



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

Special Exception

SE-4605

Application	General Data	
Project Name: Barnabas Road Concrete Recycling Facility Location: Terminus of Clifton Road, approximately 1,150 feet south of its intersection with Saint Barnabas Road. Applicant/Address: Barnabas Road Associates, LLC 8700 Ashwood Drive Capitol Heights, MD 20743	Staff Report Date:	07/14/09
	Date Accepted	10/01/07
	Planning Board Action Limit:	N/A
	Plan Acreage:	11.87
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	76A
	Tier:	Developed
	Council District:	08
	Municipality:	N/A
	200-Scale Base Map:	207SE04

Purpose of Application	Notice Dates	
The Planning Board hearing date was continued from May 28, 2009 to July 30, 2009 at the request of the applicant. Concrete recycling facility	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)	07/06/07
	Sign(s) Posted on Site and Notice of Hearing Mailed:	N/A

Staff Recommendation		Staff Reviewer: Cynthia Fenton	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

July 14, 2009

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jimi Jones, Zoning Supervisor

FROM: Cynthia Fenton, Planner Coordinator

SUBJECT: **Special Exception Application No. 4605**
Addendum to Technical Staff Report

BACKGROUND

The Prince George's County Planning Board hearing date for this application was continued from May 28, 2009 at the request of the applicant, so that the same information could be made available to the Planning Board that was presented to the Zoning Hearing Examiner (ZHE). The ZHE requested additional information including noise and air quality analyses during its hearing on May 27, 2009. The hearing was continued to June 25, 2009, at which time the new information was presented. The applicant has since submitted to technical staff a revised special exception site plan and landscape plan, a supplemental noise study, an air quality study, and a balloon test.

ADDITIONAL FINDINGS

The special exception site plan has been revised to expand the special exception boundary to the west, increasing the total acreage to 13.17 acres. The site plan also indicates changes in the size and location of the proposed trailer and rock crusher, interior circulation, parking, screening, and the addition of truck scales. The applicant is also proposing an identification sign to be located at the Clifton Road entrance. Overall, staff finds the changes, which are minor in nature, represent an improved site plan, particularly with regard to parking and internal circulation. The changes do not affect the previous required findings; however, staff is recommending additional conditions (below) to ensure that the intent of the findings is met.

1. The required handicap parking space shall be van accessible (16 feet by 19 feet).
2. The topography of the stockpiles shall be shown in two foot increments.
3. The sketch map shall be revised to reflect the additional acreage.
4. The location of the sediment traps shall be indicated.
5. The dimensions and height of the proposed waste bin shall be provided.
6. Any sediment ponds that are provided within the boundaries of the special exception shall be shown on the site plan.

In addition, staff is recommending Condition 2(j) be revised, since the applicant has provided sign details. The new condition is proposed to read:

- j. Sign details shall identify construction materials and all dimensions shall be to scale. The sign shall be an appropriate height that is compatible with the prevailing pattern in the area.

The Environmental Planning Section has reviewed the revised site plan and noise study. Environmental Planning did not review the air quality study which was sent to Maryland Department of the Environment (MDE) for comment. No response from MDE was received. The Environmental Planning Section has the following comments regarding the tree conservation plan and noise study:

1. This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because it has an approved Type II Tree Conservation plan (TCPII/026/97). A revised Type II tree conservation plan has not been submitted. The current TCPII does not show the necessary grading that is necessary to implement the plan, particularly with regard to stability for the proposed stockpile areas, which appears to be in areas of steep slopes.

The Type II tree conservation plan was approved in 1997 with reforestation proposed on the subject site. The reforestation acreage was bonded; however, it was never completed. The reforestation must be implemented prior to the issuance of any permits for this site or the TCPII must be revised to show it as off-site woodland conservation.

Recommended Condition: Prior to signature approval of the special exception site plan, the TCPII shall be revised to show the necessary grading to implement the plan.

Recommended Condition: Prior to signature approval of the special exception, the reforestation areas as shown on the approved Type II tree conservation plan shall be implemented, or the TCPII shall be revised to remove the proposed reforestation areas and show the remaining requirement as off-site woodland conservation.

2. Noise impacts are a concern because this application requests the use of a concrete crusher, which may impact adjacent sites above the state standard of 75 dBA Ldn for industrially-zoned land, 65 dBA Ldn for residentially-zoned land, and residential type uses.

A noise analysis performed by Polysonics Acoustics and Technology Consulting, dated June 30, 2009, has been submitted. The noise analysis was performed using a concrete crusher located at DC Aggregate Concrete Recycling Facility in Washington, D.C. The result was applied to the subject site and the receiving adjacent property lines, except to the east, where it was applied to the receiving property on the east side of Clifton Road.

The sites to the north, south, east, and west of the subject site are all zoned I-1 (Light Industrial)

and contain no residences or residential-type uses. Based on the results of the noise study, the noise level predicted at the north and east property lines is 65 dBA Ldn or less. The noise level at the southern receiving property line is predicted to be 66 dBA Ldn or less. At the west property line, the noise level is predicted to be 63 dBA Ldn or less. According to the analysis, the predicted noise levels at the east and south receiving property lines were based on existing steep slopes which are expected to mitigate the noise impacts.

A review of PGAtlas.com indicates that the nearest site with a residential use is an apartment complex that is approximately 900 feet away from the proposed location of the crusher. Noise impacts to this area are not anticipated.

Comment: The noise analysis has demonstrated that the noise levels at all affected property lines will be well below the state standard of 75 dBA Ldn for industrial uses and that the predicted noise levels are within or close to those for residential uses. No additional information is needed.

3. Copies of the stormwater management concept approval letter and the associated plans were not submitted with this application. An approval letter and the associated plans are required to ensure that there are no conflicts between the location of stormwater management elements and proposed woodland conservation areas.

Recommended Condition: Prior to signature approval of the special exception, copies of the stormwater management concept approval letter and the associated plan shall be submitted.

Summary of Recommended Conditions

The Environmental Planning Section offers the following recommended conditions for your consideration:

1. Prior to signature approval of the special exception site plan, the TCPII shall be revised to show the necessary grading to implement the plan.
2. Prior to signature approval of the special exception, the reforestation areas as shown on the approved Type II tree conservation plan shall be implemented, or the TCPII shall be revised to remove the proposed reforestation areas and show the remaining requirement as off-site woodland conservation.
3. Prior to signature approval of the special exception, copies of the stormwater management concept approval letter and the associated plan shall be submitted.

The conditions shown below have been revised to reflect the analysis of the information submitted subsequent to the May 28, 2009 Planning Board public hearing.

RECOMMENDATION AND CONDITIONS

1. Prior to special exception approval, the applicant shall make the following revisions to the site plan notes:
 - a. Indicate the waste storage and disposal methods.
 - b. Indicate that there are no vehicle or equipment storage areas.

- c. Indicate that the average daily capacity of the facility is proposed to be 2,000 tons per day.
 - d. Indicate how the gravel roads and asphalt driveways will be kept dust-free during loading, unloading, and crushing, in addition to providing dust control measures for Clifton and Stamp Roads.
 - e. Indicate the stormwater management concept approval number.
2. Prior to special exception approval, the applicant shall make the following revisions to the site plan:
- a. The boundaries of the special exception shall be expanded to include the eastern sediment trap.
 - b. The height of the recycling component shall be provided.
 - c. The driveway apron width from Stamp Road shall be provided.
 - d. The proposed ingress/egress driveways to and from Clifton Road and Stamp Road shall have a minimum width of twenty-two feet and be paved for a distance of at least two hundred feet from the boundary line of the special exception. The driveways shall be constructed per the standards of the Department of Public Works and Transportation (DPW&T).
 - e. The driveways from Clifton Road and Stamp Road shall be connected to provide a continuous traffic flow that will allow vehicles to use either access to enter or leave the site.
 - f. The driveway leading to the eastern stockpile shall be connected to the gravel road which accesses that stockpile, and the gravel road shall be clearly delineated to ensure that there is adequate turning room for trucks to enter and exit the site.
 - g. Indicate the correct adjacent uses to the subject property on the site plan and landscape plan.
 - h. Indicate that ten percent green area has been provided per Section 27-469(b)(1) of the Zoning Ordinance or a variance will be required.
 - i. Sign details shall include building materials and all dimensions shall be to scale. The sign shall be an appropriate height that is compatible with the prevailing pattern in the area.
 - j. The required handicap parking space shall be van accessible (16 feet by 19 feet).
 - k. The topography of the stockpiles shall be shown in two foot increments.
 - l. The location of the sediment traps shall be indicated.
 - m. The dimensions and height of the proposed waste bin shall be provided.

- n. Any sediment ponds that are provided within the boundaries of the special exception shall be shown on the site plan.
3. The note on the landscape schedule that states: "If any discrepancies occur between the amounts shown in the plan and the plant list, the plan shall dictate" shall be removed.
4. The amounts and types of plant material shall be in conformance with the Landscape Manual requirements and be shown on the landscape plan and the plant list.
5. The height of any stockpiles shall either be reduced or adequately screened so as to not be visible from Clifton Road or Stamp Road.
6. Complete sign details shall be provided prior to the Zoning Hearing Examiner's review to ensure conformance with height and area requirements.
7. The gate must be relocated outside of the public right-of-way unless permission is obtained from the District Council to build within a public right-of-way in accordance with Section 27-259 of the Zoning Ordinance.
8. If the Class 3 fill and concrete recycling facilities are operate concurrently, the total average daily capacity of the two uses shall not exceed 2,000 tons per day. Once the fill site is no longer operating, the entire 2,000 ton per day average daily capacity shall be applied to the concrete recycling facility.
9. The proposed development on this site shall be limited to no more than 92 total trips (46 trips in/46 trips out) during the AM peak hour, and 72 total trips (36 trips in/36 trips out) during the PM peak hour, as indicated in the applicant's traffic study. Any expansion or intensification of the concrete recycling use resulting in additional peak-hour trips will require a revision of the site plan.
10. The sketch map shall be revised to reflect the additional acreage.
11. Prior to signature approval of the special exception site plan, the TCPII shall be revised to show the necessary grading to implement the plan.
12. Prior to signature approval of the special exception, the reforestation areas as shown on the approved Type II tree conservation plan shall be implemented, or the TCPII shall be revised to remove the proposed reforestation areas and show the remaining requirement as off-site woodland conservation.
13. Prior to signature approval of the special exception, copies of the stormwater management concept approval letter and the associated plan shall be submitted.