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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** December 7, 2016

**SITE PLAN:** **AFP-7458-2016**

**TITLE:** **Acura Showroom Addition**

**REQUEST:** **AMENDMENT TO FINAL SITE PLAN**  
Construction of 815-square-foot addition to the existing building

**ADDRESS:** 623 North Frederick Avenue

**ZONE:** C-2 (General Commercial)

**Applicant/  
Owner:** David Horsford/Cars-DBI, LLC

**Architect:** Page/Southerland Page, Inc.

**STAFF LIAISON:** Chris Berger, Planner

**Enclosures:**  
Staff Comments  
Exhibits

- Exhibit 1: AFP-7458-2016 Application
- Exhibit 2: AFP-7458-2016 Applicant's Statement
- Exhibit 3: AFP-7458-2016 Site Plan
- Exhibit 4: AFP-7458-2016 Architectural Rendering and Floor Plan
- Exhibit 5: Photos of Existing Office Building
- Exhibit 6: S-770 Site Plan
- Exhibit 7: AFP-01-005 Approved Plans
- Exhibit 8: Email from Director of Engineering Services Mumpower 12.2.16
- Exhibit 9: Notifications



Location Map

## **STAFF COMMENTS**

### **I. BACKGROUND**

An application has been filed for an Amendment to Final Site Plan, AFP-7458-2016, requesting approval to construct an 815-square-foot addition to the existing building (Exhibit 1). The subject building is located at 623 North Frederick Avenue in the Gateway subdivision. The property is zoned C-2 (General Commercial).

### **II. SCOPE OF REVIEW**

This application comes before the Planning Commission in accordance with §24-172A, which requires the Planning Commission to grant amendments to approved final site plans. The application also comes in accordance with §24-168. Site plan approval is required by § 24-168 of the Zoning Ordinance, which states:

No building or structure shall be hereafter erected, moved, added to or structurally altered under circumstances which require the issuance of a building permit under this chapter, nor shall any use be established, altered or enlarged under circumstances which require the issuance of a use and occupancy permit under this chapter, upon any land, until a site development plan for the land upon which such building, structure or use is to be erected, moved, added to, altered, established or enlarged has been approved by the city planning commission.

### **III. SITE PLAN ANALYSIS AND FINDINGS**

In accordance with § 24-170 and § 24-171, the Planning Commission has the authority to review and make determinations regarding proposed amendments to site plans for the purpose of protecting the public health, safety, and general welfare. Sec. 24-170 outlines the findings for the approval of the site plan. Staff provides the following comments and findings for the Planning Commission's consideration:

#### **Site Characteristics**

The subject property is 8.4 acres and contains five (5) automobile, sales, service, and showroom buildings. The existing L-shaped Acura showroom, sales, and service building measures 20,450 square feet and is clad in concrete block, concrete, aluminum, and EIFS. The building façade also contains a canopy and metal frame windows (Exhibit 5). The property includes 262 employee and customer parking spaces and 251 dealership spaces (Exhibit 3). The property contains six (6) easements: 1) two (2) storm drain easements; 2) a temporary slope easement; 3) a pair of ten (10) foot utility easements; and 4) fifteen (15) feet of an ingress/egress easement. The proposed addition will not encroach into any of the easements.

The property is accessible from four (4) entrances: one (1) along North Frederick

Avenue and three (3) along Russell Avenue.



*Exhibit 5: Existing Rosenthal Acura Showroom, facing west (December 2016).*



*Exhibit 5: Existing Rosenthal Acura Showroom, facing southwest (December 2016).*



*Exhibit 5: Existing Rosenthal Acura Showroom, facing northwest (December 2016).*

### **Surrounding Land Use and Zoning**

The surrounding land uses consists of office and commercial. The adjacent zoning designation for the properties to the north, east, and west is also C-2. The adjacent property to the south is zoned MXD (Mixed Use Development).

### **History**

On October 2, 1985, the Planning Commission approved AFP-770, approving the construction of three (3) auto dealership buildings on the property, including the 20,650-square-foot Pohanka Buick dealership and showroom at 623 North Frederick Avenue (Exhibit 6). On February 21, 2001, the Planning Commission approved AFP-01-005 to reface the subject building with EIFS and metal panels, add an entry vestibule, and lay the brick pavers (Exhibit 7).

### **Master Plan**

The subject property was included in the 1997 Frederick Avenue Corridor Master Plan as part of the Northern Employment District. It also was designated as commercial and office in the Land Use Element of the 2009 Master Plan.

## **Site Plan Analysis**

The applicant proposes to construct an 815-square-foot building addition on the east building façade of the Acura Showroom (Exhibits 2-3). The existing walkways will be removed as part of the expansion. The thirty (30)-foot tall, two-story addition will be clad in EIFS and composite metal panels. The applicant is proposing the new materials to blend with the existing building (Exhibit 4). The existing entry icon and signage will be reused. The building addition will not encroach into any existing easements.

The Acura building will measure 21,265 square feet when completed. Per § 24-219(b), the building's increased size will require two additional parking spaces at the rate of one (1) space for every 500 square feet. The property currently has thirteen (13) excess spaces, so the construction of additional parking is not required.

No woodlands or trees will be disturbed, so Natural Resources Inventory (NRI) and Forest Stand Delineation (FSD) plans are not necessary. Moreover, a Concept Stormwater Management plan is not required, because the total limits of land disturbance is less than 5,000 square feet, and is therefore exempt from the Stormwater Regulations implemented by the State of Maryland and adopted by the City.

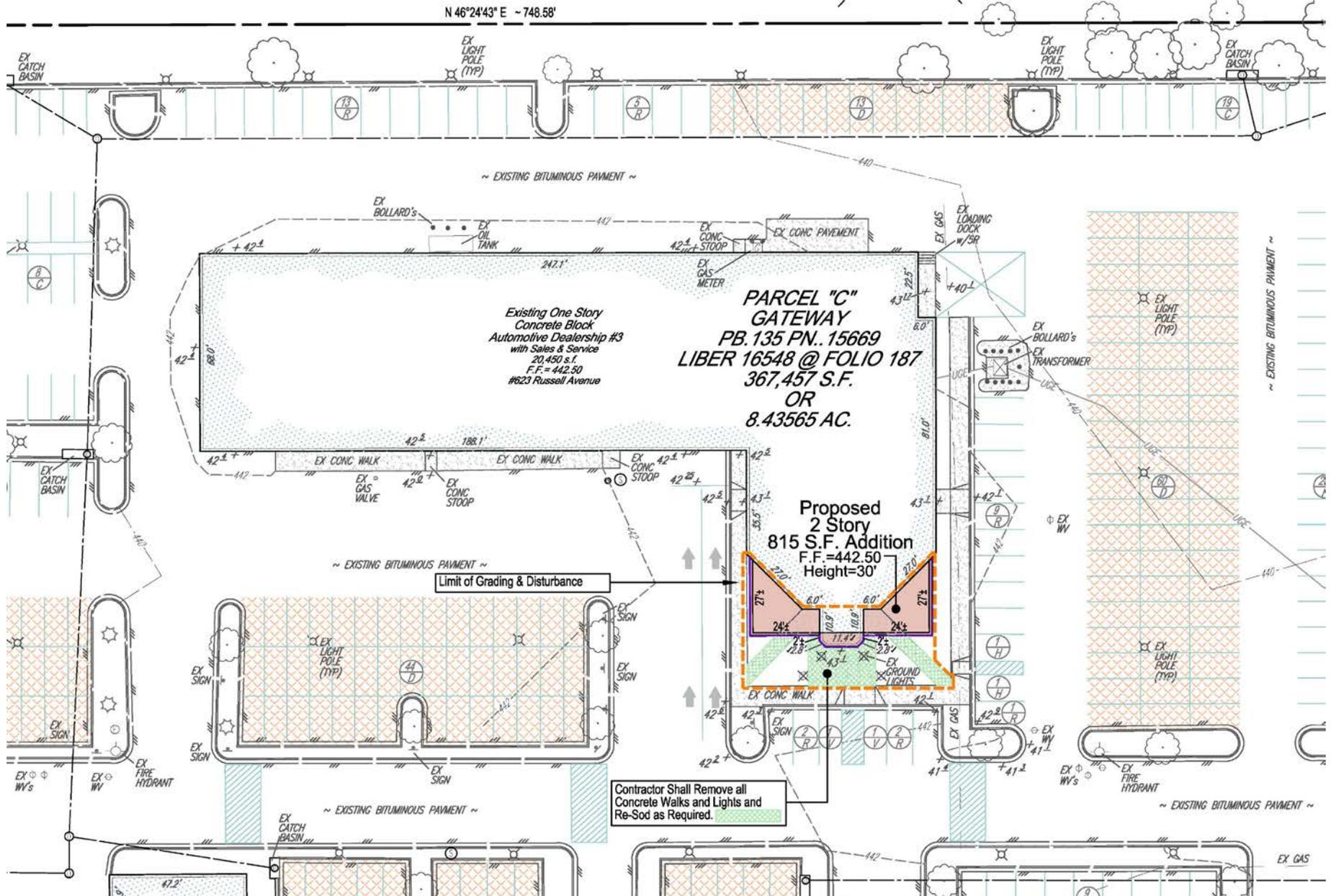
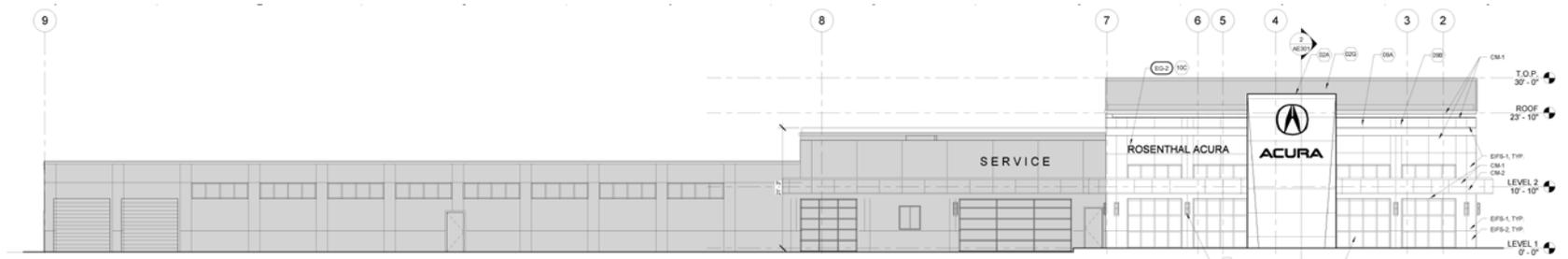
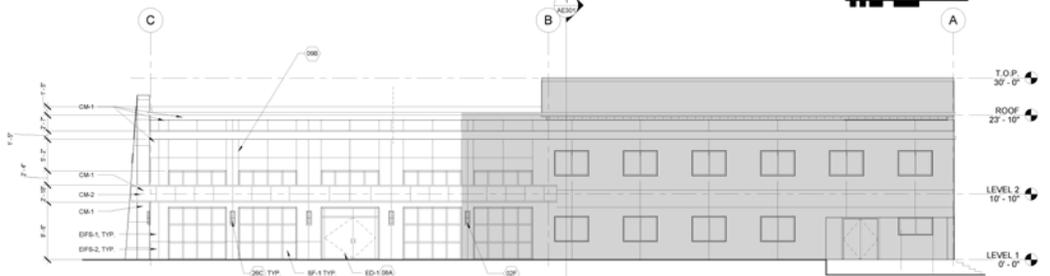


Exhibit 3: AFP-7458-2016 Cropped Initial Site Plan

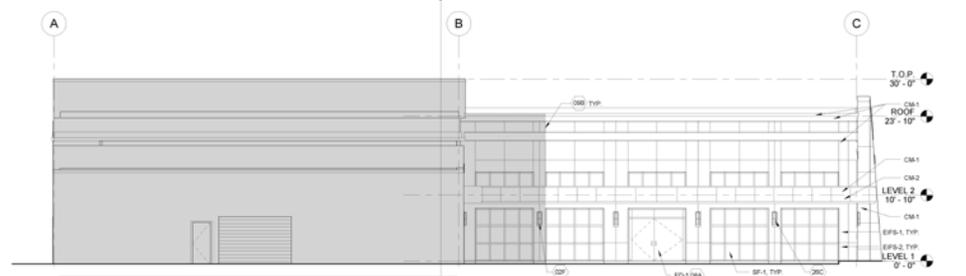




1 SOUTH ELEVATION  
10' = 1'-0"



2 EAST ELEVATION  
10' = 1'-0"



3 WEST ELEVATION  
10' = 1'-0"

EXTERIOR FINISH SCHEDULE

CODE	ITEM	LOCATION
BP-1	BRICK BRICK PAVERS	EXTERIOR ENTRANCE/ MAIN ENTRANCE
CM-1	COMPOSITE METAL PANEL OPTION 1	EXTERIOR FACADE
	COMPOSITE METAL PANEL OPTION 2	EXTERIOR FACADE
	COMPOSITE METAL PANEL OPTION 3	EXTERIOR FACADE
CM-2	COMPOSITE METAL PANEL OPTION 1	EXTERIOR FACADE
	COMPOSITE METAL PANEL OPTION 2	EXTERIOR FACADE
	COMPOSITE METAL PANEL OPTION 3	EXTERIOR FACADE
CONC-1	CONCRETE	EXTERIOR FACADE
CONC-2	CONCRETE	EXTERIOR FACADE
CT-1	CERAMIC TILE	FOUNTAIN WALLS
*ED-1	STOREFRONT DOOR	SEE E-7
ED-2	HOLLOW METAL DOOR	SEE E-7
ED-3	OVERHEAD DOOR	SEE E-7
ED-4	PARTS OVERHEAD DOOR	SEE E-7
ED-5	GLASS AND ALUMINUM OVERHEAD DOOR	SERVICE & RECEPTION
EPS-1	EXTERIOR INSULATING FINISH SYSTEM	FIELD/EXTERIOR WALLS
EPS-2	EXTERIOR INSULATING FINISH SYSTEM	BASE BAND, EXTERIOR WALLS
*EP-1	EXTERIOR PAINT	SEE SHEET E-7
MC-1	METAL COPING	
SP-1	STOREFRONT	

INFO SHOWN IS BASED ON INTERBRAND DESIGN FORUM DOCUMENTS.

ELEVATION & SECTION NOTES

1. SHADED PORTIONS OF BUILDING ELEVATIONS DENOTE AREAS NOT PART OF WORK.
2. ALIGN FINISHES WHERE NEW CONSTRUCTION MEETS EXISTING.

ELEVATION & SECTION KEY NOTES

- 02A EXISTING ENTRY ICON, PRESSURE WASH / CLEAN TO REMOVE STREAKING.
- 02F CLEAN EXISTING LIGHTS -RE: ELEC
- 02G EXISTING SCREEN WALL
- 06A VEHICLE ACCESS DOOR
- 09A EIFS REVEAL JOINT
- 09B EIFS REVEAL JOINT
- 10C RELOCATED SIGNAGE
- 26C RELOCATED EXISTING LIGHT FIXTURE

*Exhibit 4: AFP-7458-2016 Building Elevation Plan*



*Exhibit 4: AFP-7345-2016 Architectural Rendering*

#### **IV. SUMMARY OF FINDINGS:**

Staff finds that the proposed addition will be consistent with the existing architecture of the building and will not adversely affect the character of the surrounding properties. However, Public Works seeks a more detailed explanation as to why the applicant is exempt from a Traffic Study Plan, so Staff seeks more information from the applicant prior to issuance of permits (Exhibit 8).

**V. CONCLUSION:**

Staff recommends **THAT THE PLANNING COMMISSION, BASED ON THE EXHIBITS SUBMITTED, THE APPLICANT'S TESTIMONY AND THE STAFF REPORT, FINDINGS AND RECOMMENDATION, GRANT AFP-7458-2016, ACURA SHOWROOM ADDITION, FINDING IT IN COMPLIANCE WITH SECTIONS 24-170 and 24-172A OF THE CITY CODE WITH ONE (1) CONDITION:**

1. Applicant to obtain approval of a Traffic Study Plan by the Department of Public Works prior to the issuance of any permits.