

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.

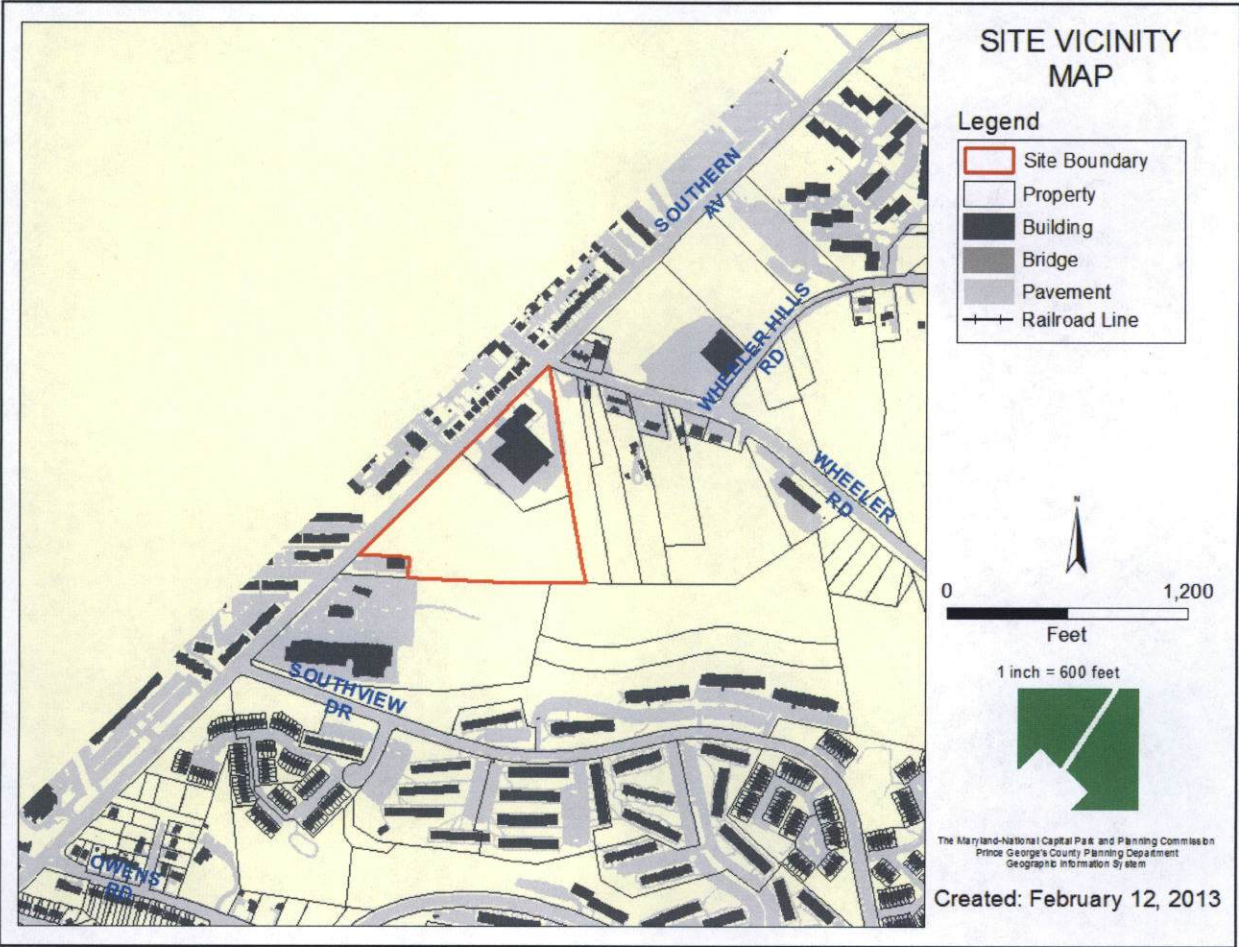
Detailed Site Plan

DSP-13008

Application	General Data	
Project Name: Gilpin Property Location: Located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road. Applicant/Address: Boundary Stone SE #6, LLC P O Box 25523 Washington DC 20007	Planning Board Hearing Date:	07/25/13
	Staff Report Date:	07/10/13
	Date Accepted:	05/28/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	14.43
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	58,430 sq. ft.
	Planning Area:	76A
	Tier:	Developed
	Council District:	07
	Election District:	12
	Municipality:	N/A
200-Scale Base Map:	206SE01/02	

Purpose of Application	Notice Dates	
Conversion of an existing building into a consolidated-storage building with 615 interior-access units.	Informational Mailing:	03/28/13
	Acceptance Mailing:	05/23/13
	Sign Posting Deadline:	06/25/13

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-13008
Type 2 Tree Conservation Plan TCP2-018-13
Gilpin Property

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of DISAPPROVAL, as described in the Recommendation Section of this technical staff report.

EVALUATION CRITERIA

This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements in the Light Industrial (I-1) Zone and the site plan design guidelines of the Zoning Ordinance;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Tree Canopy Coverage Ordinance;
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application requests approval for the conversion of an existing 58,430-square-foot warehouse-style building into a consolidated-storage building with 615 interior-access units.
2. **Location:** The subject property is located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 770 feet northeast of Southview Drive, in Planning Area 76A in Council District 7.

3. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant Warehouse	Consolidated Storage
Acreage	14.43	14.43
Total Square Footage/GFA	58,430	58,430

OTHER DEVELOPMENT DATA

Parking Required:	19 spaces
Storage Consolidated – 615 units @ 1 space per 50 units	13 spaces
Office Space – 1,000 sq. ft. @ 4 spaces per 1,000 sq. ft.	4 spaces
Resident Manager – 1 manager @ 2 spaces per manager	2 spaces*

Parking Proposed:	32 spaces
Standard Spaces	20 spaces
Van-Accessible ADA Spaces	2 spaces

Loading Required:	4 spaces
58,430 sq. ft. @ 2 spaces for first 10,000 sq. ft.	2 spaces
+ 1 space per each additional 40,000 sq. ft.	2 spaces

Loading Proposed:	4 spaces
2 spaces at 12 ft. x 45 ft.	4 spaces

**Two ADA spaces are the minimum required.*

4. **Surrounding Uses:** The subject property is located at the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road. It is bounded to the east by a 2.93-acre, R-55-zoned (One-Family Detached Residential), vacant, wooded parcel (Parcel 31). To the south is a 10.2-acre, R-O-S-zoned (Reserved Open Space) property (Parcel 52) that is owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC). To the west of the M-NCPPC land is a C-S-C-zoned (Commercial Shopping Center) parcel (Parcel A), which is the site of a commercial shopping center and other commercial uses. The subject property is bounded to the northwest by Southern Avenue, whose right-of-way is under the jurisdiction of the District of Columbia. The properties located across Southern Avenue from the subject property are located within the District of Columbia, and are improved with single-family attached and apartment-style dwelling uses.
5. **Previous Approvals:** According to tax records, the primary structure was constructed in 1961. There is no previous approval history for the subject property.
6. **Design Features:** The applicant proposes to convert the existing brick structure by installing 615 storage units within the building. Exterior building modifications are proposed, although there is no proposed increase in gross floor area (GFA) of the existing building.

The individual storage units will be accessible from common keyed security entrances. An existing driveway entrance on the northeast end of the property will service a 19-space surface parking lot. Loading spaces will be accessed by a separate existing driveway located on the southwest side of the building, where an additional parking lot with 10 parking spaces exists. The four, existing loading spaces are screened from public view along Southern Avenue by an existing brick masonry wall. A small, three-space parking lot also exists along the property frontage on Southern Avenue, which is not proposed to be utilized by the subject proposal.

The primary building entrance for the self-storage business will be along the northeastern building elevation. In this area the building will be modified to provide glass doors and windows with tan, metal awnings above. A parapet wall is proposed along this elevation to increase the height of the building in the area of this primary entrance. A 10-17-foot-tall-parapet wall above the existing roof is proposed. This wall will be clad with green exterior insulation finishing system (EIFS) with a white cornice treatment. A secondary building-mounted sign is proposed along the southwest building elevation where a band of green EIFS and white cap flashing is proposed along the top of the existing building.

Other building modifications include removing stairs, existing doors and windows, and in some locations adding doors. The proposed brick used to infill the existing window and door openings should match the existing brick building. Notes to this effect should be placed on the architectural elevations. The service doors and loading doors are proposed to be painted green to match the signage. This could draw attention to the loading area from the right-of-way. These doors should be painted in a more neutral color compatible with the brick building. The front building elevation facing Southern Avenue will remain largely unaltered with the exception of the northeast corner of this elevation where a metal awning is proposed and a portion of the green EIFS parapet feature is continued.

The provided floor plans indicate the layout of the interior access units and the office. The office is proposed within the northeastern side of the building at the proposed primary entrance. The location and square footage for the office component of the building should be indicated on the detailed site plan. Beyond the office and break room space for the employees are the storage units. The storage units will vary in size, and the units, along with the corridors accessing them, are indicated to fill the bulk of the warehouse space. The units are indicated to line most of the interior walls including many of the walls and windows fronting Southern Avenue. The project architect has indicated that a black screen or film will likely be utilized to make the windows and door along Southern Avenue fully opaque, so that there will be no views into individual units. Staff recommends that the interior layout be modified so a hallway or corridor is designed along the Southern Avenue elevation, allowing the windows to remain transparent. Blacked-out windows along Southern Avenue should not be permitted. Maintaining transparent windows is a feature of natural surveillance and a principle of Crime Prevention through Environmental Design (CPTED) that should be encouraged.

In addition to the building modifications, the applicant proposes to modify the on-site fencing to create secured vehicular access and a secured parking area. There is existing six-foot-tall chain-link fencing on the site, much of which has barbed wire on top. If the Planning Board determines that the subject application should be approved, staff would not recommend the approval of chain-link fencing, either existing or proposed. All chain-link fencing visible from Southern Avenue should be removed or replaced with a durable metal fence. A detail of an eight-foot-tall, metal, picket fence is provided on the detailed site plan (DSP). Fencing taller than six feet is required to meet the setbacks of the primary building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with Part 3, Division 1, General Zoning Procedures; the requirements of the I-1 Zone; the site plan design guidelines of the Zoning Ordinance; Part 11, Off-Street Parking and Loading; and Part 12, Signs, as follows:

- a. In accordance with Part 3, Division 1, General Zoning Procedures, Section 27-125.03, Public Hearing Signs, the applicant is required to post public notice signs for all public hearings conducted by the Planning Board, as follows:

Section 27-125.03(a)

- (6) **For Planning Board and Zoning Hearing Examiner hearings, all signs shall be posted for a period of at least thirty (30) continuous days prior to the hearing date. The signs shall be durable, conspicuous and legible for the length of the required posting period. The Planning Board may establish more specific sign posting standards, if necessary.**

Comment: The subject application is scheduled for a July 25, 2013 Planning Board hearing date. Signs were required to be posted on the site by June 25, 2013 to provide 30-day notice of the public hearing. Signs were posted on the site on June 26, 2013; therefore, the site will be posted for 29 days prior to the hearing date, which does not comply with the above provision.

Staff recommends disapproval of the application based on noncompliance with the posting requirement in Section 27-125.03(a).

- b. In accordance with Section 27-473(b), Table of Uses, the proposed consolidated storage building is permitted in the I-1 Zone, in accordance with Section 27-475.04(a)(1), and subject to DSP approval. The subject site meets these requirements, as follows:

(1) **Requirements.**

- (A) **No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

Comment: The architectural elevations indicate that no entrances to individual units are visible from any street or from adjoining land in any residential or commercial zone.

- (B) **Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

Comment: The applicant indicates that all individual storage units will be accessible from the interior of the building through common-keyed security entrances. No storage units are visible from the exterior.

(C) The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.

Comment: The existing building has a height of 15 feet. The maximum height of the building with the parapet features is approximately 32 feet and complies with this requirement.

- c. In accordance with Section 27-474(b), Regulations, the proposal meets the required setbacks of the I-1 Zone. The development should be set back a minimum of 25 feet from the street and a minimum of 20 feet from adjoining land in any residential zone. The right-of-way width for Southern Avenue should be shown on the plan, as well as the building's setback from this right-of-way.
- d. If the Planning Board determined that the subject application should be approved with conditions, the DSP would be in conformance with the applicable site design guidelines as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. The following discussion is offered:
 - (1) Section 27-274(a)(2), Parking, loading, and circulation, provides guidelines for the design of surface parking facilities. Surface parking lots are encouraged to be located to the rear or side of structures to minimize the visual impact of cars. Parking lots are generally located to the rear and side of the existing building with the exception of a small surface parking lot with three spaces, including one handicapped space, at the front of the site. This small lot should not be used for the loading and unloading associated with the consolidated storage use, and staff recommends that the lot be removed and replaced with green area. All parking and loading for the consolidated storage use should be directed to the sides of the building. Even with the removal of this small lot sufficient standard and handicap-accessible parking can be provided on the site.

Once the parking lot is removed, two additional street trees should be provided as a continuation of the Southern Avenue streetscape. These plantings are subject to modification by the District of Columbia.

- e. The proposal includes building-mounted signs, and one freestanding sign. The signs have been reviewed for conformance with I-1 Zone regulations with regard to signs, as follows:
 - (1) **Freestanding Signage:** Based on the information shown on the site plan, a freestanding sign is not permitted on the site. Section 27-614(a)(1) states that, in all commercial and industrial zones (except the I-3 and U-L-I Zones), signs should only be located on property where the main building associated with the sign is located at least 40 feet behind the front street line. In this case, the building appears to be set back approximately 35 feet from the front street line. All information regarding a freestanding sign should be removed from the DSP

submission, including the architectural elevations.

- (2) **Building-Mounted Signs:** The applicant proposes two building-mounted signs. Section 27-613(c)(3)(B) states the following:

(B) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building occupied by only one (1) use that is not located within an integrated shopping or industrial center or office building complex, the following applies:

- (i) Each building shall be allowed a sign having an area of at least sixty (60) square feet.
- (ii) Except as provided in (i), above, the area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater), to a maximum of four hundred (400) square feet.

Comment: Based upon the above provision, 400 square feet of building-mounted signage is permitted for the self-storage building. This should be indicated on the sign plan.

8. **2010 Prince George's County Landscape Manual:** The DSP for a change in use of the property is subject, in part, to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as follows:

- a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The subject site was constructed in 1961 and predates the requirements of the Landscape Manual. The building is not being expanded; therefore, staff does not find that Section 4.2 applies.
- b. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. There are four existing loading spaces on the west side of the building. These loading spaces are screened by an existing brick retaining wall located parallel to the right-of-way.
- c. **Section 4.7, Buffering Incompatible Uses**—A goal of Section 4.7 is to provide a comprehensive, consistent, and flexible landscape buffering system that provides transitions between moderately incompatible uses. The proposal indicates a change in use from a lower intensity use category (a church), to a higher intensity use category (consolidated storage). The landscape plan indicates that the adjacent use to the east is a residentially-zoned parcel. For properties in the Developed Tier, except those adjoining existing residentially-developed lots, the Landscape Manual requirements may be reduced by 50 percent, if a six-foot-tall opaque fence is provided. A review of aerial imagery and tax records indicate that this parcel, Parcel 31, is unimproved and contains

no structure; therefore, a 50 percent reduction is permitted. The applicant proposes to remove an area of existing parking and plant 31 shade trees along this property line, which will meet this requirement.

Buffers along all other property lines are met through existing trees on the property.

- d. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The required charts have been provided on the plans and indicate conformance with this section.

- 9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2) has been submitted showing no change in the previous development. No woodland clearing or PMA impacts are proposed as part of this development. The woodland conservation threshold is 1.59 acres and the site has a woodland conservation requirement of 1.59 acres. The woodland conservation requirement is being met with 9.11 acres of on-site retention. The Type 2 Tree Conservation Plan TCP2-018-13 is in conformance with the Woodland Conservation Ordinance.

The site area shown on the DSP is 14.43 acres; whereas, the same site area shown on the TCP2 is 11.09 acres. Discrepancies between the acreage calculations on the plans should be corrected.

- 10. **Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned I-1 are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject property is 14.43 acres in size, resulting in a TCC requirement of 1.44 acres.

	REQUIRED	PROPOSED
Tree Canopy	62,887 sq. ft.	408,332 sq. ft.

The provided tree canopy worksheet indicates that 8.78 acres of existing trees and 25,875 square feet of landscape trees will be provided on the subject site for a total of 9.37 acres of tree canopy, which meets and exceeds this requirement.

- 11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning Division**—In a memorandum dated July 1, 2013, the Community Planning Division offered the following determinations:

This application is consistent with the 2002 *Prince George's County Approved General Plan* (General Plan) Development Pattern policies for the Developed Tier.

The development application conforms to the land use recommendations of 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A* (Heights and Vicinity Master Plan and SMA).

The proposed repurposing of the existing building to a storage warehouse use is consistent with the current zoning. The DSP shows upgraded landscaping that will help integrate the industrial land use with the surrounding residential and commercial uses. This site is located within the Glassmanor/Oxon Hill community, one of six communities identified by Prince George's County and County Executive Rushern Baker in April 2012 as a designated Transforming Neighborhoods Initiative (TNI). TNI was initiated in communities that face significant economic, health, public safety, and educational challenges.

- b. **Transportation Planning Section**—A referral from the Transportation Planning Section was not received prior to the writing of this report.
- c. **Trails**—In a memorandum dated June 20, 2013, the Transportation Planning Section provided analysis regarding the site plan's conformance with the Heights and Vicinity Master Plan and SMA (area master plan) and the November 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

It should be noted that the entire right-of-way for Southern Avenue (including the sidewalk along the frontage of the subject site) is under the jurisdiction of Washington, D.C. and is beyond the scope of this application or the control of Prince George's County. However, there is an existing sidewalk on Southern Avenue for the entire frontage of the subject property in order to safely accommodate pedestrians. The concrete material of the sidewalk is carried across the site's ingress/egress points to further delineate the pedestrian crossings as part of the pedestrian realm. Furthermore, there is an existing sidewalk linking the public sidewalk along Southern Avenue with appropriate destinations on the subject site, such as the building entrance and parking lot. These existing facilities adequately accommodate pedestrians along and to the subject application. There are no additional master plan trail or sidewalk recommendations.

- d. **Subdivision Review Section**—In a memorandum dated July 2, 2013, the Subdivision Review Section provided an analysis of the site plan as follows:
 - (1) The property is known as Lots 1 and 2; Lots 1–8, Block 2; and Lots 6–10, Block 1 and Brandywine Street, located on Tax Map 87 in Grid B-3, zoned I-1, and is 14.43 acres. Lots 1 and 2 were recorded in Plat Book WWW 40-1 and approved on February 15, 1961. Lots 1–8, Block 2, and Lots 6–10, Block 1, were recorded in Plat Book WWW 25-82 and approved on April 7, 1955. Brandywine Street was abandoned by Equity Case No. C-9990 that was approved by the Planning Board on November 2, 1966 and was approved by the Circuit Court of Prince George's County on November 17, 1966. The property is improved with a 58,430-square-foot warehouse building. The applicant has submitted a DSP to convert the existing building into a consolidated storage. No new buildings or additional gross floor area is being proposed.
 - (2) Pursuant to Section 24-111(c) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the property is the subject of a plat recorded prior to October 27, 1970 and the total

development proposed does not exceed 5,000 square feet of gross floor area. The DSP shows the boundary and bearings of the subject property as reflected on the record plats. The DSP should show all of the distances of the subject property as reflected on the record plats. The DSP correctly shows a perpetual easement recorded in Liber 3752 and Folio 748, a drainage easement recorded in Plat Book WWW 40-1, and a sewer easement recorded in Plat Book WWW 25-82.

- e. **Environmental Planning Section**—In a memorandum dated July 9, 2013, the Environmental Planning Section provided the following comments on the subject application:
- (1) An approved Natural Resources Inventory, NRI-029-13, was submitted with the application. The site contains non-tidal wetlands, 100-year floodplain and their associated buffers. The site contains no specimen trees. The NRI states that the 11.09 acre site contains 9.11 acres of woodlands.
 - (2) According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the predominant soils found to occur on-site include the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potomac-Issue complex and Sassafras-Urban land complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.
- f. **Archeology**—In a memorandum dated June 4, 2013 (Stabler to Fields), the Historic Preservation Section provided an analysis of the submitted DSP, as follows:
- (1) Phase I archeological survey is not recommended. This application proposes the conversion of an existing building into a self-storage building with 615 interior access units. The subject property is currently developed with a warehouse structure that will be converted into storage units. 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.
 - (2) District of Columbia boundary marker SE 6 (76A-018) is located on the western edge of the subject property. The site of the boundary stone is indicated on the plan. This boundary stone is one of 40 milestones marking the boundary between Maryland and Virginia and the original 100 square miles allotted for the City of Washington. The Maryland boundary stones were set in 1792. The 36 surviving boundary stones were listed in the National Register of Historic Places on November 1, 1996. Each stone has a three-foot easement around it that is considered federal property. The District of Columbia, Department of Transportation, accepted legal responsibility for the stones from the Department of Interior in 2003.
- Comment:** The subject application does not propose any disturbance to the District of Columbia boundary marker along the site's frontage.
- (3) This proposal will not impact any historic sites, historic resources, documented properties, or known archeological sites.

- g. **Historic Preservation Section**—In a memorandum dated May 31, 2013 (Moore to Fields), the Historic Preservation Section found that the subject application will have no effect on identified historic sites, resources, or districts.
- h. **Prince George's County Health Department**—In a memorandum dated June 21, 2013 (Wise to Fields), the Health Department stated that the Environmental Engineering Program of the Prince George's County Health Department had completed a health impact assessment review of the subject DSP and had the following recommendations:
- (1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

Comment: Wooded buffers will exist between the subject property and adjacent properties, which further limit light trespass. The plans should also indicate that shielded or cut-off light fixtures are proposed.

- i. **Prince George's County Police Department**—In a memorandum dated May 31, 2013, the Prince George's County Police Department provided recommendations related to crime prevention through environmental design (CPTED), as follows:
- (1) The Police Department recommends replacing/repairing the existing lighting on the exterior of the building and adding more lights in the areas where no lights exist (especially to the rear of the building) and pole lighting along the perimeter fence to illuminate the parking lots.

Comment: The revised site plan indicates two proposed pole-mounted lights within the northeastern parking lot. Sufficient lighting should also be provided for the parking lots at the rear of the building and within the southwest parking lot.

- (2) Several maintenance issues need to be addressed, including overgrown landscaping and disrepair to the fence along the perimeter.

Comment: The site and all existing vegetation should be properly maintained by the owner. Existing barbed wire fencing visible from Southern Avenue should be removed from the site.

- (3) A CCTV (closed circuit television) should be installed throughout the facility to include the exterior and interior.

Comment: The applicant intends to develop in accordance with the above recommendation and provided the following additional information regarding the proposed security system:

Applicant's Justification: The security system for the Southern Avenue Extra Space will be a digital system and include the following features:

- (1) Security gates controlled by keypads that will keep a record of customers entering and exiting the site.

- (2) Loading area access doors with keypad access.
- (3) All storage units will be individually alarmed. The alarm will have an audio/visual display and be monitored by an alarm service.
- (4) There will be 16 high-resolution cameras and the system will keep a digital record for 30 days before over-writing images.
- (5) The office will have contact sensors on all doors, glass break sensors, and occupancy sensors tied to the alarm system. The manager will have an electric door release behind the counter and a panic button for a silent alarm to the security monitoring company.

A note indicating the above information should be provided to the DSP.

j. **The Department of Public Works and Transportation (DPW&T)**—In a referral dated June 26, 2013, DPW&T provided an evaluation of the subject proposal, summarized as follows:

- (1) The proposed site plan is consistent with approved Stormwater Management Concept Plan 12563-2013 dated May 16, 2013.

k. **District of Columbia**—A referral was sent to the District of Columbia due to the site's proximity to the municipal boundary. A referral was not received prior to the writing of this technical staff report.

- 12. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. However, because posting of the site with notice signs was not in strict conformance with the requirements of Section 27-125.03(a) of the Zoning Ordinance, the staff is not able to recommend approval of Detailed Site Plan DSP-13008.
- 13. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board should also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations. This site contains regulated environmental features including wetlands and a wetland buffer. The site also contains 100-year floodplain. These features are associated with an off-site stream and comprise the primary management area (PMA) that extends onto the subject site. No impacts to these features are proposed.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, and because the application did not comply with the 30-day sign posting requirement contained in Section 27-125.03(a)(6) of the Zoning Ordinance, the Urban Design Section recommends that the Planning Board adopt the findings of this report and DISAPPROVE Detailed Site Plan DSP-13008 and Type 2 Tree Conservation Plan TCP2-018-13 for Gilpin Property.

Should the Planning Board come to a different conclusion regarding conformance with the posting requirement and determine that the application should be APPROVED, the following conditions are provided for the Planning Board's convenience:

1. Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. A note shall be provided to indicate that the brick proposed to infill the existing windows and doors shall match the existing brick building.
 - b. The service and loading doors shall be painted in a neutral color compatible with the brick building.
 - c. The location and square footage of the office shall be indicated on the detailed site plan.
 - d. The interior layout of the storage units shall be modified so a hallway or corridor is provided along the interior of the Southern Avenue elevation, allowing transparent windows.
 - e. A note shall be provided stating that "black-out windows along Southern Avenue shall not be permitted."
 - f. The three-space parking lot along Southern Avenue shall be removed and replaced with green area. Two additional street trees shall be provided near the removed driveway as a continuation of the streetscape, subject to modification by the District of Columbia.
 - g. All information regarding a freestanding sign shall be removed from the DSP submission, including the architectural plans.
 - h. The signage charts shall reflect that a total of 400 square feet of signage is permitted.
 - i. All chain-link fencing visible from Southern Avenue (with or without barbed wire) shall be removed, or replaced with a durable metal fence.
 - j. The right-of-way width for Southern Avenue shall be shown on the plan, as well as the building's setback from this right-of-way.
 - k. Parking space striping within the southwestern parking lot shall be shown on the DSP.
 - l. The parking schedule shall be revised to reflect the elimination of the three-space parking lot. Two handicap parking spaces shall be provided.
 - m. The plan shall indicate that cut-off or shielded light fixtures are provided.
 - n. Sufficient lighting consistent with Police Department recommendations shall be provided for the parking lots at the rear of the building and within the southwest parking lot.
 - o. A note indicating the security plan shall be provided on the DSP.
 - p. Any discrepancies in the site acreage and site boundary shall be corrected.

2. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan shall be revised as follows:
 - a. Revise the approval block to include the TCP2-018-13.
 - b. Show where the woodland conservation requirement of 1.59 acres is being met and recorded. Provide the woodland conservation easement for review to the Environmental Planning Section prior to recordation.
 - c. Have the revised plan signed and dated by the qualified professional who prepared it.
 - d. Any discrepancies in the site acreage and site boundary shall be corrected.
3. Prior to approval of county building and grading permit issuance, a conservation easement shall be recorded in the land records that describe the primary management area (PMA) by bearings and distances except for the areas of approved impacts, and the areas of woodland conservation proposed on the approved TCP2. The conservation easement shall be reviewed by the Environmental Planning Section prior to recordation.

ITEM: 6

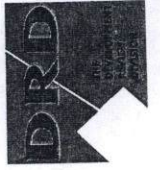
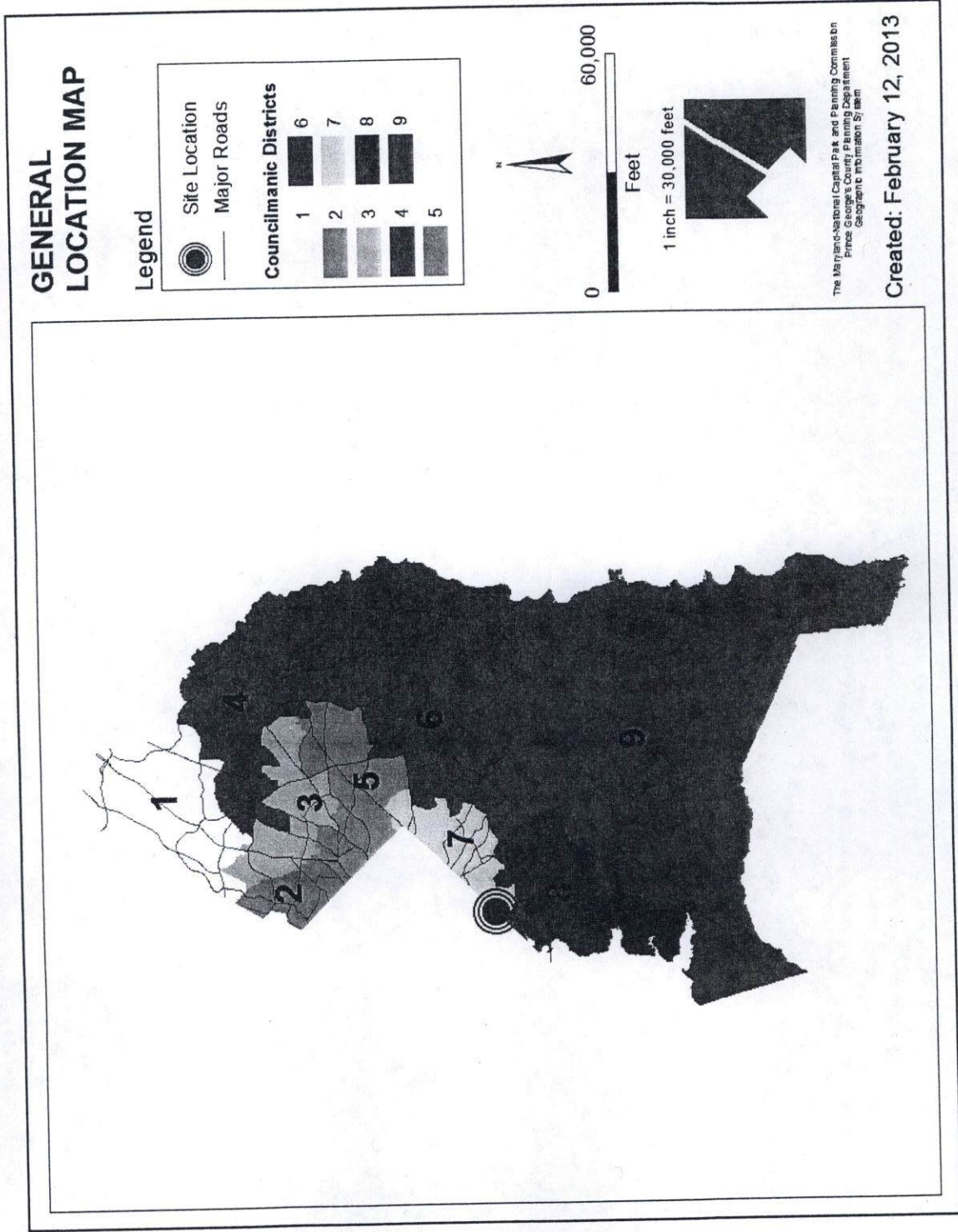
CASE: DSP-13008

GILPIN PROPERTY

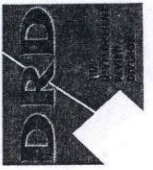
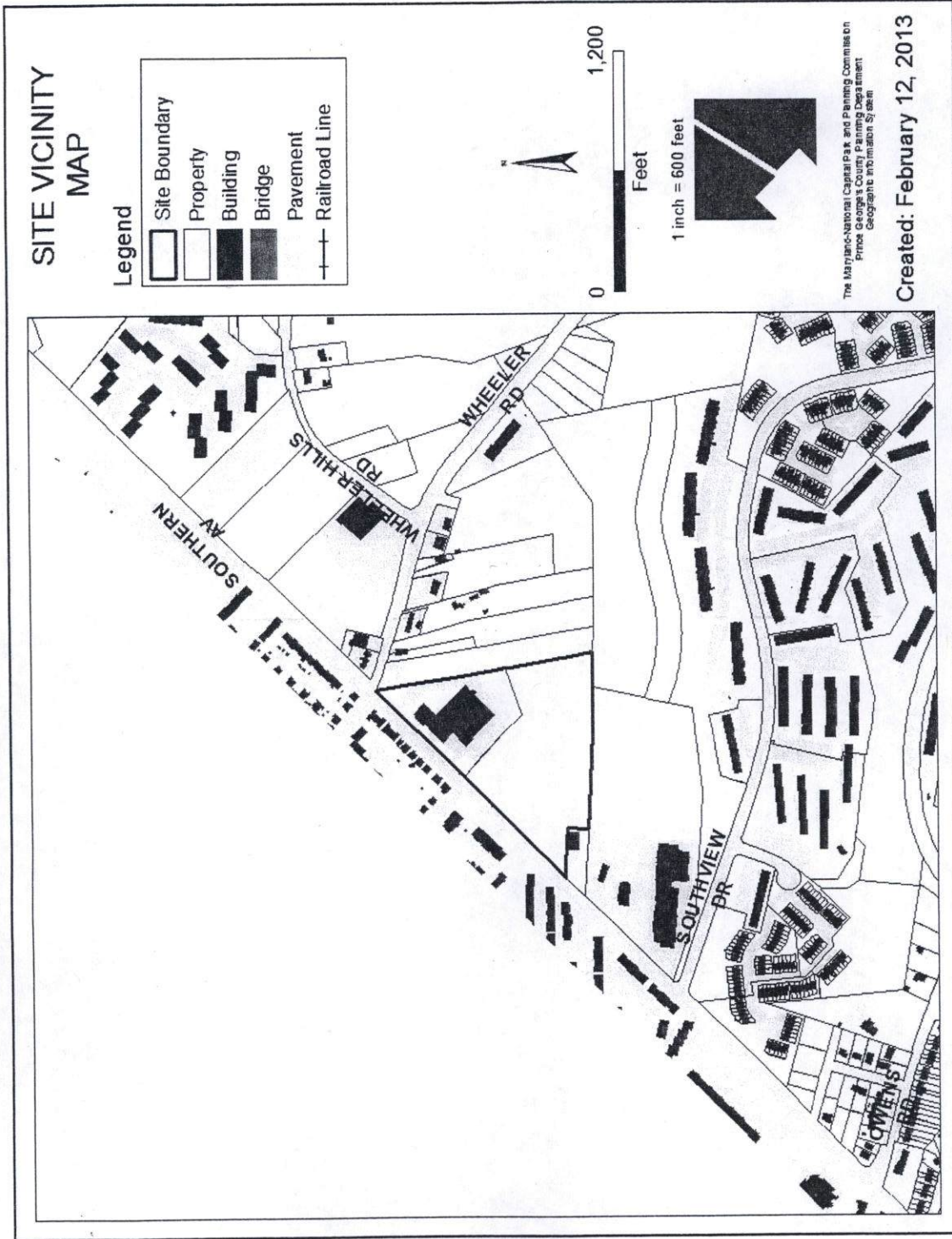


THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

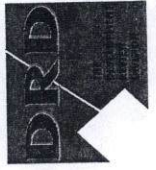
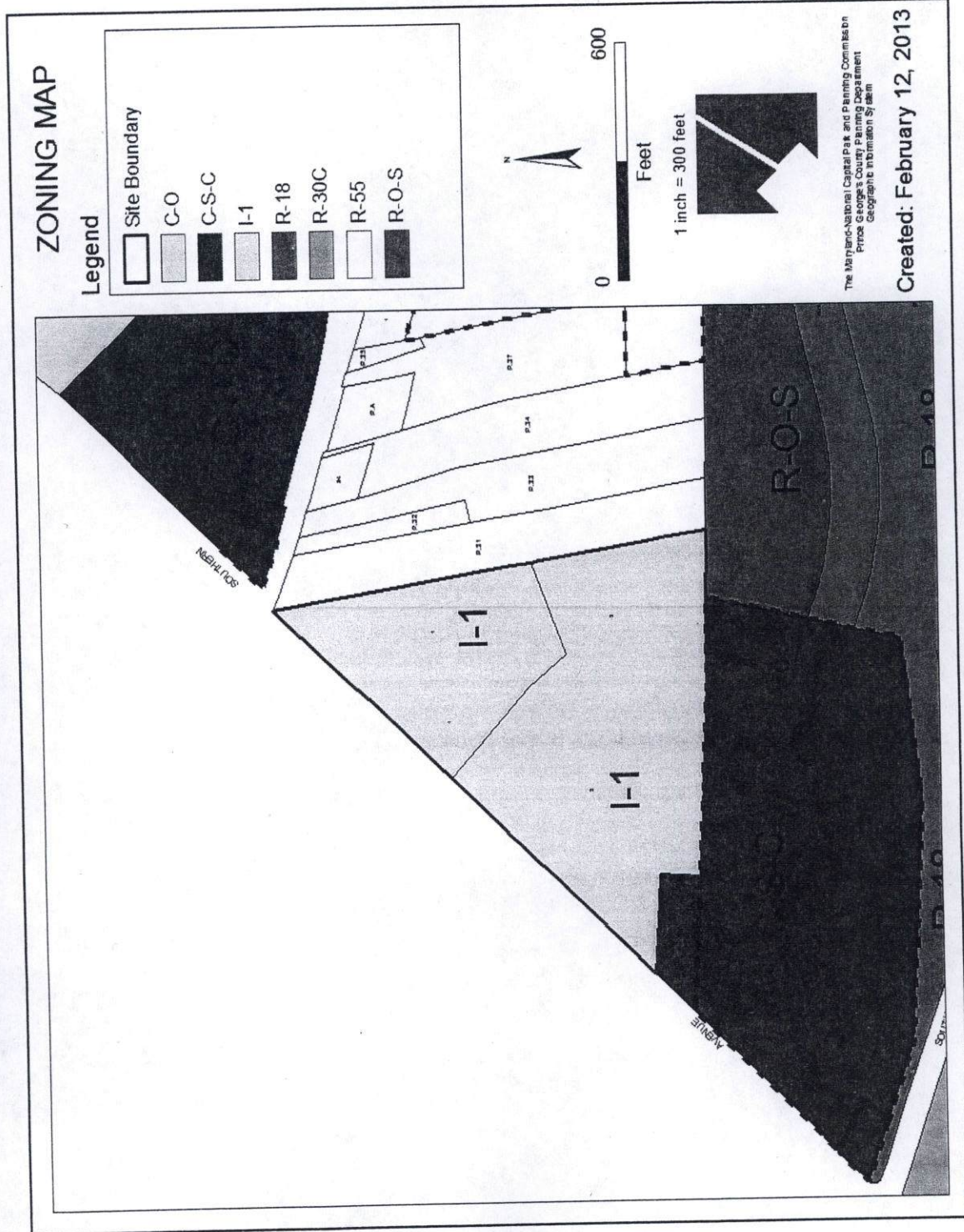
GENERAL LOCATION MAP



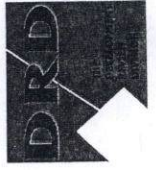
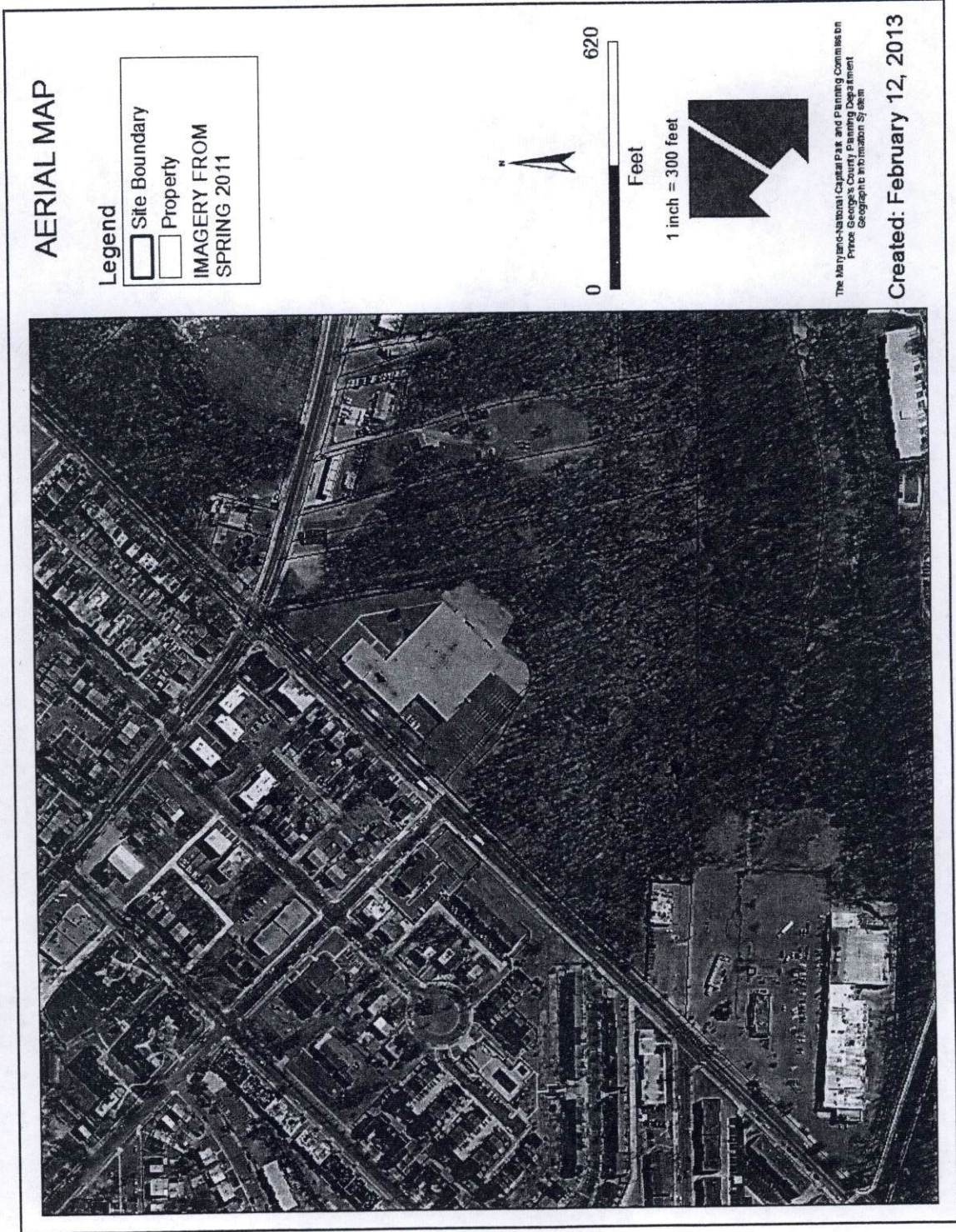
SITE VICINITY



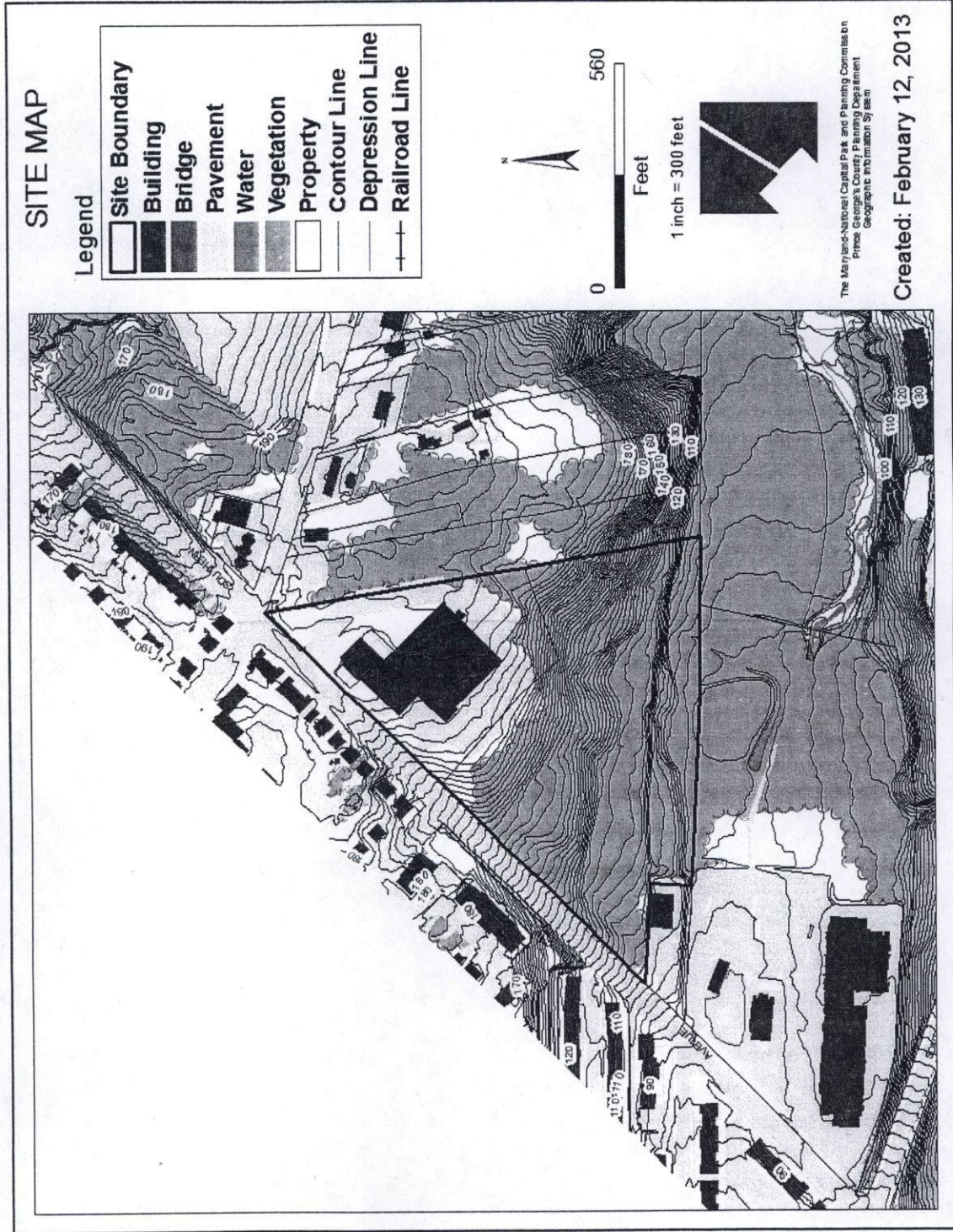
ZONING MAP



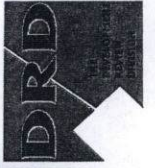
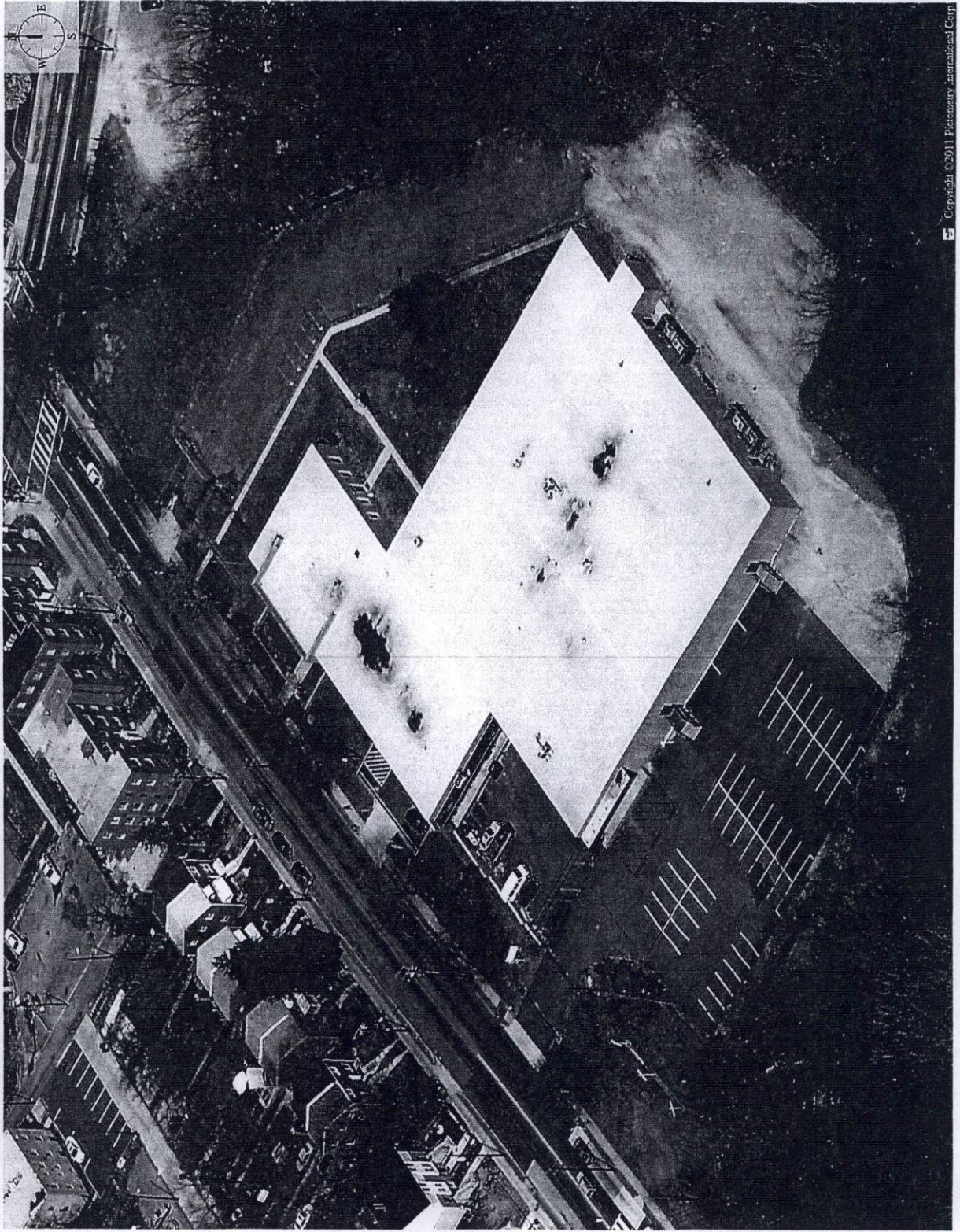
AERIAL MAP



SITE MAP



BIRD'S-EYE VIEW

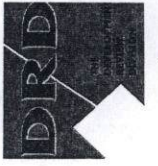
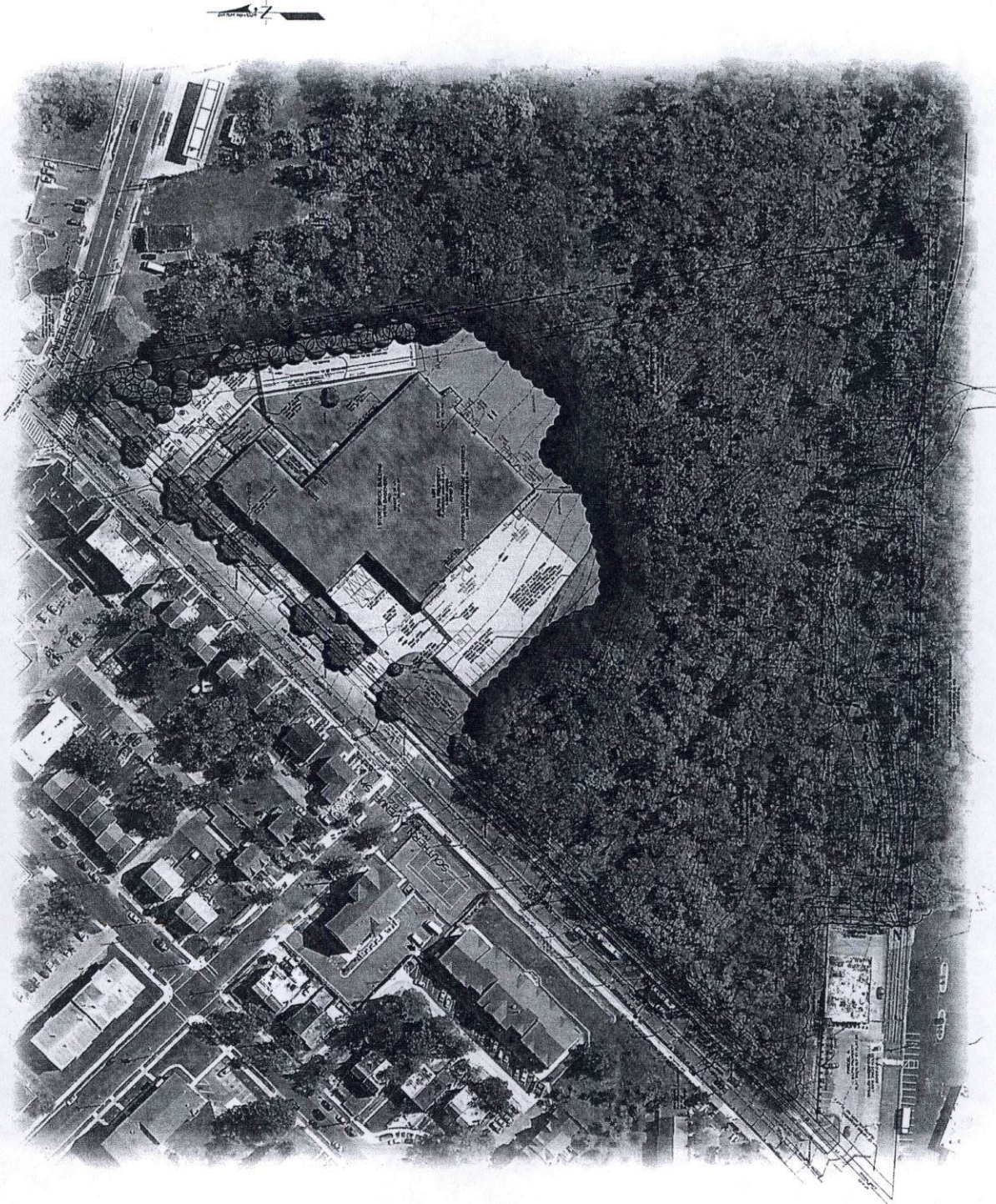


Copyright ©2011 Pictometry, International Corp.

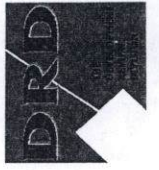
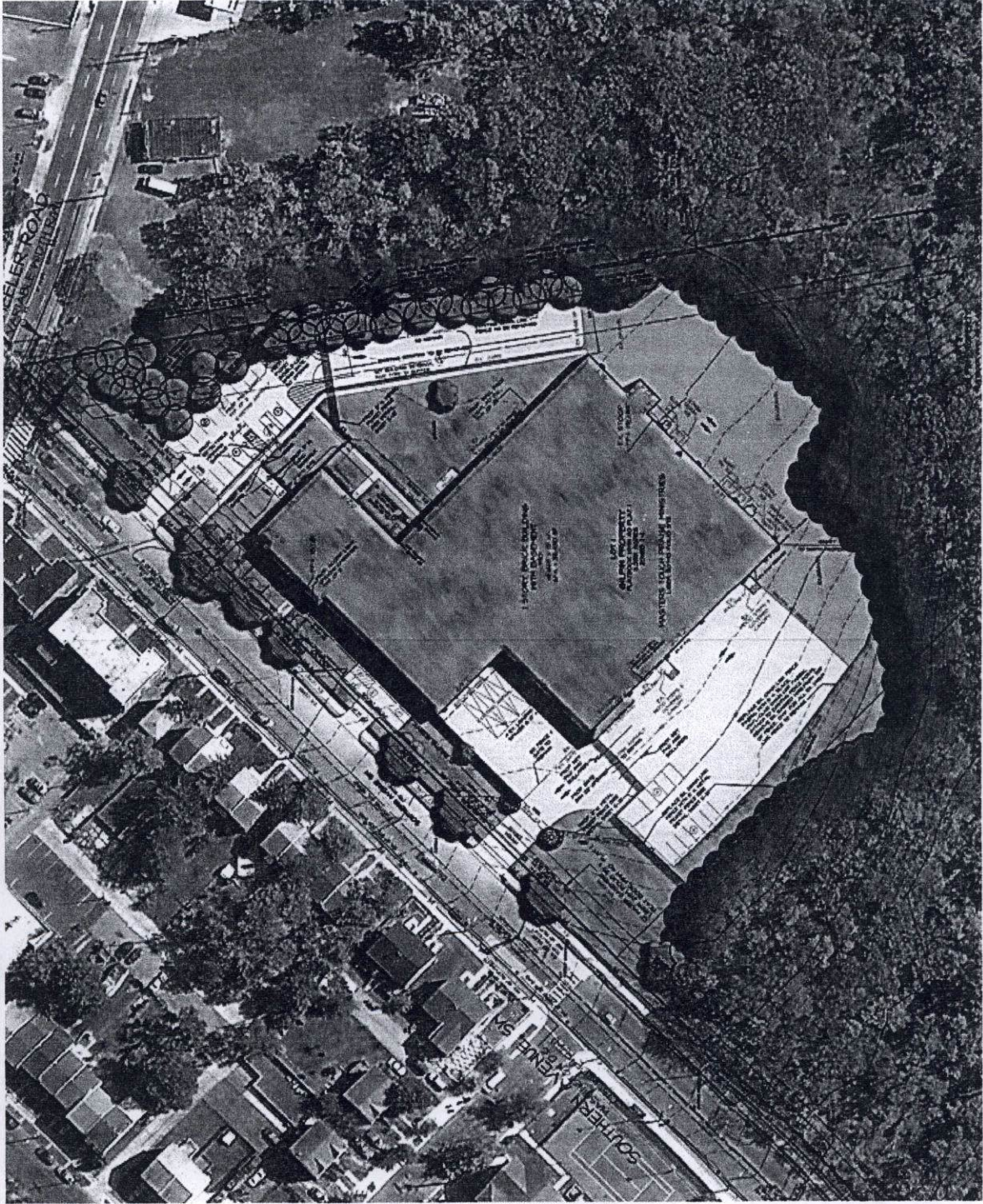
7/25/2013

Slide 7 of 17

RENDERED LANDSCAPE PLAN



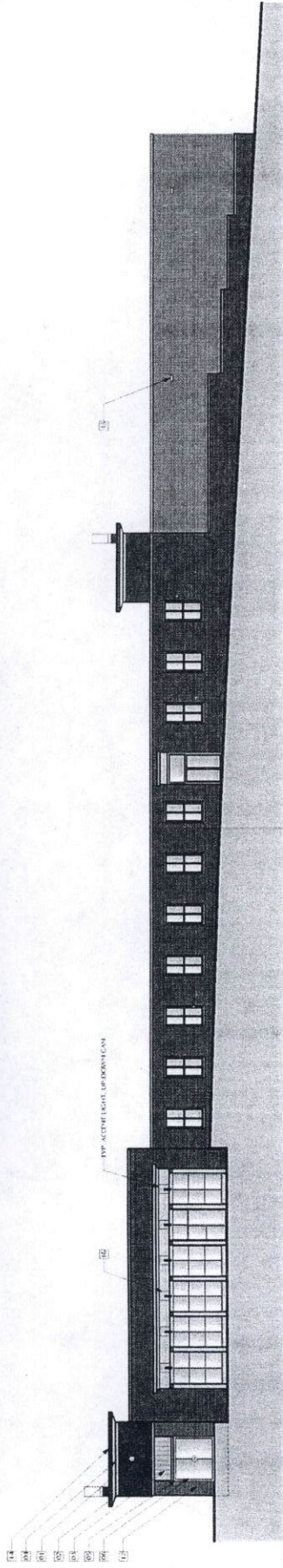
RENDERED LANDSCAPE PLAN (DETAIL)



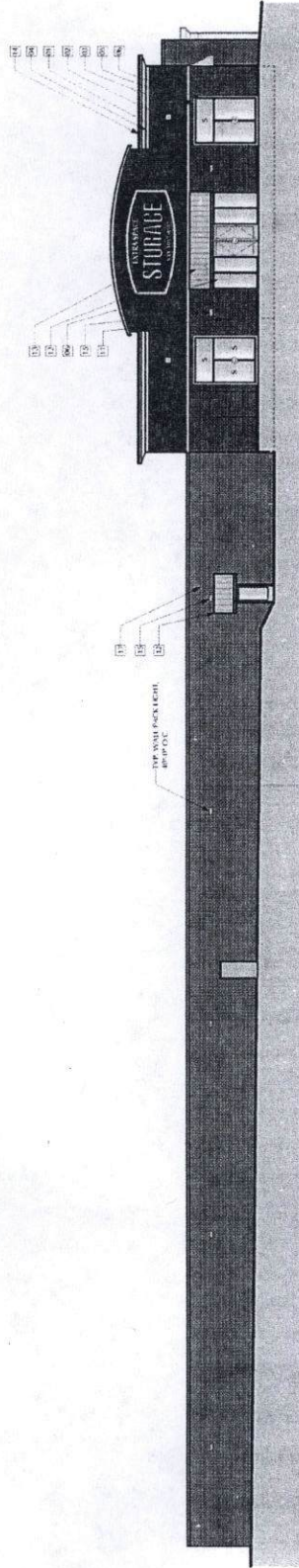
7/25/2013

Slide 9 of 17

ARCHITECTURAL ELEVATIONS



1 Front Elevation
Scale: 3/32" = 1'-0"

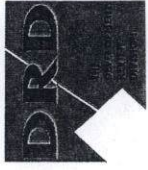


2 Left Elevation
Scale: 3/32" = 1'-0"

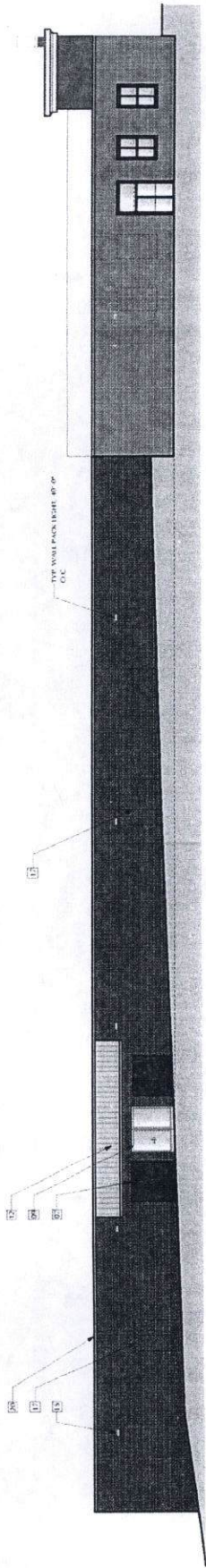
EXTERIOR FINISH SCHEDULE

Item	Material	Notes
01	Exterior Wall	See Schedule 01
02	Exterior Wall	See Schedule 02
03	Exterior Wall	See Schedule 03
04	Exterior Wall	See Schedule 04
05	Exterior Wall	See Schedule 05
06	Exterior Wall	See Schedule 06
07	Exterior Wall	See Schedule 07
08	Exterior Wall	See Schedule 08
09	Exterior Wall	See Schedule 09
10	Exterior Wall	See Schedule 10
11	Exterior Wall	See Schedule 11
12	Exterior Wall	See Schedule 12
13	Exterior Wall	See Schedule 13
14	Exterior Wall	See Schedule 14
15	Exterior Wall	See Schedule 15
16	Exterior Wall	See Schedule 16
17	Exterior Wall	See Schedule 17
18	Exterior Wall	See Schedule 18
19	Exterior Wall	See Schedule 19
20	Exterior Wall	See Schedule 20
21	Exterior Wall	See Schedule 21
22	Exterior Wall	See Schedule 22
23	Exterior Wall	See Schedule 23
24	Exterior Wall	See Schedule 24

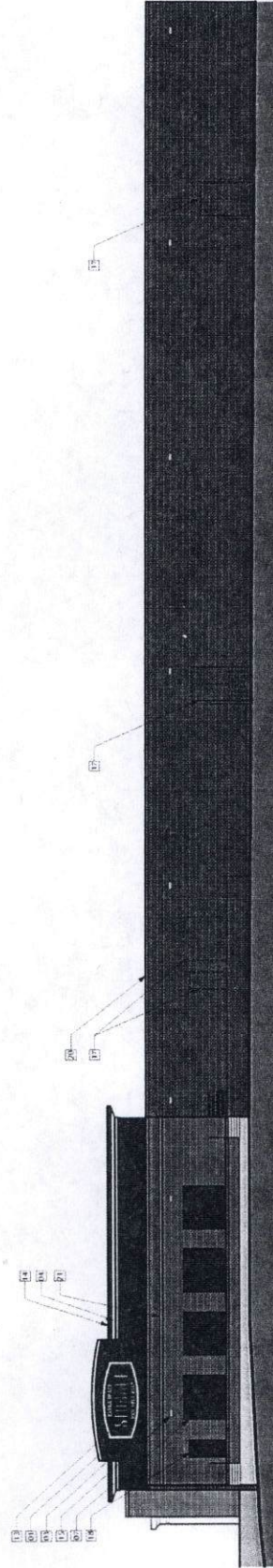
1. Finish schedule items are to be approved prior to construction per the contract documents.
 2. All exterior finishes shall be applied to the exterior of the building.
 3. All exterior finishes shall be applied to the exterior of the building.
 4. All exterior finishes shall be applied to the exterior of the building.
 5. All exterior finishes shall be applied to the exterior of the building.
 6. All exterior finishes shall be applied to the exterior of the building.
 7. All exterior finishes shall be applied to the exterior of the building.



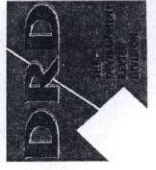
ARCHITECTURAL ELEVATIONS



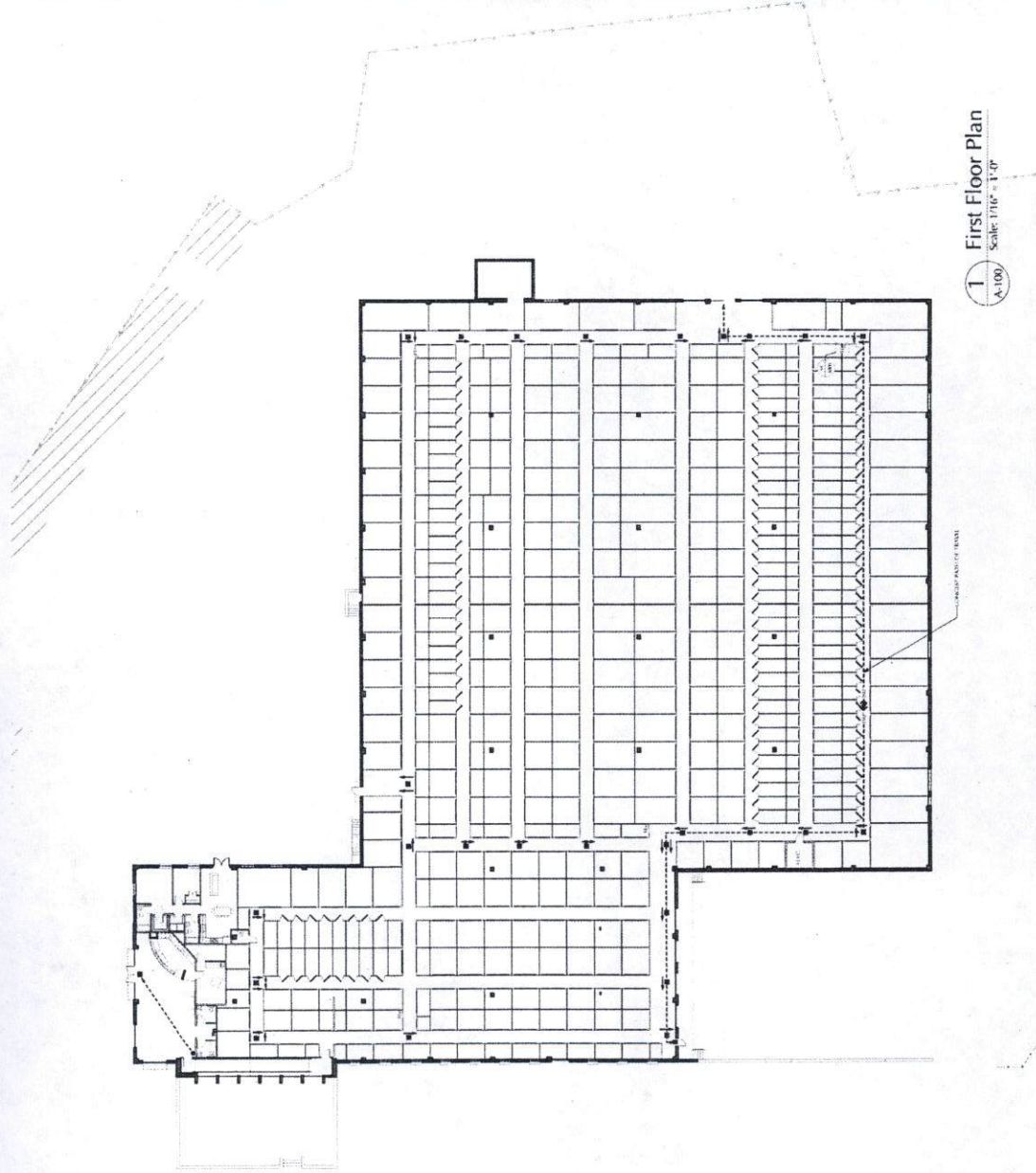
1 Rear Elevation
Scale: 3/32" = 1'-0"
A-201



2 Right Elevation
Scale: 3/32" = 1'-0"
A-201



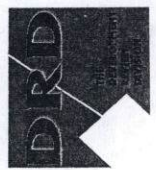
PROPOSED FLOOR PLAN



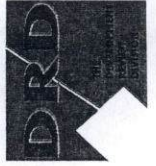
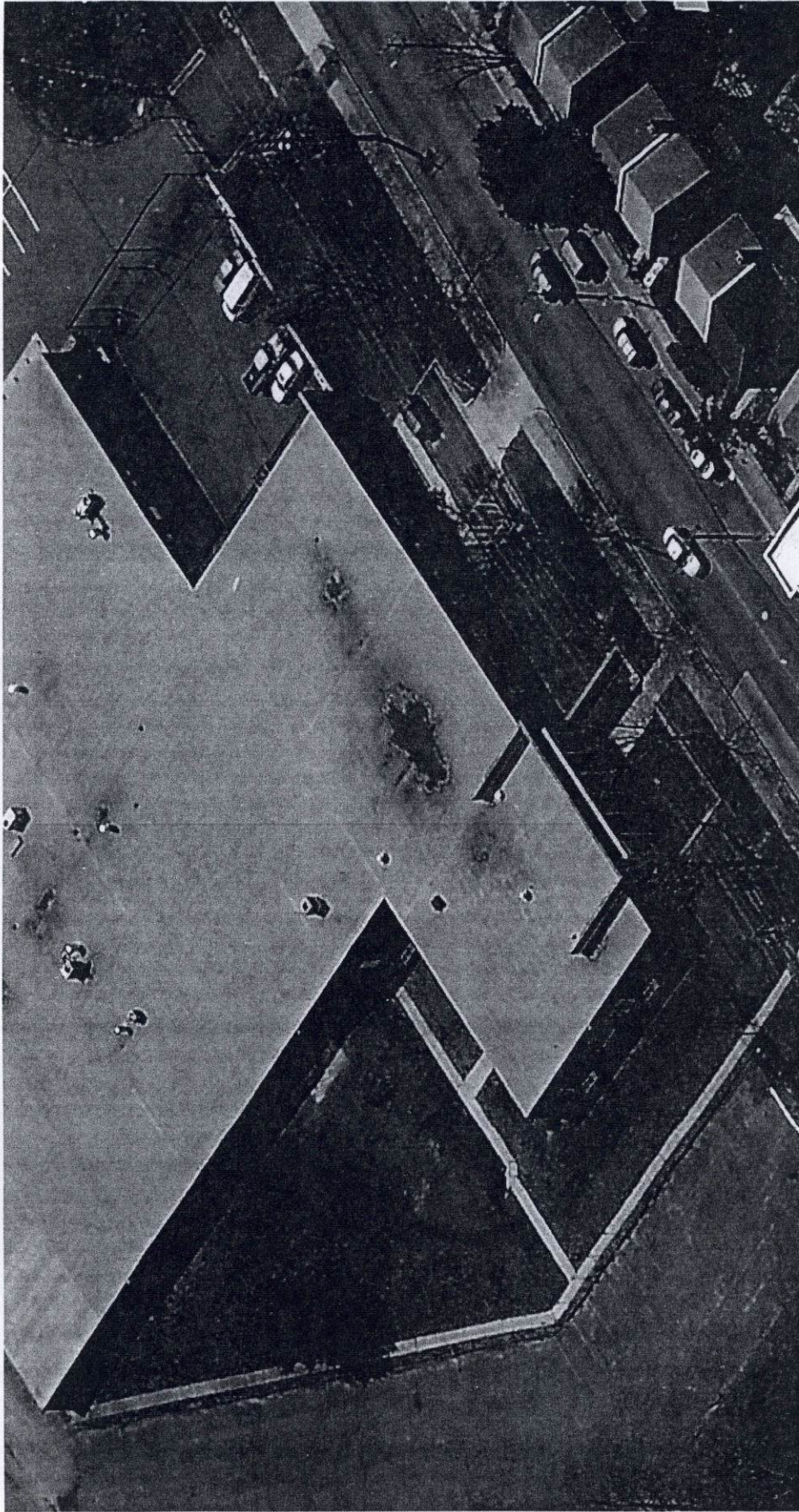
1 First Floor Plan
A-100
Scale: 1/16" = 1'-0"

PROJECT NO. 13008	B+W BUTNER BROTHERS LTD. ARCHITECTS 1000 N. Main St., Suite 200 Greenville, SC 29601 (864) 671-1111	A-100
DATE: 07/25/2013		

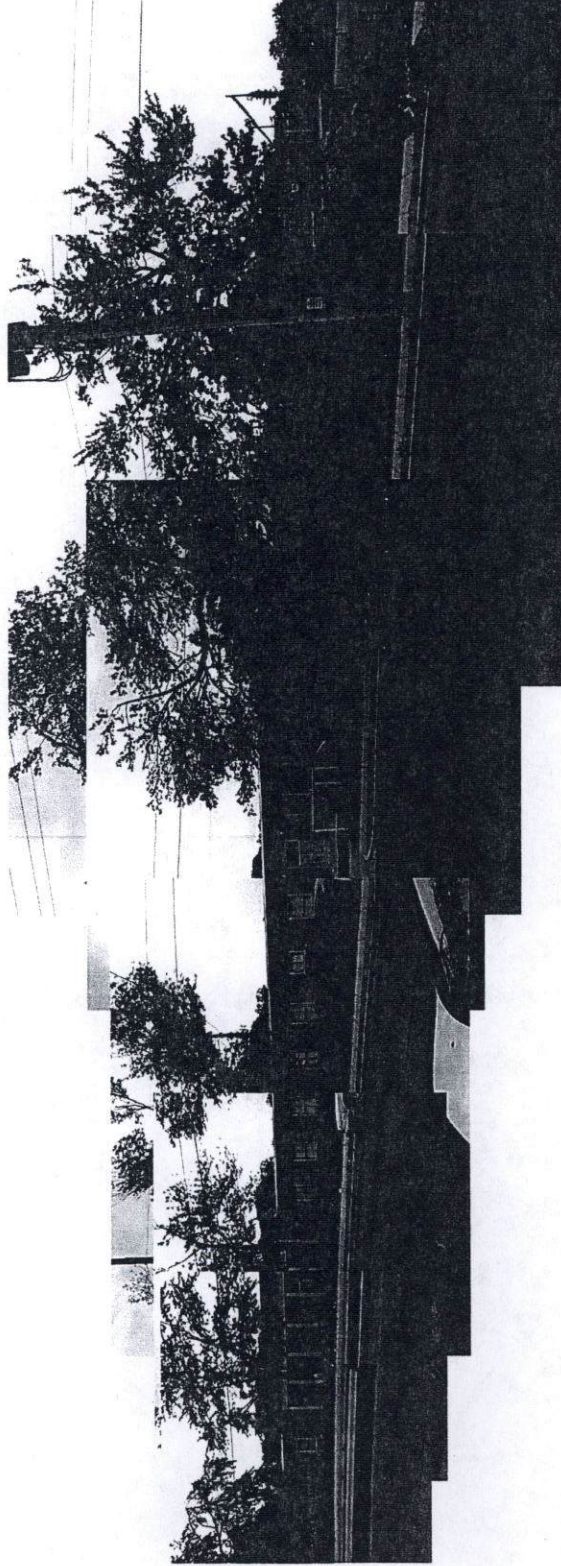
Southern Ave. Self Storage
GILPING PROPERTY
Southern Storage LLC
101 Southern Ave. Greenville, South Carolina



EXISTING CONDITIONS



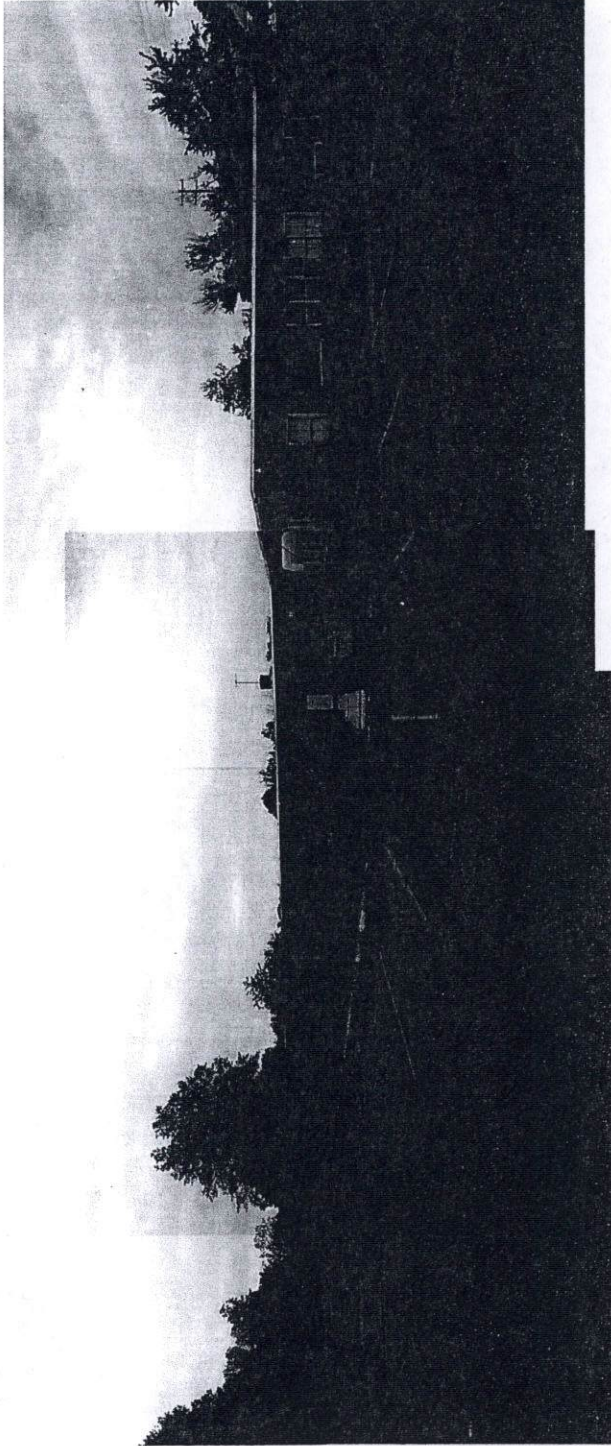
EXISTING CONDITIONS



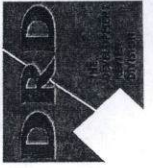
Northwest Facade



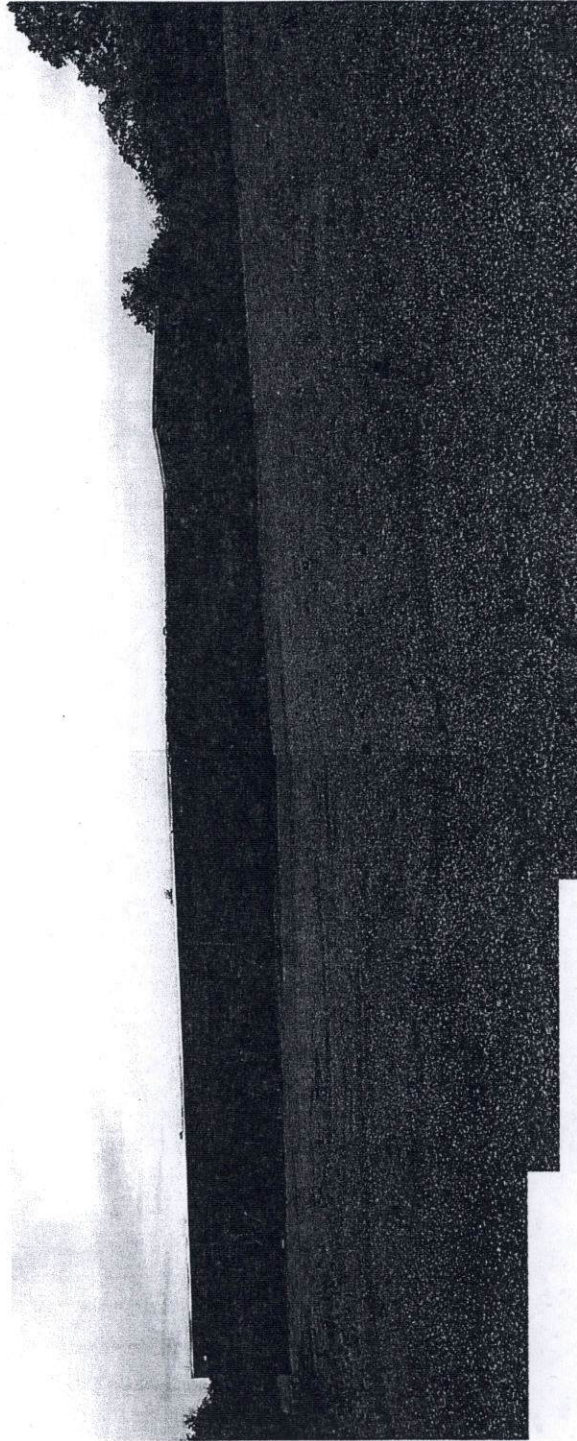
EXISTING CONDITIONS



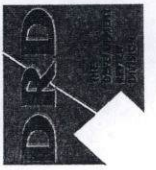
Northeast Facade



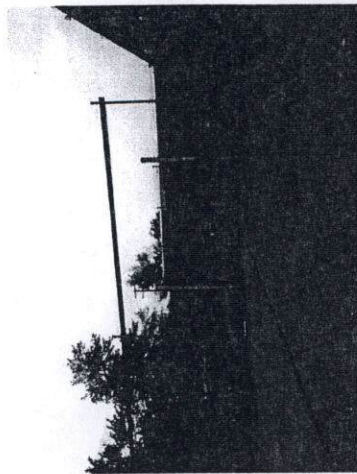
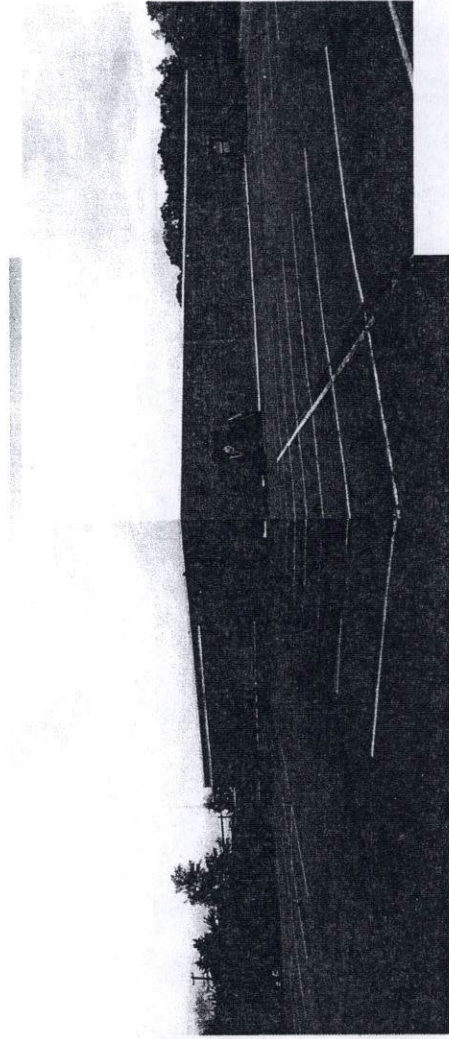
EXISTING CONDITIONS



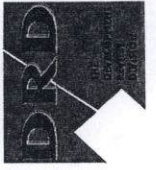
Southeast Facade



EXISTING CONDITIONS



Southwest Facade





Prince George's County Planning Department
Community Planning South Division

301-952-3972
www.mncppc.org

July 1, 2013

MEMORANDUM

TO: Meika Fields, Development Review Division
VIA: Cynthia Fenton, Acting Supervisor, Community Planning Division
FROM: Karen Buxbaum, Planner Coordinator, Community Planning Division
SUBJECT: DSP-13008, Gilpin Property

af
KTB

DETERMINATIONS

- This application is consistent with the 2002 *General Plan* Development Pattern policies for the Developed Tier.
- The development application conforms to the land use recommendations of *The Heights Master Plan and Sectional Map Amendment* (2000).

BACKGROUND

Location: The property is located at 901 Southern Avenue at the southeast corner of Southern Avenue and Wheeler Road, 770 feet northeast of Southview Drive.

Size: 11.09 acres

Existing Uses: Vacant, former church in repurposed warehouse

Proposal: Conversion of the existing building into a self-storage facility with 615 interior access units.

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan: The subject property is located in the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods.

Master Plan: *The Heights Master Plan and Sectional Map Amendment (2000).*

Planning Area/Community:	PA 76A/The Heights
Land Use:	Industrial
Environmental:	See the Environmental Planning Section referral for comments based on the 2005 <i>Approved Countywide Green Infrastructure Plan</i> .
Historic Resources:	An historic DC boundary marker is located on Southern Avenue southwest of the subject property. It is one of five remaining markers of the original 40 set in 1792 to mark the boundary of the new Capital City.
Transportation:	Southern Avenue is a District of Columbia owned and maintained roadway. The District Department of Transportation is in the process of restructuring the roadway from the MD 210/Indian Head Highway intersection to 23 rd Parkway as a <i>complete street</i> with significant improvements for vehicle, pedestrian, and bicycle use. The Gilpin site is within a mile of the Southern Avenue Metro Station.
Public Facilities:	None identified
Parks & Trails:	None identified
Aviation:	This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height Limit of 500 feet above the runway surface. This property is outside of the 65 and below dBA noise contours, so noise attenuation is not required. The property is not in an Accident Potential Zone, so no controls on use or density are required. These categories do not prevent any of the proposed development and should be noted on the DSP.

SMA/Zoning: The Heights Master Plan and Sectional Map Amendment (2000) retained this property in the I-1 Zone.

PLANNING ISSUES

The proposed repurposing of the existing building back to a storage warehouse use is consistent with the current zoning. The DSP shows upgraded landscaping that will help integrate the industrial land use with the surrounding residential and commercial uses. This site is located within the Glassmanor/Oxon Hill community, one of six communities identified by Prince George's County and County Executive Rushern Baker in April 2012 as a designated Transforming Neighborhoods Initiative (TNI). TNI was initiated in communities that face significant economic, health, public safety and educational challenges.

c: Ivy A. Lewis, Chief, Community Planning Division
Long-Range Agenda Notebook

J:\Referrals-DRD\DSP-13008_ Gilpin Property_KB.docx



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

June 20, 2013

MEMORANDUM

TO: Meika Fields, Subdivision Section, Development Review Division
FROM: Fred Shaffer, Transportation Planning Section, Countywide Planning Division
SUBJECT: Detailed Site Plan Review for Master Plan Compliance

The following Detailed Site Plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and/or the appropriate area master plan in order to provide the Master Plan Trails.

Detailed Site Plan: DSP-13008

Name: Gilpin Property

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
PG Co. R.O.W.*	<input type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.*	<input type="checkbox"/>	M-NCPPC – Parks	<input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking	<input type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access	<input type="checkbox"/>

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the submitted detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The subject property consists of 11.09 acres of land in the I-3 zone and proposes the conversion of an existing structure into a self-storage building.

Review Comments (Master Plan Compliance and Prior Approvals)

There are no master plan trails issues that impact the subject site in either the MPOT or the area master plan. It should be noted that the entire right-of-way for Southern Avenue (including the sidewalk along the frontage of the subject site) is under the jurisdiction of Washington, D.C. and is beyond the scope of this application or the control of Prince George's County. However, there is an existing sidewalk on Southern Avenue for the entire frontage of the subject property in order to safely accommodate pedestrians. The concrete material of the sidewalk is carried across the site's ingress/egress points to further delineate the pedestrian crossings as part of the pedestrian realm. Furthermore, there is

an existing sidewalk linking the public sidewalk along Southern Avenue with appropriate destinations on the subject site, such as the building entrance and parking lot. These existing facilities adequately accommodate pedestrian along and to the subject application. There are no additional master plan trail or sidewalk recommendations.

July 2, 2013

MEMORANDUM

TO: Meika Fields, Urban Design Section
VIA: Whitney Chellis, Subdivision Section *WC*
FROM: Quynn Nguyen, Subdivision Section *QN*
SUBJECT: Referral for Gilpin Property, DSP-13008

The property is known as Lots 1 and 2, Lots 1-8 Block 2, and Lots 6-10 Block 1 and Brandywine Street, located on Tax Map 87 in Grid B-3, zoned I-1, and is 14.43 acres. Lots 1 and 2 were recorded in Plat Book WWW 40-1 and approved on February 15, 1961. Lots 1-8 Block 2 and Lots 6-10 Block 1 were recorded in Plat Book WWW 25-82 and approved on April 7, 1955. Brandywine Street was abandoned by Equity Case No. C-9990 that was approved by the Planning Board on November 2, 1966 and was approved by the Circuit Court for Prince George's County on November 17, 1966. The property is improved with a 58,430-square-foot warehouse building. The applicant has submitted a detailed site plan to convert the existing building into a consolidated storage. No new buildings or additional gross floor area is being proposed.

Pursuant to Section 24-111(c) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the property is the subject of a plat recorded prior to October 27, 1970 and the total development proposed does not exceed 5,000 square feet of gross floor area. The detailed site plan shows the boundary and bearing of the subject property as reflected on the record plats. The detailed site plan should show all the distances of the subject property as reflected on the record plats. The DSP correctly shows a perpetual easement recorded in Liber 3752 and Folio 748, a drainage easement recorded in Plat Book WWW 40-1, and a sewer easement recorded in Plat Book WWW 25-82.

Failure of the site plan and record plat to match will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

WNW 40 @ 1

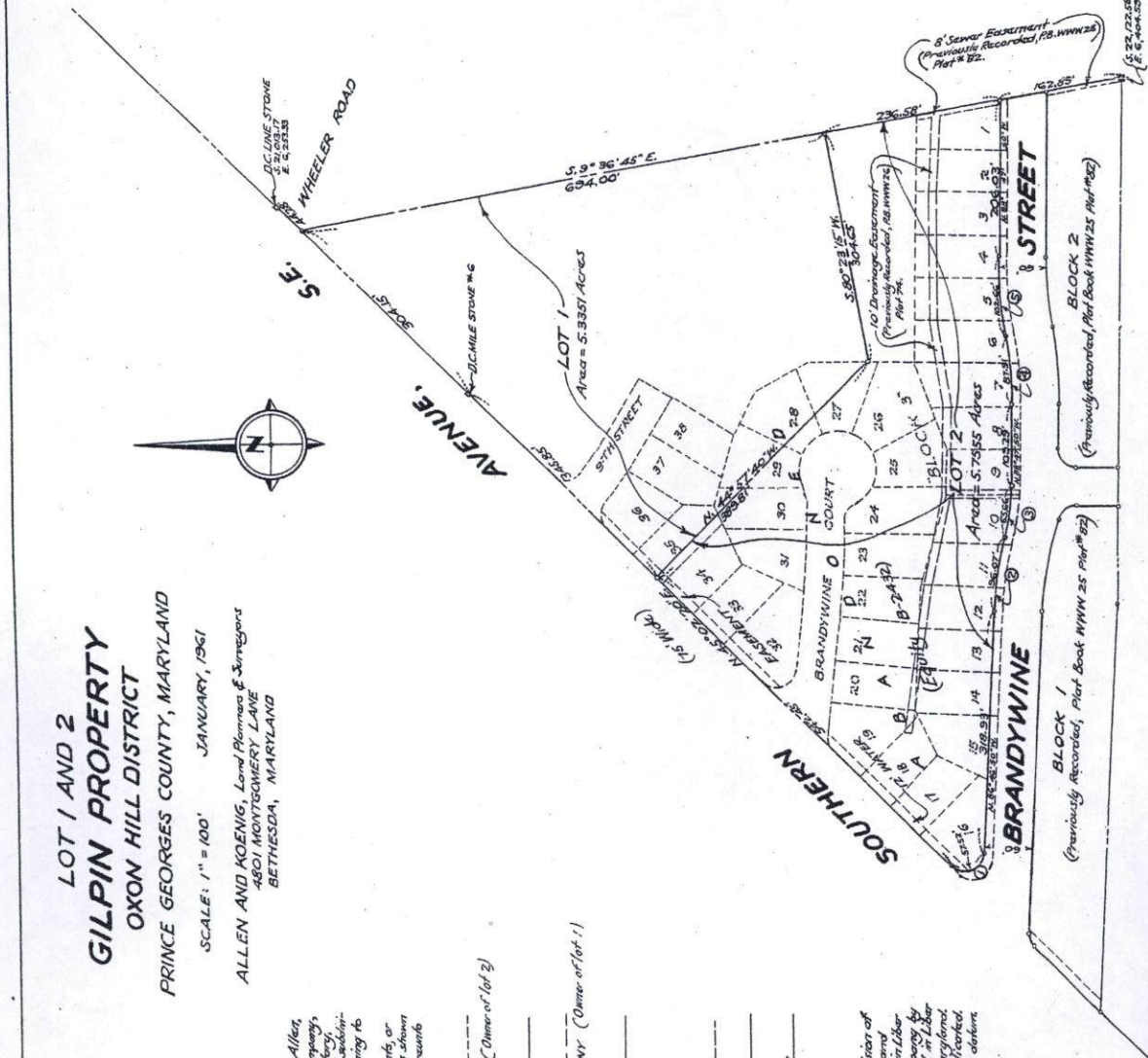
3449

**LOT 1 AND 2
GILPIN PROPERTY
OXON HILL DISTRICT
PRINCE GEORGES COUNTY, MARYLAND**

SCALE: 1" = 100'

JANUARY, 1961

ALLEN AND KOENIG, Land Planners & Surveyors
4801 MONTGOMERY LANE
BETHESDA, MARYLAND



NOTE: 10,458 sq. ft. being dedicated for widening Brandywine Street.

OWNERS CERTIFICATE

We, The Henry B. Gilpin Company, a Maryland Corporation, by James E. Allen, President and Charles O. Robinson, Secretary, and Gilpin Maryland Realty Company, a Maryland Corporation, by R.B. Duncan, Jr., President and A.B. Keirle, Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the permanent building restriction lines and dedicate the street widening to public use.

There are no covenants, conditions, or restrictions, easements, or other rights affecting the property included in this plan of subdivision except as shown and excepting a certain amount of front and all parties in interest therein have heretofore affixed their signatures indicating their assent to this plan of subdivision.

Date: February 2, 1961
 THE HENRY B. GILPIN COMPANY (Owner of lot 2)
 By: James E. Allen, President
 Date: February 2, 1961
 GILPIN MARYLAND REALTY COMPANY (Owner of lot 1)
 By: R. B. Duncan, Jr., President

We assent to this plan of subdivision:
 Witness
James E. Allen
Charles O. Robinson
R. B. Duncan, Jr.
A. B. Keirle

SURVEYORS CERTIFICATE
 I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land conveyed to The Henry B. Gilpin Company by Bannockburn, Inc. and Southern Hills Homes, Inc. by deed dated February 24, 1959 and recorded in Liber 2189 of Folio 310, and the land conveyed to Gilpin Maryland Realty Company by The Henry B. Gilpin Company by deed dated January 30, 1961 and recorded in Liber 2531 of Folio 363 all among the land records of Prince Georges County, Maryland. Shows shown thereon, and iron pipe shown thereon, are in place where indicated. Bearings and coordinates refer to Washington Suburban Sanitary Commission station.

February 2, 1961.
John J. Allen, Jr.
 Registered Land Surveyor No. 2206

NO.	BEARINGS	DISTANCES	AREA	SHAPE	CURVED	CHORD	BEARING
1	N 89° 00' 00" W	17.00	17.00	ARC	17.00	17.00	N 89° 00' 00" W
2	S 89° 00' 00" E	17.00	17.00	ARC	17.00	17.00	S 89° 00' 00" E
3	N 89° 00' 00" W	17.00	17.00	ARC	17.00	17.00	N 89° 00' 00" W
4	S 89° 00' 00" E	17.00	17.00	ARC	17.00	17.00	S 89° 00' 00" E
5	N 89° 00' 00" W	17.00	17.00	ARC	17.00	17.00	N 89° 00' 00" W

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 PRINCE GEORGES COUNTY PLANNING BOARD
 APPROVED: February 15, 1961
John J. Allen, Jr.
 CHAIRMAN
 MARYLAND RECORD FILE NO. 5-67017

BY MAIL AND STATE ARCHIVES (BETHESDA PARK, P.O. Gilpin Property, Lot 1-2, p. 1) (B.S. 1750-6729). Source: B1

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION
RIVERDALE, MARYLAND

COPY

F. HARRIS ALLEN
LAND PLANNING ENGINEER

November 15, 1966

C-9990

Mr. Charles T. Finley
3711 Rhode Island Ave.,
Mt. Rainier, Maryland

Dear Mr. Finley:

Please be advised that your petition for the abandonment of a portion of Southern Hills Manor, was approved by the Prince George's County Planning Board at its regular meeting on November 2, 1966.

An executed copy of the Board's consent to this abandonment is enclosed herewith. Will you kindly let me have a certified copy of the Circuit Court's decree in this case.

Very truly yours,

F. HARRIS ALLEN

F. Harris Allen
Asst. Chief Land Planning Engineer

FSA:ahb
Enclosure

Copy to:
Director of Planning

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

IN RE: Abandonment of a portion of a plat of a subdivision known as "SOUTHERN HILLS MANOR", as recorded among the Land Records of Prince George's County, Maryland; In Plat Book WWW 25 at Plat 82, together with a drainage easement shown in Plat Book WWW 26 at Plat 74 and a Sewer Easement as shown in Plat Book WWW 25 at Plat 82.

Equity No. C-9990

CONSENT OF MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission, having examined the Petition for Abandonment and exhibits filed in the captioned case, does hereby consent to the said abandonment as prayed.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION,
Prince George's County Planning Board

By

W. C. Dutton Jr.
Chairman

ATTEST:

[Signature]
Secretary

Dated: Nov 2, 1966

CHARLES T. FINLEY
ATTORNEY AT LAW
BLAIR BUILDING
BY 11 RHODE ISLAND AVE.
MT. RAINIER, MARYLAND
WARFIELD 7-6400

unset Orion Skin

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

IN RE: Abandonment of a portion of a plot of a subdivision known as "SOUTHERN HILLS MANOR", as recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 25 at Plat 82, together with a drainage easement shown in Plat Book WWW 26 at Plat 74 and a Sewer Easement as shown in Plat Book WWW 25 at Plat 82.

Equity No. C-9990

ORDER OF COURT

Upon consideration of the petition of The Henry A. Gilpin Company, a body corporate, requesting leave to abandon a portion of a plot of a subdivision known as "SOUTHERN HILLS MANOR" as recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 25 at Plat 82, together with a drainage easement shown on a plat as recorded in Plat Book WWW 26 at Plat 74, and a sewer easement as shown in Plat Book WWW 25 at Plat 82, all of which are further outlined on petitioner's Exhibit "A" filed with the Petition for Abandonment, and

It appearing to the Court that a portion of the subdivision known as "SOUTHERN HILLS MANOR", known as Block 3, previously abandoned by an action in this Court in Equity No. S-2422, did not abandon the ten (10) foot drainage easement and eight (8) foot sewer easement designed to service the lots in Block 3, and that since abandonment of the said lots there is no longer a need for the said easements. It further appearing to the Court that the property previously known as Block 3 is now improved and developed as an office building and warehouse for which adequate drainage and sewerage facilities have been supplied, and

It appearing to the Court that the lots numbered 1 through 10 inclusive in Block 1 and the lots numbered 1 through 8 inclusive in Block 2, and the area known as Beautywise Street are sought to be abandoned for the reasons that the character of the neighborhood has changed from a residential plan, and that the abandonments are sought to permit the extension of office and warehouse facilities in connection with the use of the land now established in the area, and

It appearing to the Court that the said Petition for Abandonment has been published in the Prince George's Post, a newspaper of general circulation in Prince George's

CHARLES T. FINLEY
ATTORNEY AT LAW
BEAR BUILDING
3711 RHODE ISLAND AVE.
MT. RAINIER, MARYLAND
WARFIELD 7-6400

County, Maryland, once a week for four (4) successive weeks before the 14th day of October, 1966, giving notice to all persons claiming any interest in or to be affected by said abandonments to appear in this Court in person or by self-tellers on or before the 15th day of November, 1966, to show cause, if any they have, why a decree ought not to be passed as prayed, and

It further appearing to the Court that the subject property was duly posted with a sign notifying the general public of the proposed abandonment, in compliance with an Order of Court herein, dated September 15, 1966, and it appearing that no objection to the said abandonments have been filed within the time allowed by law, and

It further appearing to the Court that the Maryland-National Capital Park and Planning Commission and the Washington Suburban Sanitary Commission and the Board of Education of Prince George's County have concurred to said abandonments, and

It appearing to the Court that none of said property lies within any incorporated town,

NOW, THEREFORE, it is by the Circuit Court for Prince George's County, Maryland, sitting in Equity, this 17 day of November, 1966,

ADJUDGED, ORDERED and DECREED that the petitioner, The Henry B. Gilpin Company, a body corporate, be and it is hereby granted leave to abandon those portions of the plat known as "SOUTHERN HILLS MANOR" as are colored in red or outlined in red in Petitioner's Exhibit "A" filed herein, and the ten (10) foot drainage easement as is colored in green on petitioner's Exhibit "A" filed herein, and the eight (8) foot coverage easement as is colored in yellow on petitioner's Exhibit "A" filed herein, and it is further

ADJUDGED, ORDERED and DECREED that the petitioner be and it is hereby authorized and permitted to substitute in lieu thereof the plan as shown by petitioner's Exhibit "B" filed herein, and it is further

ADJUDGED, ORDERED and DECREED that the Clerk of this Court be and he is hereby authorized and directed to endorse upon the recorded plat of said subdivision, which is recorded in Plat Book WWV 25 at Plat 82, and on the plat which is recorded in Plat Book WWV 26 at Plat 74, the date and place of record of this Order and any amendments

hereto. TRUE COPY--TEST:--
W. WAVERLY WEBB, CLERK.

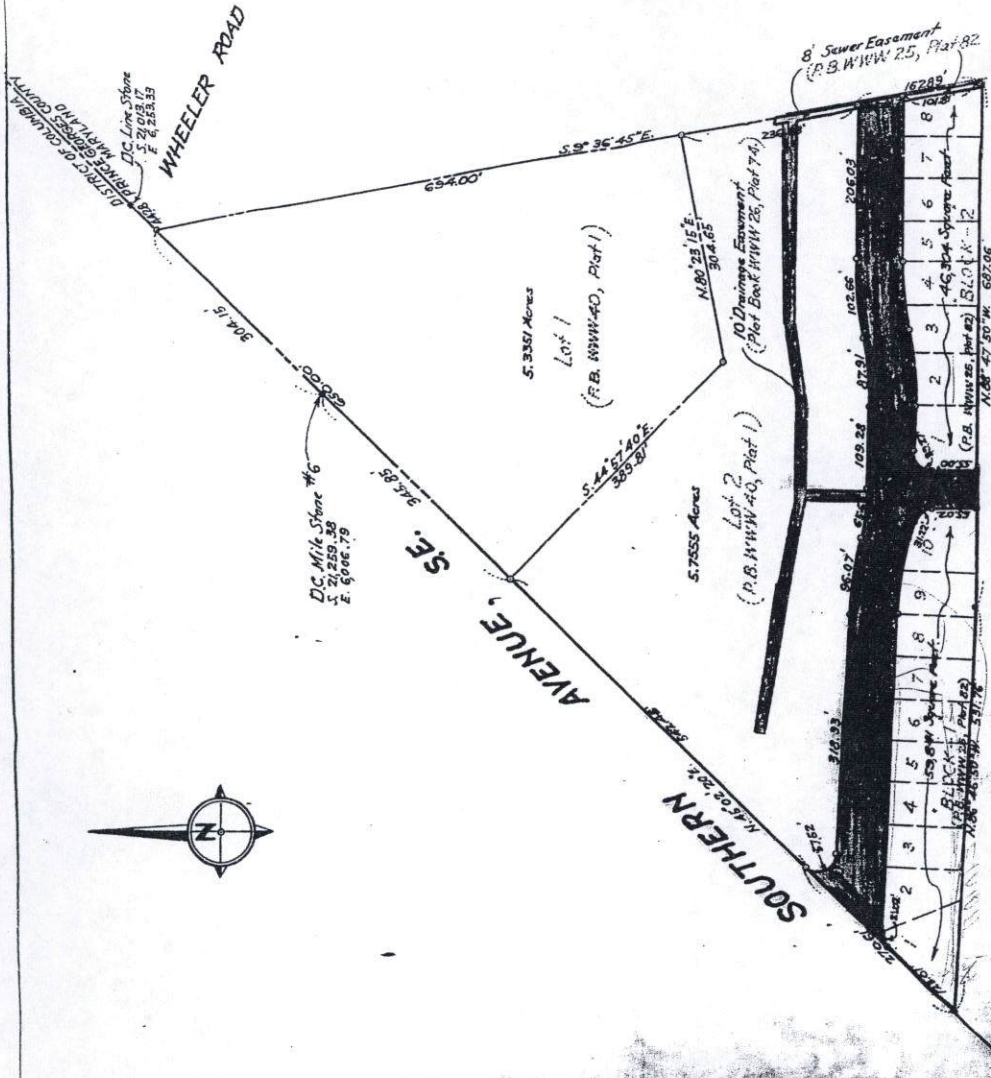
By B. Chaney
BY B. CHANEY, DEPUTY CLERK

15 Samuel W. H. Meloy
JUDGE

CHARLES T. FINLEY
ATTORNEY AT LAW
BLAIR BUILDING
8711 RHODE ISLAND AVE.
MT. RAINIER, MARYLAND
WARFIELD 7-6400

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
2	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
3	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
4	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
5	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
6	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
7	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
8	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
9	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
10	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
11	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
12	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
13	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
14	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
15	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
16	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00
17	N 89° 10' 00" E	100.00	S 89° 10' 00" W	100.00



**PART OF SOUTHERN HILLS MANOR
AND BRANDYWINE STREET
TO BE ABANDONED**
OXON HILL DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

SCALE: 1" = 100'
AUGUST 1962.
ALLEN AND KOENIG, Land Planners & Surveyors
4801 MONTGOMERY LANE
BETHESDA, MARYLAND

0-9990





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Environmental Planning Section
301-952-3650

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

July 9, 2013

MEMORANDUM

TO: Meika Fields, Planner Coordinator, Urban Design Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section

FROM: Chuck Schneider, Senior Planner, Environmental Planning Section

SUBJECT: **Gilpin Property; DSP-13008 and TCP2-018-13**

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan and Type II Tree Conservation Plan for Gilpin Property stamped as received by the Environmental Planning Section on May 28, 2013. The Environmental Planning Section recommends approval of DSP-13008 and TCP2-018-13 subject to the required revisions found at the end of this memorandum.

Background

The Environmental Planning Section signed a Natural Resource Inventory, NRI-029-13, for this project area on August 2012. A Preliminary Plan 4-13008 application was recently submitted and is being reviewed concurrently with this application. This detail site plan proposes the conversion of the existing building into a self-storage facility in the I-1 zone.

Grandfathering

The project is subject to the environmental regulations of Subtitle 27 that came into effect on September 1, 2010 because there are no previously approved development plans. The project is subject to the Woodland and Wildlife Habitat Conservation Ordinance effective September 1, 2010, because there are no previous tree conservation plan approvals.

Site Description

This 11.09-acre site in the I-1 zone is located on the southeastern corner of Southern Avenue and Wheeler Road and adjacent to the District of Columbia boundary. According to mapping research and as documented on the approved NRI, there are regulated environmental features present on-site that include wetlands, 100-year floodplain and their associated buffers. This site drains to Oxon Run within the Potomac River Basin. No steep slope areas occur on-site. The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potobac-Issue complex and Sassafras-Urban land complex. According to available information, Marlboro clay is not located on-site, but Christiana complexes are found to occur on this property. According to the Sensitive Species Project Review Area (SSSPRA) layer by the Maryland Department of Natural Resources Natural

Heritage Program, there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. No specimen trees were identified on-site through the NRI process. There are no nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent or within the site area. The site is located in the Developed Tier of the adopted General Plan. According to the approved Countywide Green Infrastructure Plan, the site contains Evaluation and Network Gap Areas within the designated network of the plan.

Environmental Review

As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. An approved Natural Resources Inventory, NRI-029-13, was submitted with the application. The site contains nontidal wetlands, 100-year floodplain and their associated buffers. The site contains no specimen trees. The NRI states that the 11.09 acre site contains 9.11 acres of woodlands.

Comment: No revisions are required for conformance to the NRI.

2. The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2) has been submitted showing no change in the previous development. No woodland clearing or PMA impacts are proposed as part of this development. The woodland conservation threshold is 1.59 acres and the site has a woodland conservation requirement of 1.59 acres. The woodland conservation requirement is being met with 9.11 acres of on-site retention. The TCP2-018-13 is in conformance with the Woodland Conservation Ordinance.

Recommended Condition: Prior to certification of the Detail Site Plan, the TCP2 shall be revised as follows:

1. Revise the approval block to include the TCP2-018-13.
 2. Show where the woodland conservation requirement of 1.59 acres is being met and recorded. Provide the woodland conservation easement for review to the Environmental Planning section prior to recordation.
 3. Have the revised plan signed and dated by the qualified professional who prepared it.
3. This site contains regulated environmental features that are required to be protected under Section 27-285(b)(4) of the Zoning Regulations. Staff will generally not support impacts to regulated environmental features that are not associated with essential development activities. The on-site regulated environmental features include wetland and wetland buffer. The site also contains 100-year floodplain. These features are associated with an off-site stream and comprise the Primary Management Area that extends onto the subject site. No impacts to these features are proposed.

Recommended Condition: Prior to approval of county building and grading permit issuance, a conservation easement shall be recorded in the land records that describe the primary management area (PMA) by bearings and distances except for the areas of approved impacts, and the areas of woodland conservation proposed on the approved TCP2. The conservation easement shall be reviewed by the Environmental Planning Section prior to recordation.

4. The stormwater management design is conceptually and technically required to be reviewed and approved by the Department of Public Works and Transportation (DPW&T) to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code, which requires that Environmental Site Design be implemented to the maximum extent practicable. An approved Stormwater Management Concept plan (12563-2013-00) shows less than 5,000 square feet of disturbance and the approval letter state that the project is exempt from the stormwater requirements. No fee is required and the permit expires May 16, 2016.

Comment: No further action regarding stormwater management is required as it relates to the review of the detail site plan and tree conservation plan 2.

5. According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the predominant soils found to occur on-site include the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potobac-Issue complex and Sassafras-Urban land complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.

Comment: This information is provided for the applicant's benefit. The county may require a soils report in conformance with CB-94-2004 during the building permit process review.

Summary of Recommended Revisions

The Environmental Planning Section recommends approval of Detail Site Plan-13008 and TCP2-018-13 subject to the following findings and conditions:

Recommended Revisions:

1. Prior to certification of the preliminary plan, the Type 2 Tree Conservation Plan shall be revised as follows:
 - a. Revise the approval block to include the TCP2-018-13.
 - b. Show where the woodland conservation requirement of 1.59 acres is being met and recorded. Provide the woodland conservation easement for review to the Environmental Planning section prior to recordation.
 - c. Have the revised plan signed and dated by the qualified professional who prepared it.
2. Prior to approval of county building and grading permit issuance, a conservation easement shall be recorded in the land records that describe the primary management area (PMA) by bearings and distances except for the areas of approved impacts, and the areas of woodland conservation proposed on the approved TCP2. The conservation easement shall be reviewed by the Environmental Planning Section prior to recordation.

If you have any questions concerning these comments, please contact me at 301-952-5404 or by e-mail at alwin.schneider@ppd.mncppc.org.

ACS:acs



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Historic Preservation Section

(301) 952-3680
www.mncppc.org

June 4, 2013

MEMORANDUM

TO: Meika Fields, Senior Planner
Urban Design Section
Development Review Division

FROM: Jennifer Stabler, Archeology Planner Coordinator *JAS*
Historic Preservation Section
Countywide Planning Division

SUBJECT: **DSP-13008 Gilpin Property**

Phase I archeological survey is not recommended on the above-referenced 11.09-acre property located at 901 Southern Avenue in Oxon Hill, Maryland. This application proposes the conversion of an existing building into a self-storage building with 615 interior access units. The subject property is currently developed with a warehouse structure that will be converted into storage units. 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.

District of Columbia boundary marker SE 6 (#76A-018) is located on the western edge of the subject property. The site of the boundary stone is indicated on the plan. This boundary stone is one of 40 milestones marking the boundary between Maryland and Virginia and the original 100 square miles allotted for the City of Washington. The Maryland boundary stones were set in 1792. The 36 surviving boundary stones were listed in the National Register of Historic Places on November 1, 1996. Each stone has a three-foot easement around it that is considered federal property. The District of Columbia Department of Transportation accepted legal responsibility for the stones from the Department of Interior in 2003.

This proposal will not impact any historic sites, historic resources, documented properties, or known archeological sites.

I:\HISTORIC\REFERRALS\13\Archeology\DSP-13008 Gilpin Property_jas 4 june 2013.docx

May 31, 2013

Referral Request – Response

The Historic Preservation Section review of DSP-13008 Gilpin Property found the subject application for the conversion of an existing building to a self-storage building with 615 interior access units in the I-1 Zone will have no effect on identified Historic Sites, Resources, or Districts.

Cecelia Garcia Moore
Principal Planning Technician
Historic Preservation Section
301-952-3756

I:\HISTORIC\REFERRALS\13\Cecelia's Referrals\Development Review Division Referrals\DSP\DSP-13008 Gilpin Property.docx



Division of Environmental Health

Date: June 21, 2013

To: Meika Fields, Urban Design, MNCPPC

From: Frank L. Wise, Subdivision Review Specialist, Environmental Engineering Program

Re: DSP-13008, Gilpin Property

The Environmental Engineering Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for Gilpin Property and has the following comment/recommendation:

1. There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

If you have any questions or need additional information, please contact me at 301-883-7651 or flwise@co.pg.md.us



Roberto L. Baker, III
County Executive

Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681. Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT



MEMORANDUM

DATE: May 31, 2013

TO: Meika Fields, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal Kurt Schnitzenbaumer #2862
Prince George's County Police Department
Community Services Division

SUBJECT: **DSP-13008, Gilpin Property**

After reviewing the SDRC plans and visiting the site, there are a few CPTED recommendations at this time. I did not receive a lighting plan or photometric plan for this property. I do not see any proposed lighting or existing lighting shown on any of the plans. After visiting the site, it is my recommendation, that the existing lighting on the exterior of the building is insufficient for the proposed use of this facility. Several of the lights are facing the wrong direction, in disrepair or just inadequate for its designed purpose. I recommend replacing/repairing the existing lighting on the exterior of the building and adding more lights in the areas where no lights exist (especially to the rear of the building). I also recommend pole lighting along the perimeter fence to illuminate the parking lots.

During my visit I also found several maintenance issues that need to be addressed, to include overgrown landscaping and disrepair to the fence along the perimeter.

I found a discrepancy with the plans and what is physically in place at the site. The chain link surrounding the property is at least 7 foot tall with a 1 foot 3 row barbed wire header. The plans show a 6 foot existing fence with no barbed wire.

It is also recommended that a CCTV (closed circuit television) be installed throughout the facility to include the exterior and interior.

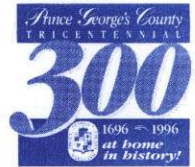


Rushern L. Baker, III
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT



Department of Public Works and Transportation
Office of Engineering




MEMORANDUM

June 26, 2013



TO: Meika Fields Urban Design
Development Review Division, M-NCPPC

FROM:  Dawit Abraham, P.E., and Associate Director
Office of Engineering, DPW&T

RE: Gilpin Property
Detailed Site Plan No. 13008.

In response to the proposed Detailed Site Plan No. DSP-13008 referral, the Department of Public Works and Transportation (DPW&T) offers the following:

- The property is located at 901 Southern Avenue in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road.
- The permit request is for a proposed conversion of the existing building to storage units and associated site improvements.
- All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County Road Ordinance, DPW&T's specifications and standards and the Americans with Disabilities Act.
- The proposed site plan is consistent with approved DPW&T Storm water Management Concept Plan No. 12563-2013, dated May 16, 2013.
- We have no objection to the conversion of the existing building into a self-storage building with 615 interior access units.

Meika Fields
June 26, 2013
Page 2

If you have any questions or need additional information, please contact Mr. Steve Snyder, P.E., District Engineer for the area, at (301) 883-5710.

DA:MT:dar

cc: Steve Snyder, P.E., District Engineer, EISD, OE, DPW&T
Ikem Nwolisa, Engineer, EISD, OE, DPW&T
Robin Jones, Engineering Technician, EISD, OE, DPW&T
Ben Dyer Associations, Inc., 11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721
Boundary Stone SE #6, LLC, P.O. Box 25523, Washington,
DC 2007

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www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar

* Also admitted in the District of Columbia

June 26, 2013

VIA EMAIL AND HAND DELIVERY

Ms. Meika Fields
The Maryland National Capital Park
& Planning Commission - 4th Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Gilpin Property - DSP-13008


Dear Ms. Fields:

Please recall that I serve as legal counsel to the applicant in the above-referenced case. Pursuant to Section 27-285(c), the Applicant respectfully requests a waiver of the 70-day review period for the above-referenced Detailed Site Plan.

My client requests a 70-day waiver to address the inadvertent error of posting the sign(s) 29 days prior to the scheduled hearing date instead of 30 days. The Applicant believes that said posting is in substantial compliance with the applicable regulations. All due consideration should be given to schedule this matter for a hearing date on July 25, 2013 or as soon thereafter as practicable.

Thank you for your consideration to this request.

Sincerely,


Arthur J. Horne, Jr.

cc: Mr. Noah Mehrkam
Mr. Rick Groff
Debra Borden, Esq.

N:\Mehrkam_Noah\fields-06-27-13-70-day(dsp).ltr.dot