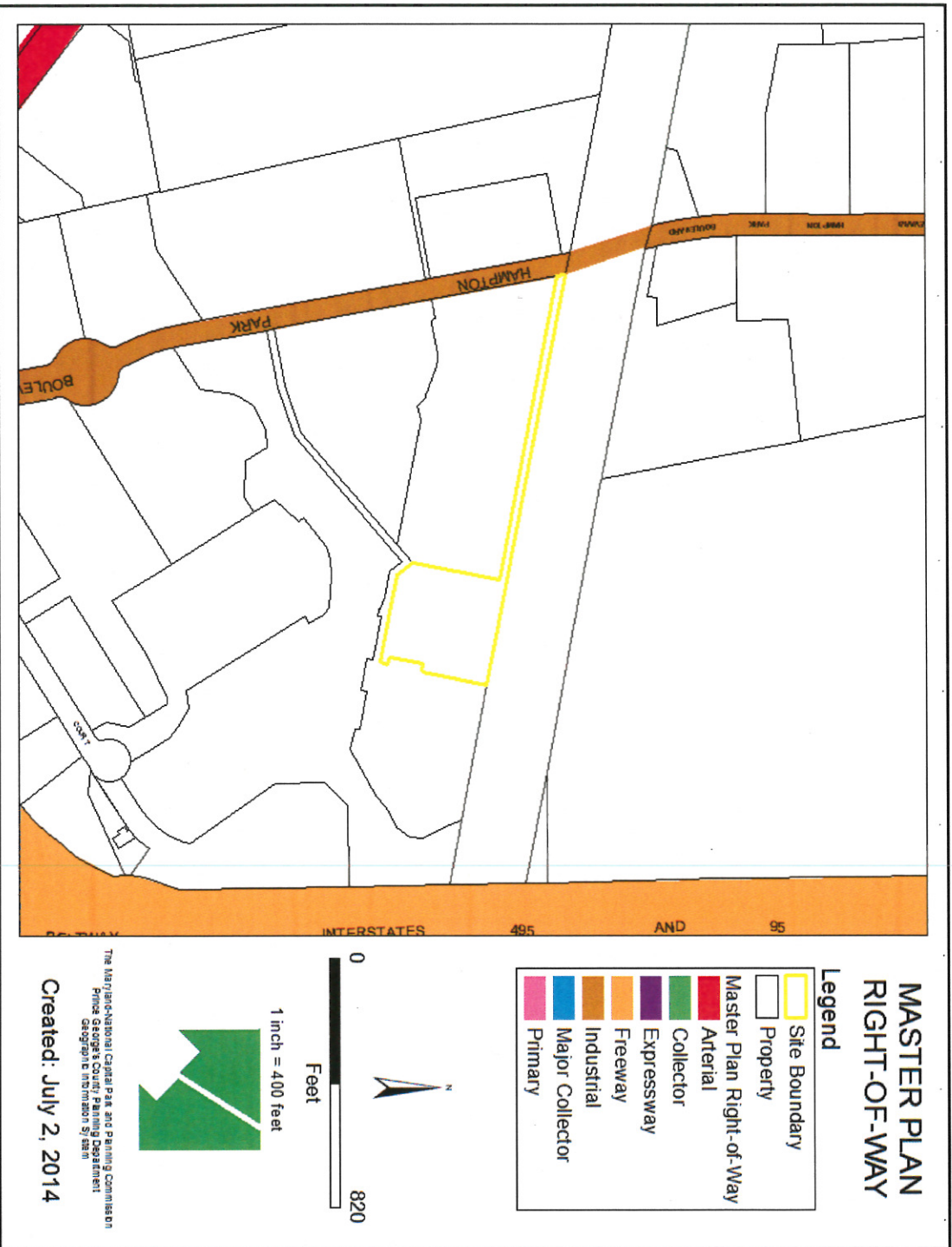


SITE MAP

Case # DPLS-412



MASTER PLAN RIGHT-OF-WAY MAP

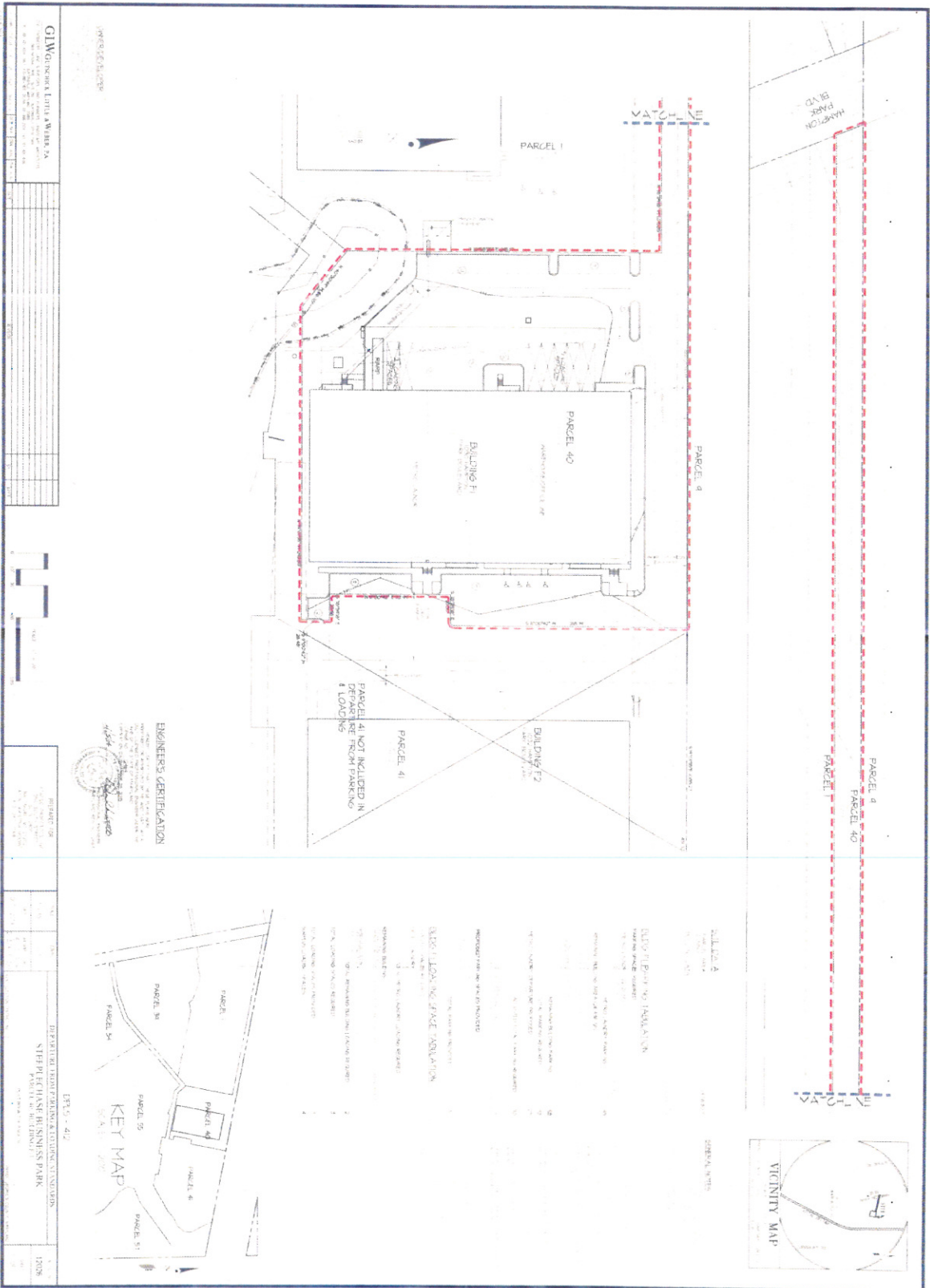


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN

Case # DPLS-412



<p>GIW Engineering, Earth & Water, Inc. 10000 Highway 101, Suite 100, Richmond, BC V6V 2G9 Tel: (604) 273-1111 Fax: (604) 273-1112 www.giw-engineering.com</p>		<p>PROJECT INFO</p> <p>PROJECT NO: 1208 SHEET NO: 1208-1 DATE: 12/11/2014</p>	
<p>ENGINEER'S CERTIFICATION</p> <p>I, the undersigned, being a duly Licensed Professional Engineer in the Province of British Columbia, do hereby certify that I am a duly Licensed Professional Engineer in the Province of British Columbia, and that I am the author of the design and calculations shown on this drawing, and that I am a duly Licensed Professional Engineer in the Province of British Columbia, and that I am the author of the design and calculations shown on this drawing, and that I am a duly Licensed Professional Engineer in the Province of British Columbia, and that I am the author of the design and calculations shown on this drawing.</p> <p><i>[Signature]</i> [Stamp]</p>		<p>KEY MAP</p> <p>Parcel 31 Parcel 32 Parcel 33 Parcel 34 Parcel 35 Parcel 36 Parcel 37 Parcel 38 Parcel 39 Parcel 40 Parcel 41 Parcel 42 Parcel 43 Parcel 44 Parcel 45 Parcel 46 Parcel 47 Parcel 48 Parcel 49 Parcel 50 Parcel 51</p>	





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

October 6, 2014

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section
FROM: Debbie Gallagher, Information and Permit Review Supervisor
SUBJECT: Steeplechase Building F1 (DPLS-412)

1. The site plan must include Parcel 41 for purposes that the property will still have frontage on and direct vehicular access to a public street.
2. The square footage shown on the site plan for Metro Laundry does not match the square footage of the building in the justification statement. Both must match before we can determine the correct number of parking to be waived.
3. The parking ratio being used must be provided on the site plan under the parking schedule.
4. If the office space is accessory to the warehouse separate loading will not be required for the office and the loading. It would be a combined total.
5. Is the site plan in conformance with the approved Subdivision Plat? Per the record plat issuance of building permits is subject to traffic conditions specified in PGCOBP Resolution 4-49. Refer to Transportation.
6. The review of this referral does not include the review of any signage.

October 6, 2014

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section

VIA: Ruth Grover, ^{RG}Planner Coordinator, Urban Design Section

FROM: Cynthia Fenton, Planner Coordinator, Urban Design Section ^{CFE}

SUBJECT: Departure from Parking and Loading Standards DPLS-412
 Steeplechase Building F1

The Urban Design Section has reviewed the information provided in support of the Departure from Parking and Loading Standards application referenced above. The subject 3.38-acre property in the Light Industrial (I-1) Zone is currently developed with a 48,557-square foot, warehouse/office building that includes a 22,121-square foot laundry plant. The site is located on Parcel 40 of Steeplechase Business Park, on the east side of Hampton Park Boulevard, approximately 2,000 feet north of its intersection with Alaking Court.

BACKGROUND

The applicant is restriping the parking to increase its total number of parking spaces from 66 to 70, including 47 standard spaces, four handicap accessible spaces, and 19 compact spaces. The number of compact spaces is within the one-third of total spaces permitted by Section 27-559(a) of the Zoning Ordinance. The four handicapped accessible spaces meets and exceeds the one per 25 spaces required by Section 27-566 of the Zoning Ordinance.

REQUEST

The applicant requests a departure of 23 spaces of the required 45 parking spaces for the laundry so as to be able to allocate the 23 spaces to the required parking to the existing 26,436 square feet of vacant space in the building. The total number of spaces required and provided for the entire 48,557 square-foot building is 70.

2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL AND CONCLUSION

Section 4.3 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), Interior Parking Lot Landscaping, is the only section of the Landscape Manual that might apply to the subject case. However, pursuant to Sections 1.1(d) and 1.1 (g) (4) the project is exempt on the basis that the requested application merely involves restriping.

There are no notable urban design issues related to the subject project at this time.

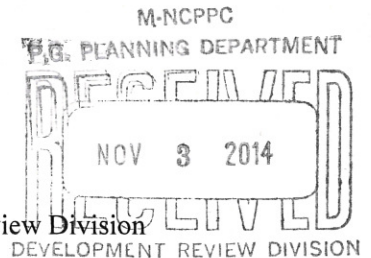


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3972

October 31, 2014



MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section, Development Review Division
VIA:
FROM: Scott Rowe, AICP, CNU-A, Central Section, Development Review Division
SUBJECT: **DPLS-412 Steeplechase Building F1**

DETERMINATIONS

There are no planning issues with this application

BACKGROUND

Location: East side of Hampton Park Boulevard approximately 2,000 feet north of its intersection with Alaking Court
Size: 3.38 acres
Existing Uses: Light industrial building including laundry plant
Proposal: Departure of 23 parking spaces from the required 45 spaces

GENERAL PLAN, MASTER PLAN, AND SMA

This application requires conformance with the applicable General or Master Plan. NO

General Plan: Plan Prince George's 2035 designates this area as an Employment Area and makes no recommendations concerning parking and loading spaces in Employment Areas.

Master/Sector Plan: The 2010 Approved Subregion 4 Master Plan recommends maintenance and protection of employment and industrial areas, including Steeplechase.

Planning Area/

Community: 75A Suitland-District Heights and Vicinity

Land Use: Industrial

Environmental: See Environmental Planning Section referral.

Historic Resources: None identified near the subject property.

Transportation: Access is provided to the subject property on Hampton Park Boulevard.

Public Facilities: None identified near the subject property.

Parks & Trails: None identified near the subject property.

Aviation/ILUC: The subject property is in Joint Base Andrews Imaginary Runway Surface F, which has a 500-foot height limit.

SMA/Zoning: The 2010 Subregion 4 Sectional Map Amendment retained this property in the I-1 zone.

PLANNING ISSUES

There are no planning issues.

cc: Ivy A. Lewis, Chief, Community Planning Division

Thompson, Ivy

From: Umeozulu, Chidy
Sent: Thursday, October 16, 2014 12:32 PM
To: Thompson, Ivy
Cc: Rowe, Brandon(Scott); Davis, Briana
Subject: Steeplechase Building F1 (DPLS-412)

Hey Ivy,

Upon my review of the subject application against the Subregion 4 Master plan and Sectional Map Amendment, I don't see any Master Plan or General Plan issue pertaining to the number of parking spaces appropriate for the successful operation of allowable businesses. Accept this email as Community Plan's comment on the subject application. If you need more information, don't hesitate to call or email me.

Thanks

.....
Chidy E. Umeozulu
Planner Coordinator
Community Planning Division
Phone: 301.952.4198
Fax: 301.952.4121



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Countywide Planning Division**

**(301) 952-3680
www.mncppc.org**

October 8, 2014

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section, Development Review Division

VIA: Christine Osei, Planner Coordinator, Special Projects Section, Countywide
Planning Division *CAO*

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning
Division *JM*

SUBJECT: DPLS-412; Steeplechase Building F1

Steeplechase Building F1 property located on the east side of Hampton Park Boulevard approximately 2,000 feet north of its intersection with Alaking Court. Special Projects Section, Countywide Planning Division has reviewed the proposed Departure from Parking and Loading Spaces (DPLS) application for Public Facility adequacy. The request departure from parking and loading standards of 23 parking spaces from the required 70 parking spaces will have no impact on existing public facilities.

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Thompson, Ivy

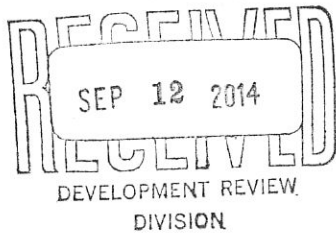
From: Reiser, Megan
Sent: Friday, October 10, 2014 4:18 PM
To: Thompson, Ivy
Subject: Steeplechase DPLS-412 (Building F1 on Parcel 40)

Hi Ivy,

The current proposal is for a Departure from the Parking and Loading Standards and is in conformance with the previously approved TCPII-128-90-08 and previous environmental conditions of approval. No additional information is needed.

The Environmental Planning Section recommends approval of DPLS-412. It is intended that this email response serve as the EPS referral comments.

Thanks,
Megan Reiser
Planner Coordinator, Environmental Planning Section
Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
301-952-3752 Fax:301-952-3799
megan.reiser@ppd.mncppc.org



Norman D. Rivera, Esquire
Law Offices of Norman D. Rivera, LLC
17251 Melford Boulevard Suite 200
Bowie, MD 20715
301-352-4973 Direct
301-580-3287 Mobile
normanrivera2012@gmail.com

AMENDED

DPLS-412

STATEMENT OF JUSTIFICATION

September 11, 2014

**Steeplechase, Building F1
DPLS-412**

This Statement is submitted in support of proposed Departure from the Number of Parking and Loading Spaces DPLS-412 for the Steeplechase Business Park, Building F1. The subject Departure application proposes to reduce the number of parking spaces allocated to the existing laundry plant use within Building F1 of Steeplechase to reflect its practical parking needs and to allow additional parking spaces to be allocated to the portion of the building not occupied by the laundry plant use. No physical improvements or revisions are proposed with this application other than restriping to incorporate compact spaces.

Metro Laundry occupies 22,121 square feet of the 48,557 total square feet available within Building F1. There are 66 existing parking spaces allocated to Building F1 and per the Departure site plan, restriping to incorporate compact spaces would allow for 70 total parking spaces. Per the requirements of Part 11 of the Zoning Ordinance, Metro Laundry is defined as an Industrial Plant and requires 45 of the available parking spaces. This leaves only 25 parking spaces for the remaining 26,436 square feet of vacant space within Building F1. Based on the ratio of available square footage to available remaining parking spaces, marketing efforts for the vacant space are severely limited and the only practical user is warehouse with accessory office space. This request for a Departure from the Number of Parking and Loading Spaces Required (DPLS-412) for 23 spaces would allow for allocation of some of the spaces required by the Zoning Ordinance for the laundry plant use but unused by Metro Laundry to be freed up for use by a potential future tenant.

Based on its experience operating at this facility, Metro Laundry has submitted a letter of support verifying that the 22 spaces are sufficient to accommodate the parking needs of its employees. In fact, per the existing lease agreement, Metro Laundry is only allocated 22 parking spaces in accordance with the needs of their existing operation. While parking requirements are based on the amount of square footage and anticipated number of employees working within that area, a significant portion of the building square footage in this instance is occupied by large equipment. In addition, many

employees commute via public transportation or carpool. The subject site is located within one-half mile of both TheBus and MetroBus stops (Route 26, see enclosed map).

The subject application meets the required findings for a Departure from the Number of Parking and Loading Spaces Required as follows:

Section 27-588. Departures from the Number of Parking and Loading Spaces Required

(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;

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.**

Comment: The requested departure will result in a sufficient number of parking spaces to serve the proposed uses as noted above. The subject site is not located in the vicinity of residential properties; therefore, there is no potential for parking along residential streets, and no impact on the residential character of the surrounding community. The parking facilities provided are immediately adjacent to the building and convenient to the uses they serve.

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

Comment: The proposed parking arrangement provides the optimum number of parking spaces to support the existing laundry plant use. As noted above, many employees commute via public transportation or

carpool.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

Comment: This departure is necessary to allow for the most efficient use of the parking spaces on site. As noted above, the parking generation rate for the existing laundry plant use has resulted in a surplus of spaces allocated to this use. Reallocating a portion of the surplus spaces to the remaining portion of the building will allow for optimal use of the currently vacant portion of the building and existing parking facilities.

(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

Comment: All methods for calculating the number of spaces required have resulted in the minimum requirement of 45 spaces, from which this departure application seeks relief.

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

Comment: As noted above, the subject property is not located adjacent to any residential areas; therefore, the parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

(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;

Comment: Properties within the general vicinity include off-street parking facilities adequate to serve existing uses.

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

Comment: Page 122 of the Subregion 4 Master Plan and Sectional

Map Amendment includes the following recommendation for the Hampton Park/Steeplechase 95 industrial area: "Attention should be paid to the industrial sites, given the excellent location, vibrant health, and the possibility of competing uses." As noted above, the requested departure is necessary in order to allow the property owner to effectively market the vacant space within Building F1 and contribute to the health and vitality of this critical industrial hub within the County.

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

Comment: 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.

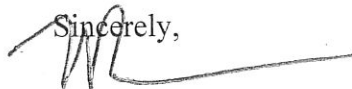
Comment: There are not public parking facilities existing or planned within the vicinity of the subject property.

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

(i) Public transportation available in the area;

Comment: As noted in the support letter from Metro Laundry, a significant portion of its employees commute to work via public transportation or carpool. The site is located adjacent to bus routes and within a half-mile of bus stops, with direct service to the Largo Town Center and Morgan Boulevard Metro Stations.

We look forward to working with Planning Department staff on the enclosed application. Thank you in advance for your attention to this matter. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,


Norman D. Rivera

Attachments



DPLS-412

Delivering the Metro Process™ since 2003!

July 25, 2014

Ms. Kristina Macek, Assistant Project Manager
Atapco Properties, Inc.
10 East Baltimore Street, Suite 1501
Baltimore, MD 21202

RE: Steeple Chase Business Park - Building F-1. Departure from Parking and/or Loading Requirements for Metro Laundry

Dear Ms. Macek,

As you know I am currently the owner/operator of Metro Laundry Service located at 1030 Hampton Park Boulevard, in the Steeple Chase Business Park. Metro Laundry Service currently leases ^{24,000} 26,000 square feet of building space from Atapco Properties, and operates a commercial laundry service. Our business is to provide a linen supply and cleaning service to many Washington area hotels, restaurants, cafes, cafeterias and other food service facilities. We currently operate from 6:00 a.m. to 3:00 p.m. Monday through Saturday (except on holidays). We have approximately 37 total employees, that include office/accounting/sales personnel, laundry personnel, and delivery drivers. As most of our employees commute via public transit or carpool we only require 22 parking spaces to adequately serve all users of our space.

In our opinion, the request meets the required findings of the Zoning Ordinance for a DPLS in that the departure is the minimum necessary, given the specific circumstances of the request, the departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location as described above, and no residential areas are in the vicinity so parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted

If you need any additional information regarding our operations or personnel requirements please do not hesitate to contact me.

Sincerely,

Bernard Young
President
Metro Laundry Service

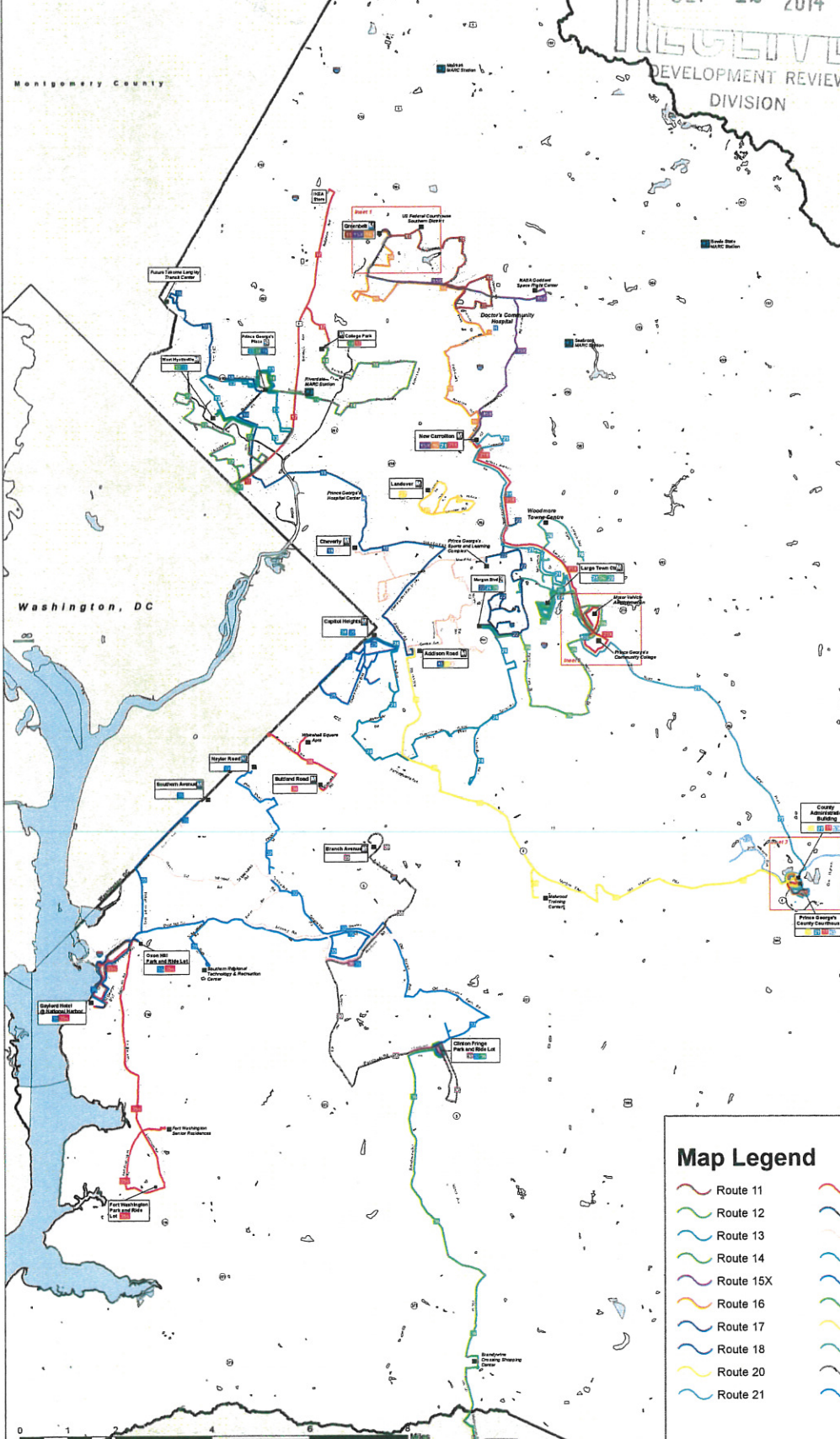
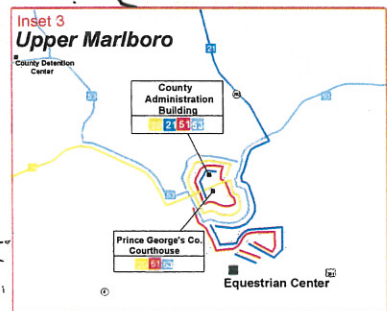
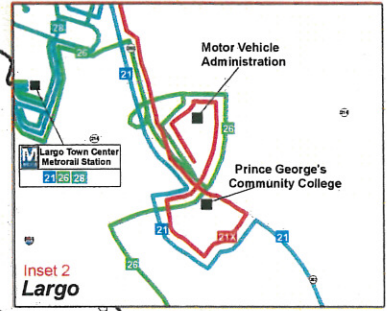
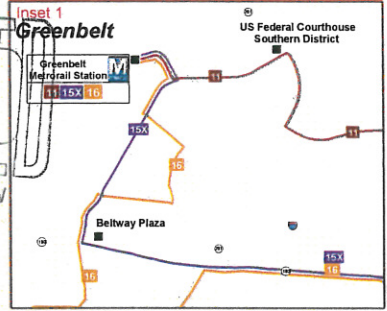
1030 Hampton Park Boulevard, Suite #100, Capitol Heights, Maryland 20743
301-599-1762

www.metrolaundryservice.biz

Certified MBE, Capital Region Minority Supplier Development Council
Allied Member, Hotel Association of Washington, DC
Allied Member, Maryland Hotel and Lodging Association

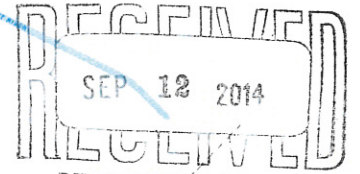
Prince George's County Transit TheBus System Map

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DEVELOPMENT REVIEW
DIVISION

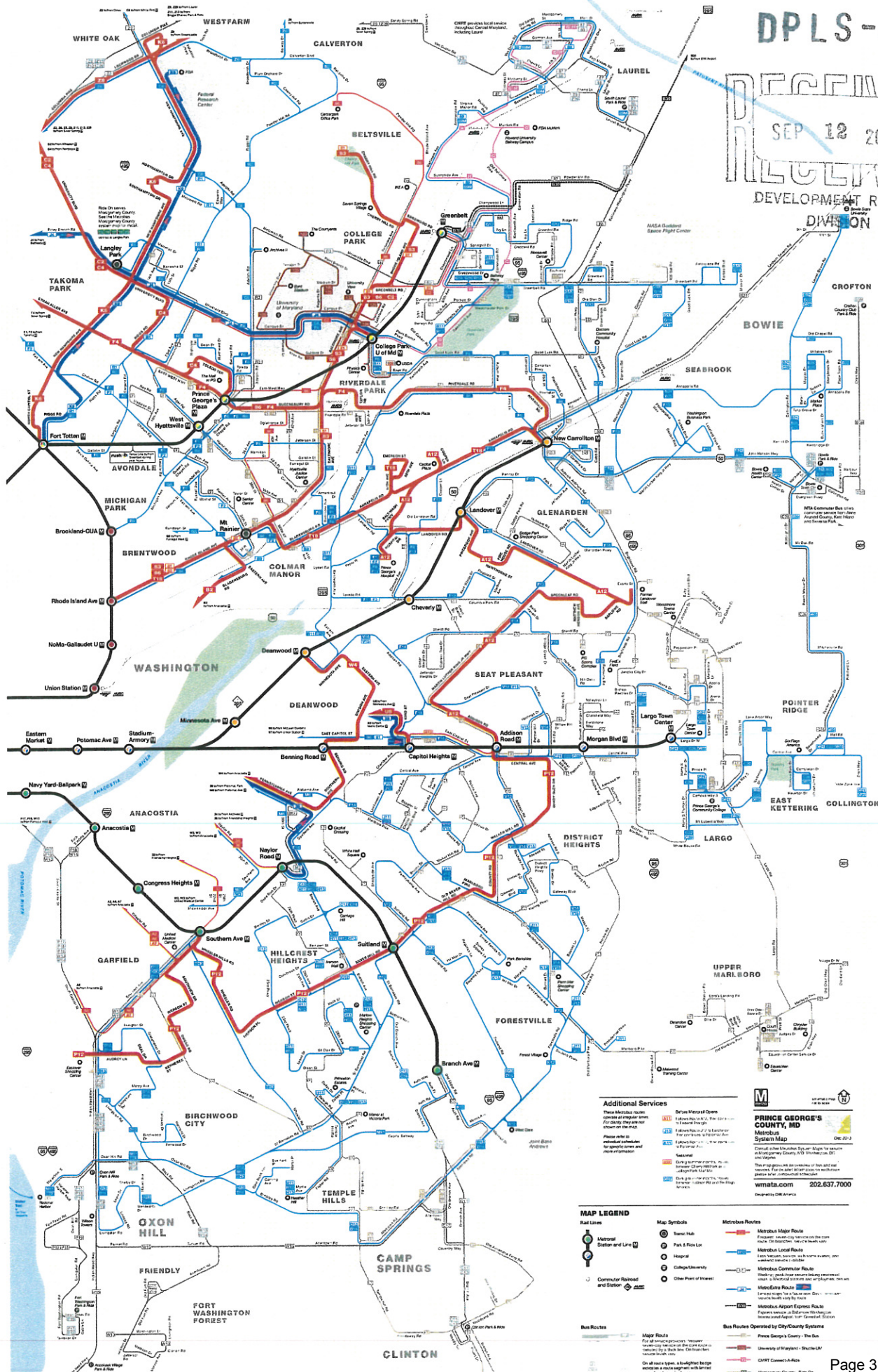


Map Legend

Route 11	Route 21X	Route 33
Route 12	Route 22	Route 34
Route 13	Route 23	Route 35
Route 14	Route 24	Route 35s
Route 15X	Route 25	Route 36
Route 16	Route 26	Route 51
Route 17	Route 27	Route 53
Route 18	Route 28	Roads/Streets
Route 20	Route 30	Metrorail Station
Route 21	Route 32	MARC Train Station



DEVELOPMENT REVIEW DIVISION



Additional Services

These additional services operate at irregular times. For details, please refer to the chart on the map.

Please refer to additional schedules for specific times and route information.

- 303 Prince Georges County Express Bus
- 304 Prince Georges County Express Bus
- 305 Prince Georges County Express Bus
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- 308 Prince Georges County Express Bus
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- 320 Prince Georges County Express Bus

M METROBUS

PRINCE GEORGE'S COUNTY, MD

Metrobus System Map

DATE: 2014

This map shows the locations of Metrobus stations and routes in Prince George's County, MD. It is intended for informational purposes only. For more information, please visit wmata.com or call 202.637.7000.

Designed by DLR Services

MAP LEGEND

Rail Lines

- Metrobus Station and Line
- Commuter Railroad and Station

Map Symbols

- Bus Stop
- Park & Ride Lot
- Hospital
- College/University
- Other Point of Interest

Metrobus Routes

- Metrobus Major Route
- Metrobus Local Route
- Metrobus Commuter Route
- Metrobus Express Route
- Metrobus Airport Express Route

Bus Routes

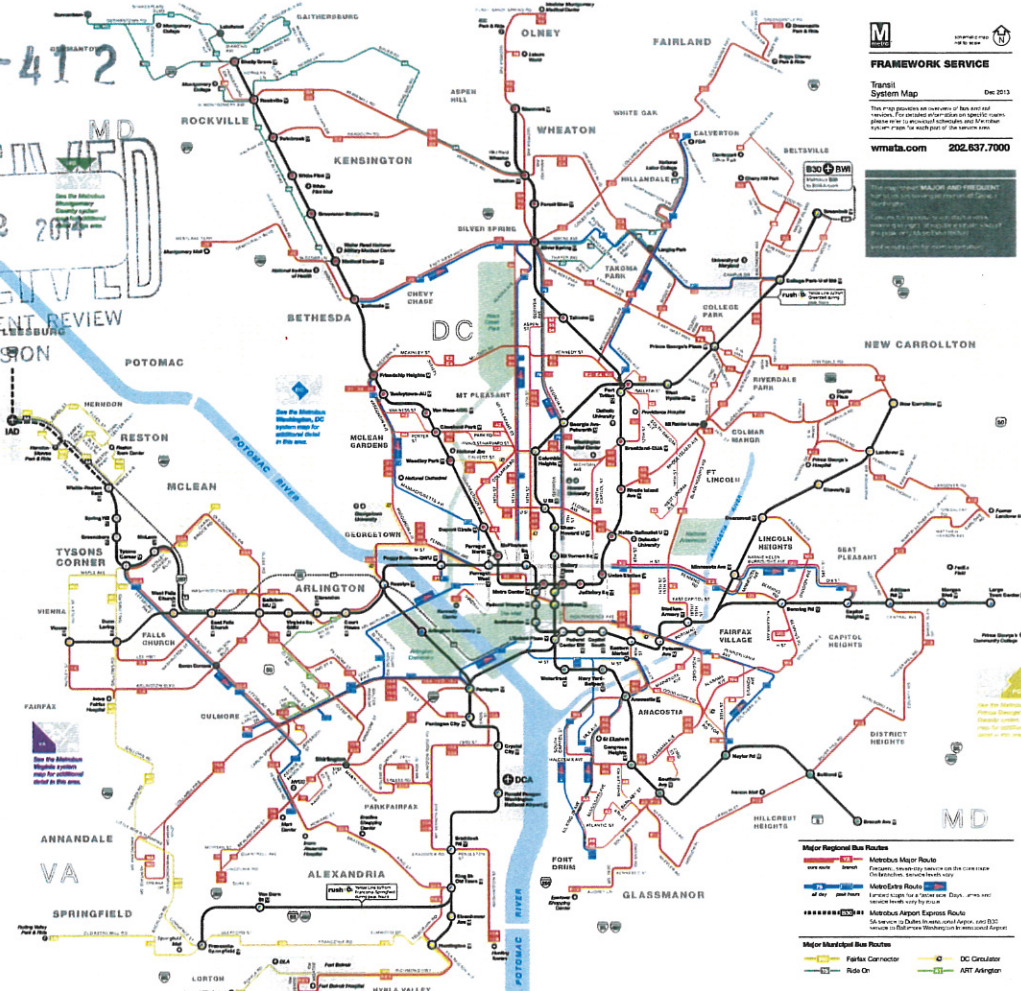
- Local Routes
- Express Routes
- Commuter Routes
- Other Routes

Bus Routes Operated by City/County Systems

- Prince George's County - The Bus
- University of Maryland - Shuttle/UM
- CVT Connect-A-Ride
- Montgomery County - Ride On

DPLS-412

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DEVELOPMENT REVIEW



FRAMEWORK SERVICE
System Map Dec 2013
wwwmta.com 202.637.7000

FARES
Metrorail Fares
Effective July 1, 2012

Peak Fares	with SmartTag®	with paper farecard
Minimum	\$2.10	\$3.10
Maximum	\$5.75	\$6.75

Off-Peak Fares
with SmartTag® or paper farecard
Minimum \$1.50 Maximum \$4.50

Metrobus Fares
Effective July 1, 2012

Regular Fare	with SmartTag®	with paper farecard
Minimum	\$1.80	\$2.80
Maximum	\$5.00	\$6.00

Tarifas
Tarifas del Metrorail
Efectivo a partir de 1 de julio, 2012

Tarifa de honorario básico	con SmartTag®	con boleto de papel
Mínimo	\$2.10	\$3.10
Máximo	\$5.75	\$6.75

Tarifas del Metrobus
Efectivo a partir de 1 de julio, 2012

Tarifa regular	con SmartTag®	con boleto de papel
Mínimo	\$1.80	\$2.80
Máximo	\$5.00	\$6.00

METROBUS ROUTES

Route	Peak	Mid	Off	Week	Evening
COLLEGE PARK LINE	●	●	●	●	●
LAUREL EXPRESS LINE	●	●	●	●	●
LAUREL LINE	●	●	●	●	●
MARTIN LUTHER KING AVENUE LINE	●	●	●	●	●
BLADENBORO LINE	●	●	●	●	●
FORT LINCOLN SHUTTLE LINE	●	●	●	●	●
NOVA ESTE UNIVERSITY LINE	●	●	●	●	●
NOVA WEST LINE	●	●	●	●	●
NOVA BEAR LINE	●	●	●	●	●
NOVA BAYVIEW LINE	●	●	●	●	●
NOVA WESTBURY LINE	●	●	●	●	●
NOVA UNIVERSITY LINE	●	●	●	●	●
NOVA AIRPORT LINE	●	●	●	●	●
NOVA UNIVERSITY BUS LINE	●	●	●	●	●
NOVA WHITE PLAIN LINE	●	●	●	●	●

Metrobus Major Routes

Route	Peak	Mid	Off	Week	Evening
CLAYTON LINE	●	●	●	●	●
DEALEY HEIGHTS LINE	●	●	●	●	●
CENTRAL AVE LINE	●	●	●	●	●
PORTER RIDGE LINE	●	●	●	●	●
OSON HILL LINE	●	●	●	●	●
CHILLON HILL LINE	●	●	●	●	●
NEW CARROLLTON LINE	●	●	●	●	●
POINT YOTTEN LINE	●	●	●	●	●
PRINCE GEORGE'S PLAZA LINE	●	●	●	●	●
PRINCE GEORGE'S MARKET LINE	●	●	●	●	●
PRINCE GEORGE'S PLAZA LINE	●	●	●	●	●
PRINCE GEORGE'S MARKET LINE	●	●	●	●	●
PRINCE GEORGE'S PLAZA LINE	●	●	●	●	●
PRINCE GEORGE'S MARKET LINE	●	●	●	●	●

Metrobus Express Routes

Route	Peak	Mid	Off	Week	Evening
INDIANA HEAD EXPRESS LINE	●	●	●	●	●
CLAYTON EXPRESS LINE	●	●	●	●	●
INDIANA HEAD EXPRESS LINE	●	●	●	●	●
CLAYTON EXPRESS LINE	●	●	●	●	●
INDIANA HEAD EXPRESS LINE	●	●	●	●	●
CLAYTON EXPRESS LINE	●	●	●	●	●
INDIANA HEAD EXPRESS LINE	●	●	●	●	●
CLAYTON EXPRESS LINE	●	●	●	●	●

Metrobus Commuter Routes

Route	Peak	Mid	Off	Week	Evening
LAUREL EXPRESS LINE	●	●	●	●	●
LAUREL LINE	●	●	●	●	●
MARTIN LUTHER KING AVENUE LINE	●	●	●	●	●
BLADENBORO LINE	●	●	●	●	●
FORT LINCOLN SHUTTLE LINE	●	●	●	●	●
NOVA ESTE UNIVERSITY LINE	●	●	●	●	●
NOVA WEST LINE	●	●	●	●	●
NOVA BEAR LINE	●	●	●	●	●
NOVA BAYVIEW LINE	●	●	●	●	●
NOVA WESTBURY LINE	●	●	●	●	●
NOVA UNIVERSITY LINE	●	●	●	●	●
NOVA AIRPORT LINE	●	●	●	●	●
NOVA UNIVERSITY BUS LINE	●	●	●	●	●
NOVA WHITE PLAIN LINE	●	●	●	●	●

Metrobus Local Routes

Route	Peak	Mid	Off	Week	Evening
CLAYTON LINE	●	●	●	●	●
DEALEY HEIGHTS LINE	●	●	●	●	●
CENTRAL AVE LINE	●	●	●	●	●
PORTER RIDGE LINE	●	●	●	●	●
OSON HILL LINE	●	●	●	●	●
CHILLON HILL LINE	●	●	●	●	●
NEW CARROLLTON LINE	●	●	●	●	●
POINT YOTTEN LINE	●	●	●	●	●
PRINCE GEORGE'S PLAZA LINE	●	●	●	●	●
PRINCE GEORGE'S MARKET LINE	●	●	●	●	●
PRINCE GEORGE'S PLAZA LINE	●	●	●	●	●
PRINCE GEORGE'S MARKET LINE	●	●	●	●	●
PRINCE GEORGE'S PLAZA LINE	●	●	●	●	●
PRINCE GEORGE'S MARKET LINE	●	●	●	●	●

Metro Station Bus Connections in PRINCE GEORGE'S COUNTY

Metro Station	Bus Connections
College Park	A11, A15, C21, C25, C29, F14, F15, J12, J13, J14, J15, K10, K11, K12, K13, K14, K15, K16, K17, K18, K19, K20, K21, K22, K23, K24, K25, K26, K27, K28, K29, K30, K31, K32, K33, K34, K35, K36, K37, K38, K39, K40, K41, K42, K43, K44, K45, K46, K47, K48, K49, K50, K51, K52, K53, K54, K55, K56, K57, K58, K59, K60, K61, K62, K63, K64, K65, K66, K67, K68, K69, K70, K71, K72, K73, K74, K75, K76, K77, K78, K79, K80, K81, K82, K83, K84, K85, K86, K87, K88, K89, K90, K91, K92, K93, K94, K95, K96, K97, K98, K99, K100, K101, K102, K103, K104, K105, K106, K107, K108, K109, K110, K111, K112, K113, K114, K115, K116, K117, K118, K119, K120, K121, K122, K123, K124, K125, K126, K127, K128, K129, K130, K131, K132, K133, K134, K135, K136, K137, K138, K139, K140, K141, K142, K143, K144, K145, K146, K147, K148, K149, K150, K151, K152, K153, K154, K155, K156, K157, K158, K159, K160, K161, K162, K163, K164, K165, K166, K167, K168, K169, K170, K171, K172, K173, K174, K175, K176, K177, K178, K179, 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