



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

Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan

Penn Logistic Center

DSP-23013

REQUEST	STAFF RECOMMENDATION
Redevelop a portion of an existing industrial building by razing 104,836 square feet of an existing 214,821-square-foot complex and adding 66,259 square feet of new industrial space.	<ul style="list-style-type: none"> • APPROVAL with conditions

Location: At the northeast corner of the intersection of MD 4 (Pennsylvania Avenue) and Forestville Road.	
Gross Acreage:	11.1913
Zone:	IE/MIO
Zone Prior:	I-1/D-D-O/M-I-O
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)
Dwelling Units:	N/A
Gross Floor Area:	176,244 sq. ft.
Planning Area:	75A
Council District:	06
Municipality:	Morningside
Applicant/Address: 3300 Marlo Property Owner, LLC 125 High Street, Suite 220 Boston, MA 02110	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: tesheng.huang@ppd.mncppc.org	



Planning Board Date:	11/09/2023
Planning Board Action Limit:	11/10/2023
Staff Report Date:	10/24/2023
Date Accepted:	09/01/2023
Informational Mailing:	05/25/2023
Acceptance Mailing:	08/30/2023
Sign Posting Deadline:	10/10/2023

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-23013
Penn Logistic Center

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

EVALUATION CRITERIA

This property is located within the Industrial, Employment (IE) Zone. It was previously located within the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones. The entire property is also subject to the Military Installation Overlay (MIO) Zone for height, noise, and safety, formerly labelled as the M-I-O Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903(c) of the current Zoning Ordinance, which allows for development applications to be reviewed under the prior Zoning Ordinance. Staff has considered the following in reviewing this DSP:

- a. The 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment*;
- b. The prior Prince George's County Zoning Ordinance Light Industrial (I-1), Development District Overlay (D-D-O), and Military Installation Overlay (M-I-O) Zones;
- c. The 2010 *Prince George's County Landscape Manual*;
- d. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments; and
- g. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** This detailed site plan (DSP) requests to develop a portion of an existing industrial building by demolishing 104,836 square feet of an existing 214,821-square-foot complex and adding 66,259 square feet of new industrial space, for a new gross floor area of 176,244 square feet.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	IE/MIO (Prior I-1/D-D-O/M-I-O)	IE/MIO (Prior I-1/D-D-O/M-I-O)
Gross Tract Acreage	11.1913	11.1913
Use(s)	Warehouse, Retail and Day Care	Warehouse
Total Building Gross Floor Area (GFA)	214,821 sq. ft	176,244 sq. ft

Parking and Loading Data (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking Requirements	REQUIRED	EVALUATED
3 spaces for first 1,500 sq. ft. of GFA	3	-
1 space for each additional 1,500 sq. ft. of GFA up to 100,000 sq. ft.	66	-
0.2 space for each additional 1,000 sq. ft. of GFA above the first 100,000 sq. ft.	16	-
Total Parking Spaces	85*	162**
On-site standard spaces (9.5 feet x 19 feet)	-	145
On-site compact spaces (8 feet x 16.5 feet)	-	11
Handicap-accessible (8 feet x 19 feet with 5 feet access aisle)	-	2
Handicap van-accessible (8 feet x 19 feet with 8 feet access aisle)	-	4

Notes: *Of which at least 57 (2/3 of requirement) must be non-compact, in accordance with Section 27-559(a) of the prior Zoning Ordinance. A condition is included herein, requiring the applicant to update the number of required parking spaces.

**Of which at least six must be handicap-accessible and at least two must be handicap van-accessible, in accordance with Section 27-556 of the prior Zoning Ordinance.

Other Development Data (Per Section 27-582(a) of the prior Zoning Ordinance)

Loading Spaces	REQUIRED	EVALUATED
1 space per 1,500–10,000 sq. ft of GFA	1	-
1 space for each additional 40,000 sq. ft of GFA	5	-
Total Loading Spaces (12 feet x 45 feet)	6	6

3. **Location:** This property is known as Tax Map 89 in Grid F1, and Tax Map 90 in Grid A1, and is geographically located at the northeast corner of the intersection of MD 4 (Pennsylvania Avenue) and Forestville Road.
4. **Surrounding Uses:** This subject property is bounded by Marlboro Pike to the north; to the east by a property developed with public storage in the Industrial, Employment (IE) Zone (formerly Light Industrial (I-1) Zone); to the west by a property developed with a convenience store and a gas station (Royal Farms) in the Commercial, General and Office (CGO) Zone (formerly Commercial Shopping Center (C-S-C) Zone) and Forestville Road; and to the south by MD 4.
5. **Previous Approvals:** The subject property consists of three parcels known as Parcels A, B, and D. Parcels A and B are the subject of Preliminary Plans of Subdivision (PPS) 12-3331 and 4-71266 titled Penn – Ville Center, for which no records were found. Parcel D is not subject to a PPS, and this parcel was recorded, in accordance with Sections 24-107(c)(2) and 24-107(d) of the prior Prince George’s County Subdivision Regulations.

Parcels A and B were granted an automatic certificate of adequacy (ADQ) on April 1, 2022, for a period of 12 years, in accordance with Section 24-4503(a)(1) of the Subdivision Regulations. Parcel D does not have an automatic ADQ, since its final plat was exempt from the Subdivision Regulations and was filed, in accordance with Sections 24-107(c)(2) and 24-107(d).

The 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (sector plan) retained the subject property in the I-1 Zone and superimposed a Development District Overlay (D-D-O) Zone on it.

6. **Design Features:** The property is currently developed with a 214,821-square-foot mixed industrial and commercial space. This DSP proposes to raze approximately 104,836 square feet of retail space and replace it with an approximately 66,259-square-foot distribution warehouse as an addition. This addition will have nine loading spaces and an office space of approximately 4,092 square feet, which will be located in the northwest corner of the addition. The remaining portion in the existing building, approximately 109,390 square feet, has 28 loading spaces and open space of approximately 3,560 square feet.

The site has two existing driveways with access to Marlboro Pike. One is located close to the eastern boundary line of the subject property and the other is located close to the western boundary line of the subject property. The site circulation allows vehicles, bicycles, and pedestrians to enter and exit the site easily.

Due to existing site constraints, there is a significant difference in grade, between the Marlboro Pike elevation and the first-floor elevation of the proposed building (and the subject property). Subsequently, access to the office will be located on the west side of the building because locating the office entrance on Marlboro Pike is unfeasible. The applicant proposes to include benches and bike racks by the office entrance.

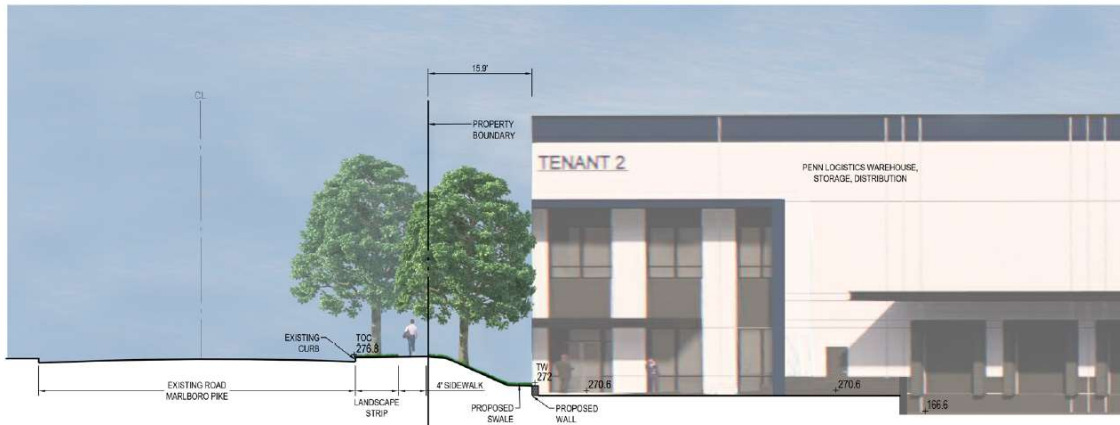


Figure 1: Cross-Section of the Street frontage of Marlboro Pike

Architecture

The architectural design of the existing portion of the building and the proposed addition is a typical, contemporary industrial building, with a flat roof. For the former, the applicant proposes to repair and repaint its façades and install new metal coping on the edge of its parapet walls, making it compatible with the new addition. The new addition consists of four different painted, concrete, tilt panels. To avoid the north elevation being a blank wall fronting Marlboro Pike, the applicant designed this elevation with faux windows and accent panels using reveal and paint to mimic the main entrance of the office, located at the northwestern corner.

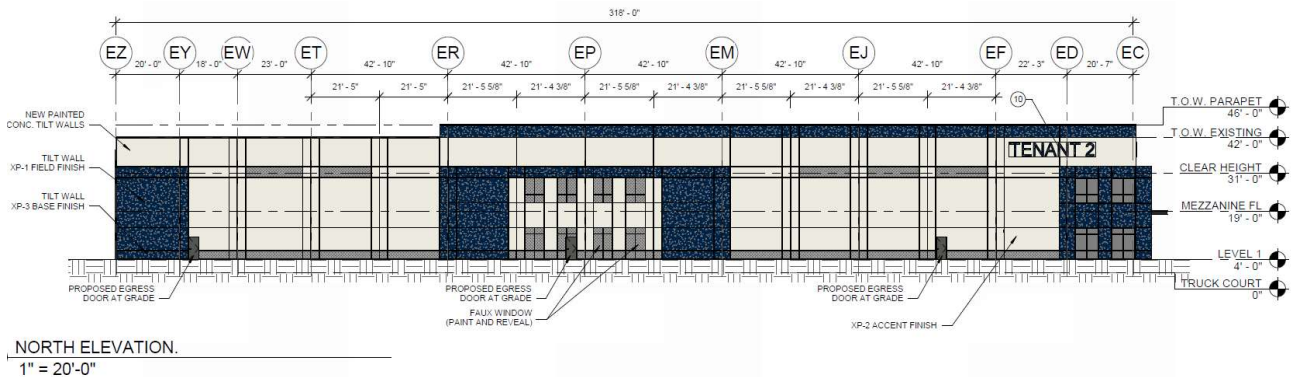


Figure 2: North Elevation along Marlboro Pike

Signage

This DSP includes three types of signage, including one monument sign, wayfinding signs and wall-mounted tenant signs. The applicant proposes to remove the existing signs on-site. A sign schedule/table was submitted with this DSP, which only includes information regarding the tenant signs. A condition is included herein, requiring the applicant to have all signage information in one location, including requirements, details, and quantity.

Lighting

The DSP application proposes to install both wall-mounted and pole-mounted lighting throughout the site. The applicant proposes to replace the existing light poles within the current parking area. Details of the proposed lighting have been included in the application. Staff find that the submitted photometric plan shows adequate light for users on-site and is sufficient for illuminating drive aisles, building entries, and walking paths throughout the site.

Loading and trash facilities

This DSP includes six loading spaces located on the west side of the proposed addition and to the south of the proposed parking area for the office, within the proposed addition. An outdoor dumpster is proposed and located at the southeast corner of the site, behind the warehouse building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment and the Development District Overlay (D-D-O) Zone:** The Marlboro Pike D-D-O Zone has three character areas. Each character area has its own set of development district standards, designated to implement the development concepts and recommendations of the sector plan. The subject property is located within Character Area 3: Low Intensity Business Park. The development district standards for Character Area 3 are described in five sections. A condition is included herein, requiring the applicant to add a schedule to the coversheet, list these development district standards, and show how the standards are met.

Section 1: Building envelope and site (page 142)

1.1. Intensity Floor Area Ratio (FAR)-Commercial Office and Other Uses-0.22 FAR maximum

Industrial Uses-0.6 FAR maximum

(Note: Existing buildings in excess of these FAR standards are exempt and not considered nonconforming.)

The total area of the subject property is 11.1917 acres or 487,494 square feet. After razing a portion of the existing building and adding an addition, the total square footage for this DSP is 176,244 square feet. The resulting floor area ratio (FAR) is approximately 0.36, which meets the requirement.

Section 2: Streetscape (page 143)

- 2.1. Landscaping/Buffering - Additional Requirements.** All development shall be subject to the design guidelines, requirements and standards of the Landscape Manual. Additional requirements for buffer/screening areas on private properties located along the public-rights-of-way, as identified in Figure X-6: Landscape Buffer Illustration on page 144 are as follows:

Area A (MD 4 including the exit ramp from I-95)-Minimum 20-foot-wide vegetative screen with or without fencing.

The submitted landscape plan shows conformance to this requirement, which is discussed below in Finding 9.

- 2.2. Fence/Wall/Screening Materials.** Fences, walls, or screening required by the Landscape Manual shall be constructed of durable materials that include masonry, stucco, decorative metal, landscape berms or vegetation. The following materials shall NOT be used for any type of required fencing, walls, or screening in this D-DOZ area: barbed wire, unclad cinder block, vinyl cladding, corrugated metal, corrugated fiberglass, sheet metal, wire mesh, or chain link.

Detailed discussion on this requirement is addressed below, in Finding 9, which demonstrates this application meets this requirement.

- 2.3. Lighting. Parking lot, building, and any decorative lights shall have cutoff type lighting fixtures to direct glare downward.**

Discussion about lighting has been addressed above, in Finding 6. A condition is included herein, requiring the applicant to add a note to the plan, indicating that lighting fixtures proposed for this DSP are of the cut-off type.

Section 3: Architecture and Materials

- 3.1. Building Façades.** All buildings shall have façades made of high quality materials, such as brick, stone, stucco, tilt-up masonry construction or some combination of these materials.

The proposed addition and the remaining portion of the existing building meet this requirement. A detailed discussion, regarding the building façades, has been addressed above, in Finding 6.

Section 4: Parking and Loading

- 4.1. Standards.** All parking and loading shall comply with standards of the zoning ordinance.

This application meets the parking requirements, as addressed above, in Finding 2.

Section 5: Landscape Manual Applicability

5.1. Permits. Issuance of a building Permit or a Use and Occupancy Permit for a change in ownership for any property with frontage along a public street shall require restoration or installation of landscape strips, buffering and screening in accordance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by Section 2.1 and 2.2 of this D-DOZ, or in accordance with modified standards as determined by the Planning Board in review of a details site plan per Section 27.548.25(c), or as determined under an alternative Compliance procedure per Section 1.3 of the Landscape Manual.

The landscape plan submitted with this application shows conformance to this requirement. Discussion regarding this requirement is addressed below, in Finding 9.

8. Prince George’s County Zoning Ordinance: The subject DSP has been reviewed for compliance with the requirements of the I-1, D-D-O, and M-I-O Zones and the site design guidelines of the prior Zoning Ordinance. The following discussion is offered, regarding these requirements:

- a. The subject application complies with the applicable requirements of Section 27-469 (I-1 Zone) of the prior Zoning Ordinance, which governs development in industrial zones. For example, the applicant has provided approximately 22 percent of the net lot area to be maintained as green area, which is more than the required 10 percent. Analyses of other requirements can be found in other parts of this technical staff report.
- b. Uses in the D-D-O Zone are governed by Section 27-548.22 of the prior Zoning Ordinance, which provides that “uses allowed on property in a Development District Overlay Zone shall be the same as those allowed in the underlying zone in which the property is classified, except as modified by development district standards approved by the District Council.” The proposed use of this subject property not only complies with the uses permitted in the I-1 Zone and modified use lists contained in the D-D-O Zone, but also complies with the uses permitted in the M-I-O Zone.
- c. Military Installation Overlay Zone: The project is also located within the height, noise, and Accident Potential Zone 1 (APZ 1) under the M-I-O Zone. Under this zoning, the applicant must meet the requirement for height and noise. The site is required to meet the applicable requirements for properties located in Surface B (Approach-Departure Clearance Surface) (50:1). In accordance with Section 27-548.54(e)(2)(B) of the prior Zoning Ordinance, structures within this area shall not exceed a height (in feet) equivalent to the distance between Surface A (Primary Surface) and the nearest boundary of the subject property, divided by 50. The nearest boundary of the subject property to Surface A is a distance of approximately 6,073 feet, which would permit a building of up to 114.4 feet in

height. The proposed building is approximately 40 feet in height, which conforms to the limitation.

The subject property also falls in the Noise Intensity Zone, where noise levels may range from 60db to 74db. Therefore, the site is not considered to be a high-intensity noise area, where the noise level exceeds 74 dBA Ldn. The restrictions on uses established in the M-I-O Zone only apply to high-intensity noise areas, in accordance with Section 27-548.55 of the prior Zoning Ordinance. In addition, Section 27-548.56 of the prior Zoning Ordinance addresses prohibited and limited uses in APZ 1, which does not include the proposed warehouse use.

Pursuant to Section 27-548.56(b)(2)(D), new office uses accessory to a permitted use in the M-I-O/I-1 Zones shall not exceed 0.15 FAR. The total area of the new office use, in the existing and proposed buildings, is 7,652 square feet, which equals a FAR of approximately 0.04. This DSP complies with this requirement.

- d. The DSP is in conformance with the applicable site design guidelines, as required in Section 27-283 and contained in Section 27-274 of the prior Zoning Ordinance.

9. **2010 Prince George's County Landscape Manual:** Development District Standard 2.1 of the sector plan states that the relevant requirements in the *Prince George's County Landscape Manual* (Landscape Manual) apply. The DSP is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping of the Landscape Manual.

- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—Along Marlboro Pike, the applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide landscape strip, and the landscape strip along Marlboro Pike has an average width of 15 feet. Within the strip, a minimum of 1 shade tree and 5 shrubs, per 35 feet of frontage, are required. The total linear feet of the Marlboro Pike frontage is 654, excluding driveway entrances, and requires at least 19 shade trees and 94 shrubs. There are 15 existing shade trees. This requirement is met with the provision of 4 additional shade trees, for 19 shade trees in total along the street frontage, complemented by 95 existing shrubs.
- b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be planting area. In this application, Section 4.3, as modified by Prince George's County Council Bill CB-17-2013, only applies to the limit of disturbance. A condition is included herein, requiring the applicant to provide an updated Schedule 4.3-2 and clearly delineate the interior planting area on the plan, with information on total square footage. For the remaining parking area, the submitted landscape plan is in conformance with the previously approved landscape plan.
- c. **Section 4.4, Screening Requirements**—The site is subject to Section 4.4, which requires screening of loading spaces and trash facilities. The submitted DSP shows that the trash dumpster is located internally to the site, and is being sufficiently screened through the proposed landscaped plants, along the perimeter of the site.

The applicant proposes four fencing types to enclose the subject property. A proposed 6-foot-tall decorative metal fence, along with evergreen trees at least 6 feet high, will be installed along the Marlboro Pike frontage. A proposed 6-foot-tall, vinyl, sight-tight fence will be installed along the western property line. A proposed 6-foot-tall, wooden, sight-tight fence will be installed along the Forestville Road/MD 4 frontage. A proposed 6-foot-tall chain-link fence will be installed along the eastern property line, which replaces an existing fence. As a result, the public view from Marlboro Pike, Forestville Road, and MD 4 will be screened. Conditions are included herein, requiring the applicant to add labels to the plan, indicating the location where these fencing details can be found; and to add a note to the plant schedule, indicating that evergreen trees, planted along the proposed decorative metal fence, should have a minimum of 9 feet on center.

- d. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires that development, along special roadways, be buffered. Forestville Road, a designated historic road, requires such buffer, with a minimum width of 10 feet, and this buffer is required to have one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. Pursuant to the Development District Standards, Section 2.1. Landscaping/Buffering, of the sector plan (page 143), the minimum requirement of the buffer width for this frontage was increased to at least 20 feet. The submitted landscape plan shows conformance to this requirement. However, there is a discrepancy between the landscape plan and the submitted schedule. Conditions are included herein, for correction and labeling of the 20-foot buffer width on the plan.
 - e. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type, required to be native species and/or cultivars, is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. The submitted landscape plan indicates that the applicant has chosen approximately 70 percent native shade trees, 100 percent native ornamental trees, approximately 91 percent native evergreen trees, and approximately 82 percent native shrubs, meeting and exceeding these requirements.
- 10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site has an approved Natural Resources Inventory Equivalency Letter (NRI-170-2021), which is valid until November 1, 2026; and an approved standard Letter of Exemption from the Woodland and Wildlife Conservation Ordinance (S-203-2021), which is valid until November 1, 2023, for the proposed project. A new standard exemption may be required, should the current exemption expire.
- 11. Prince George’s County Tree Canopy Coverage Ordinance:** The subject site is located in the I-1 Zone. Per Section 25-128(b) of the Prince George’s County Code, there is a 10 percent tree canopy coverage (TCC) requirement. This amounts to approximately 1.11913 acre, or 48,749 square feet, to be provided in TCC. The subject DSP provides the appropriate schedule and shows an adequate number of plants on-site, in compliance with the requirements.

12. **Referral Comments:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:

- a. **Historic Preservation and Archeological Review**—In a memorandum dated September 20, 2023 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted that a search of current and historic photographs, topographic, and historic maps and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
- b. **Community Planning**—In a memorandum dated October 9, 2023 (Klein to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to Section 27-548.25(b) of the prior Zoning Ordinance, the proposed development within Character Area 3 conforms with the purposes and recommendations for the development district, as stated in the sector plan.
- c. **Transportation Planning**—In a memorandum dated October 9, 2023 (Yang to Huang), the Transportation Planning Section provided the following comments on this DSP:

Master Plan Right of Way

The subject site’s southern boundary is adjacent to MD 4, a freeway established with the 2009 *Approved Master Plan of Transportation* (MPOT), but does not have access at MD 4. The site’s northern boundary is adjacent to Marlboro Pike (I-417), an industrial road, with a 70-foot-wide right-of-way established with the MPOT. The latest DSP submission shows the extent of the master plan facility within the limits of the planned right-of-way and, as such, no additional dedication is needed to facilitate the ultimate requirement. Staff find that the subject application is consistent with the plan recommendations.

Master Plan Pedestrian and Bike Facilities

There are planned shared-use paths along MD 4 and a planned bicycle lane along Marlboro Pike frontages.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical. (page 10).

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities. (page 10).

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*. (page 10).

This development is also subject to the sector plan, which includes the following related policies.

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities. (page 62).

There are existing sidewalks along the south side and part of the north side of Marlboro Pike. There are proposed pedestrian paths, including crosswalks, connecting the parking spaces and the building. In addition, bicycle racks are provided. Because of the limited frontages along MD 4 and Marlboro Pike, staff does not recommend constructing the planned shared-use path and bicycle lane, at this time.

Analysis of Traffic Impacts

The proposed renovation will generate less trips than the existing usages have generated. The applicant submitted a trip generation report.

Trip Generation

The applicant’s trip generation summary is provided, which considers the 176,244-square-foot warehouse. The table below summarizes trip generation, in each peak-hour, which will be used in reviewing traffic and developing a trip cap for the site:

Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
Existing Discount Home Furnishing Superstore (ITE-869)	97,297	sq. ft.	35	20	55	81	72	153	
Existing Warehouse (County Rates)	109,985	sq. ft.	35	9	44	9	35	44	
Existing Day Care (County Rates)	90	student	38	34	72	35	39	74	
Total Existing Trips			108	63	171	125	146	271	
Proposed Warehouse (ITE-155)	176,244	sq. ft.	124	29	153	82	129	211	
Total Proposed Trips			124	29	153	82	129	211	
Total New Trips						-18			-70

Based on the findings of the trip generation, the Transportation Planning Section concludes that the new generated trips are less than the existing trips generated from the current usages.

- d. **Subdivision Review**—In a memorandum dated October 9, 2023 (Heath to Huang), the Subdivision Review Section provided comments and found that the new gross floor area (GFA) will be restricted to Parcel A, which is less than the existing GFA on-site. Parcel D will be developed for parking only; therefore, a PPS will not be required for development of Parcel D, as no development over 5,000 square feet of GFA is proposed.

- e. **Environmental Planning**—In a memorandum dated September 12, 2023 (Kirchhof to Huang), the Environmental Planning Section offered the following:
- Stormwater Management**
An approved Stormwater Management (SWM) Concept Plan (44116-2022-00) and associated letter was submitted with the application for this site. The approval letter was issued from the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) on March 21, 2023, and is valid until March 21, 2026. The approved plan indicates that stormwater requirements will be processed by a storm filter.
- f. **Permit Review Section**—In a memorandum dated October 9, 2023 (Jacobs to Huang), the Permit Review Section offered two conditions, which are included in the Recommendation section of this report.
- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 16, 2023 (Giles to Huang), DPIE noted that a floodplain study is required for the subject property and offered comments, pertaining to SWM, which will be addressed through DPIE’s separate permitting process.
- h. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- j. **Prince George’s County Health Department**—In a memorandum dated September 12, 2023 (Adepoju to Huang), the Health Department offered comments addressing noise and dust, to not to adversely impact adjacent properties, and noted that a raze permit from DPIE is required for demolition of the showroom and retail space.
- k. **Joint Base Andrews (JBA)**—In an email dated September 15, 2023 (Zimmerman to Huang), JBA noted that, per the MIO Zone and the guidelines established in the Air Force Handbook 32-7084, *Air Installations Compatible Use Zones (AICUZ) Program Managers (PM) Guide* (dated 2 November 2017), the listed land uses conform to the suggested land use compatibility categories. However, JBA recommends limiting the number of personnel required to work and participate in these land uses, due to the location within APZ 1.
- l. **City of Morningside**—The subject property is located within one mile of the geographical boundary of the City of Morningside. The DSP application was referred to the city for review and comments on October 6, 2023. At the time of the writing of this technical staff report, the City of Morningside did not offer comments on the subject application.

13. **Community Feedback:** As of the writing of this technical staff report, staff have not received any community feedback or input regarding the subject application.
14. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent a most 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 costs and without detracting substantially from the utility of the proposed development for its intended use.
15. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
16. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
17. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:
 - (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

No regulated environmental features are located on-site, and the site has already been graded and developed.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George’s County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-23013 for Penn Logistic Center, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the site plan to:
 - a. Darken the text labels for existing parcels, their acreage, and recording reference on the plans.
 - b. Show and label the existing 10-foot-wide public utility easement along the Marlboro Pike frontage of Parcel D, in accordance with the final plat.
 - c. Add a schedule to the coversheet, listing the required development district standards and showing how these standards are met.
 - d. Add labels on the plan, indicating the location where the fencing details can be found.
 - e. Include information regarding signage in one location on the plan, specifying

requirements, details, and quantity.

- f. Note on the photometric plan that lighting fixtures proposed for this DSP are of the cut-off type.
 - g. Delineate the setback of the proposed monument sign from the street.
 - h. Revise the description of the building signage in the Schedule of Elevation Key to be tenant signage, instead of address signage.
 - i. Update the parking schedule for the required parking spaces.
2. Prior to certification, the applicant shall revise the landscape plan, as follows:
- a. Update the information contained in Schedule 4.3-2 and clearly delineate the interior planting area on the plan, for the analysis of the section.
 - b. Note that the evergreen trees, planted along the proposed decorative metal fence, shall have a minimum of 9 feet on center.
 - c. Label the minimum 20-foot-wide vegetative screen, along Forestville Road/MD 4 (Pennsylvania Avenue).
 - d. Update the information contained in Schedule 4.6-2, to be consistent with the landscape plan.

PENN LOGISTIC CENTER

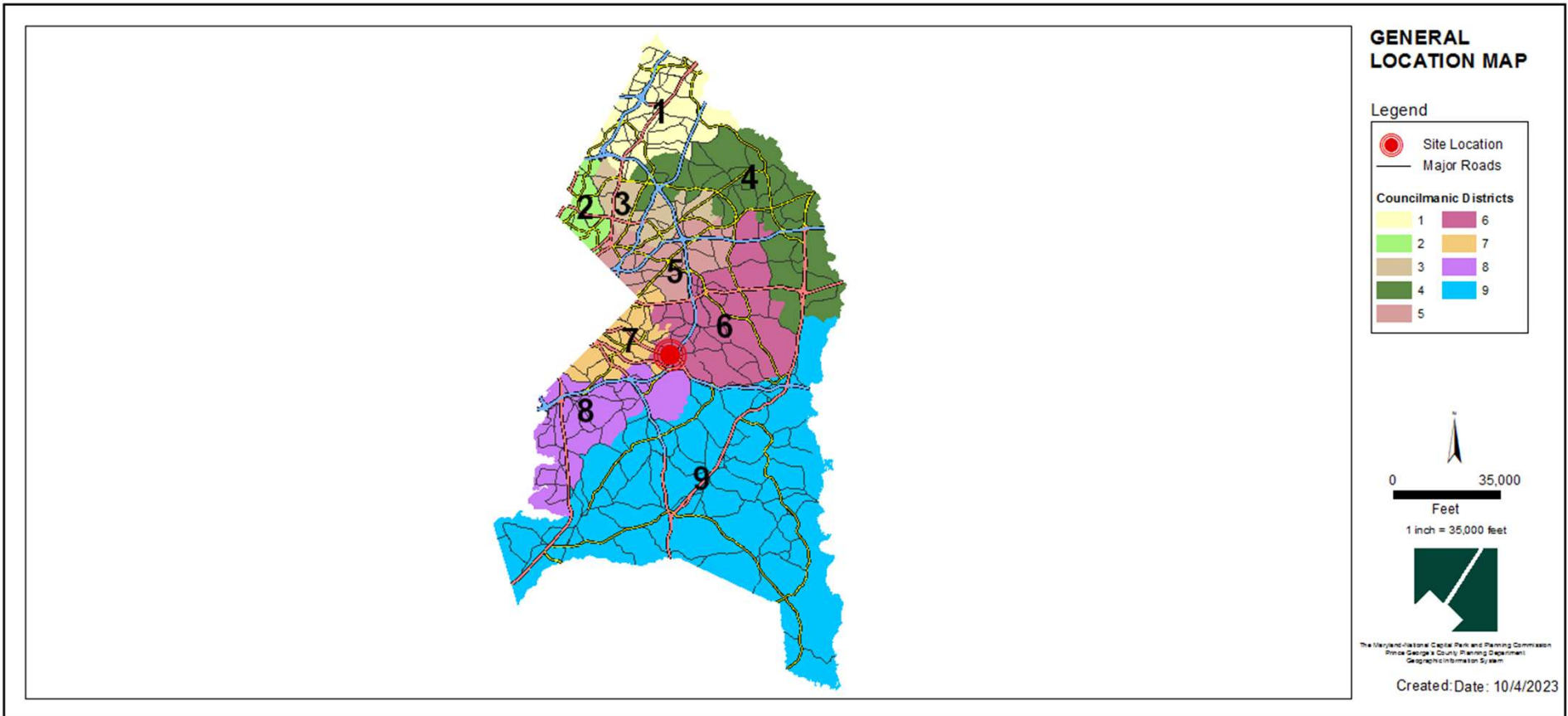
Detailed Site Plan

Staff Recommendation: APPROVAL with conditions

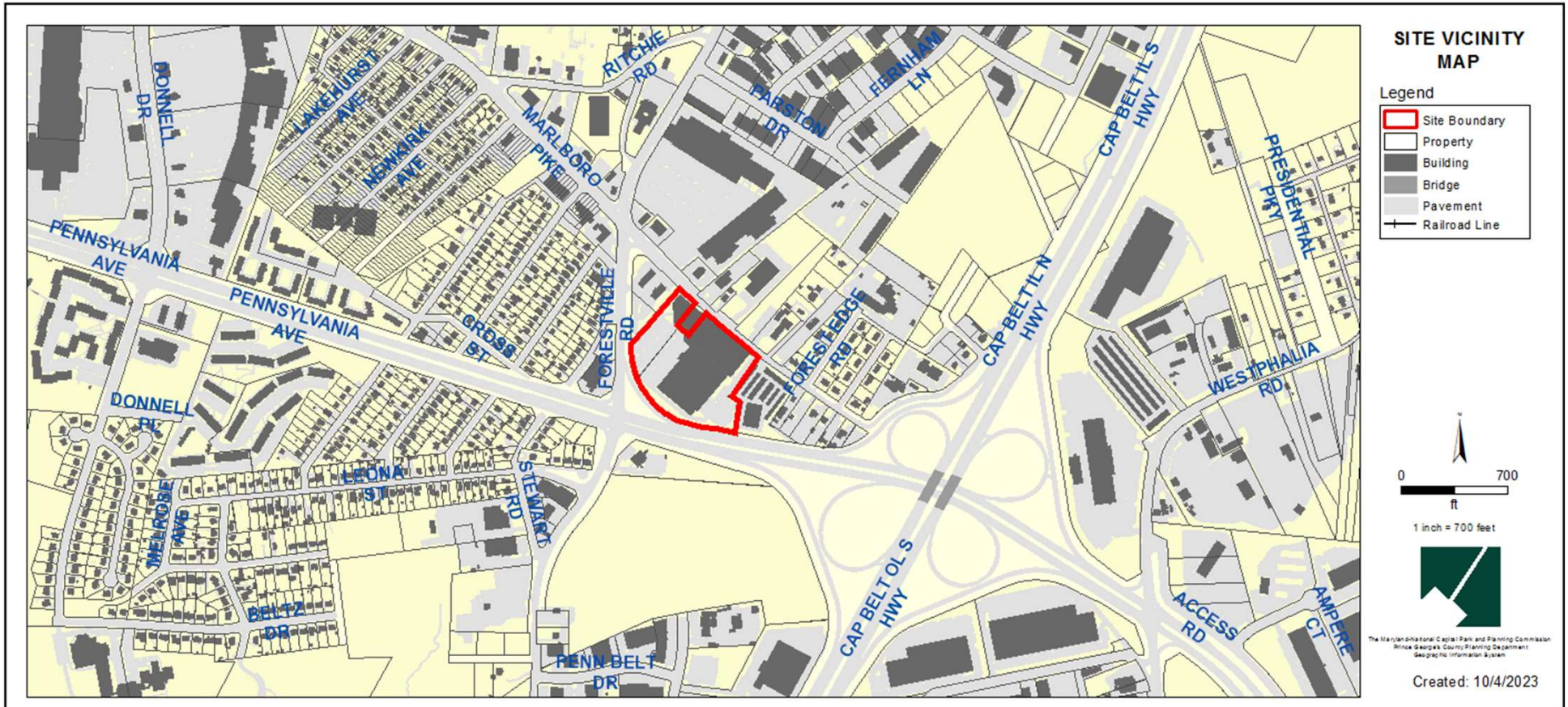


GENERAL LOCATION MAP

Council District: 06
Planning Area: 75A



SITE VICINITY MAP



OVERLAY MAP (CURRENT AND PRIOR)

Overlay Zone: MIO

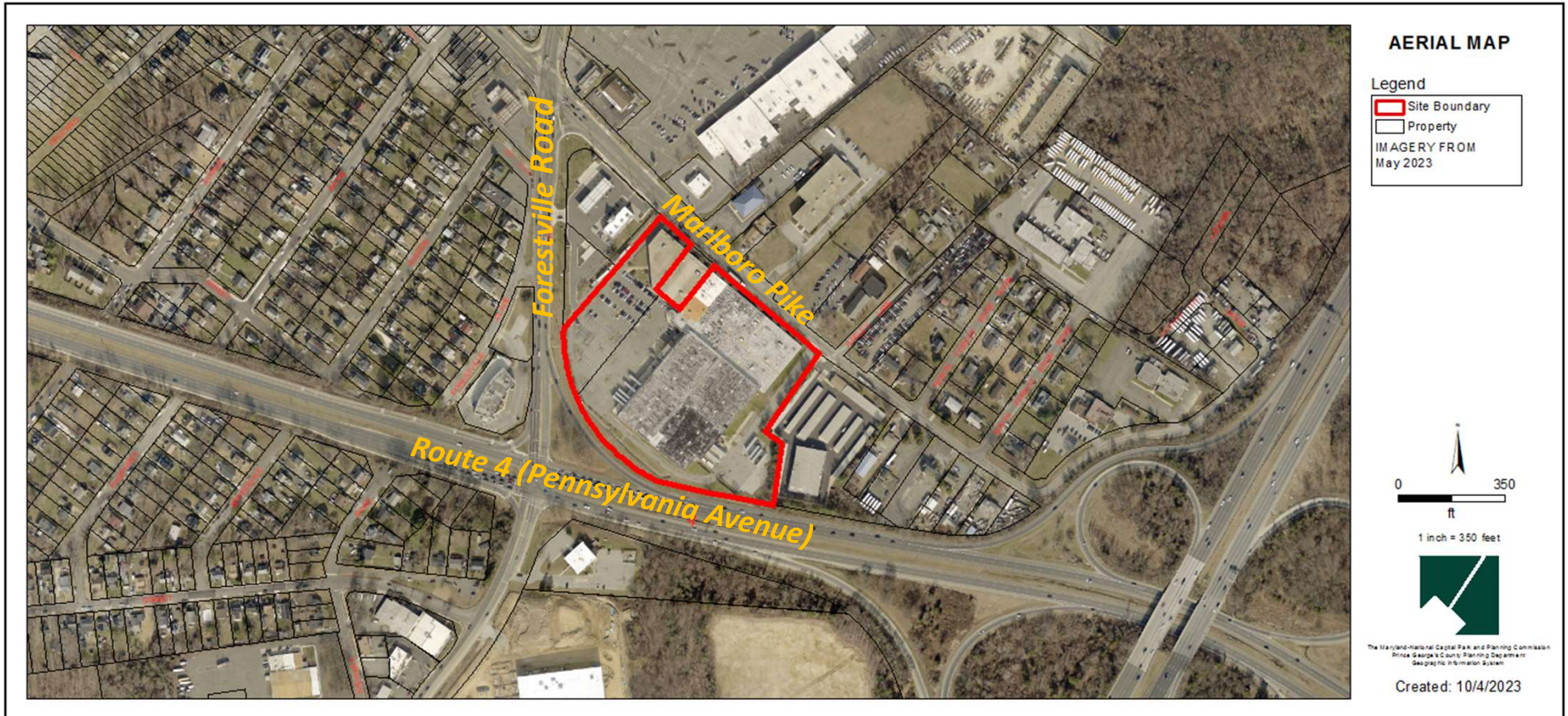
Prior Overlay Zone: M-I-O/D-D-O

CURRENT OVERLAY MAP

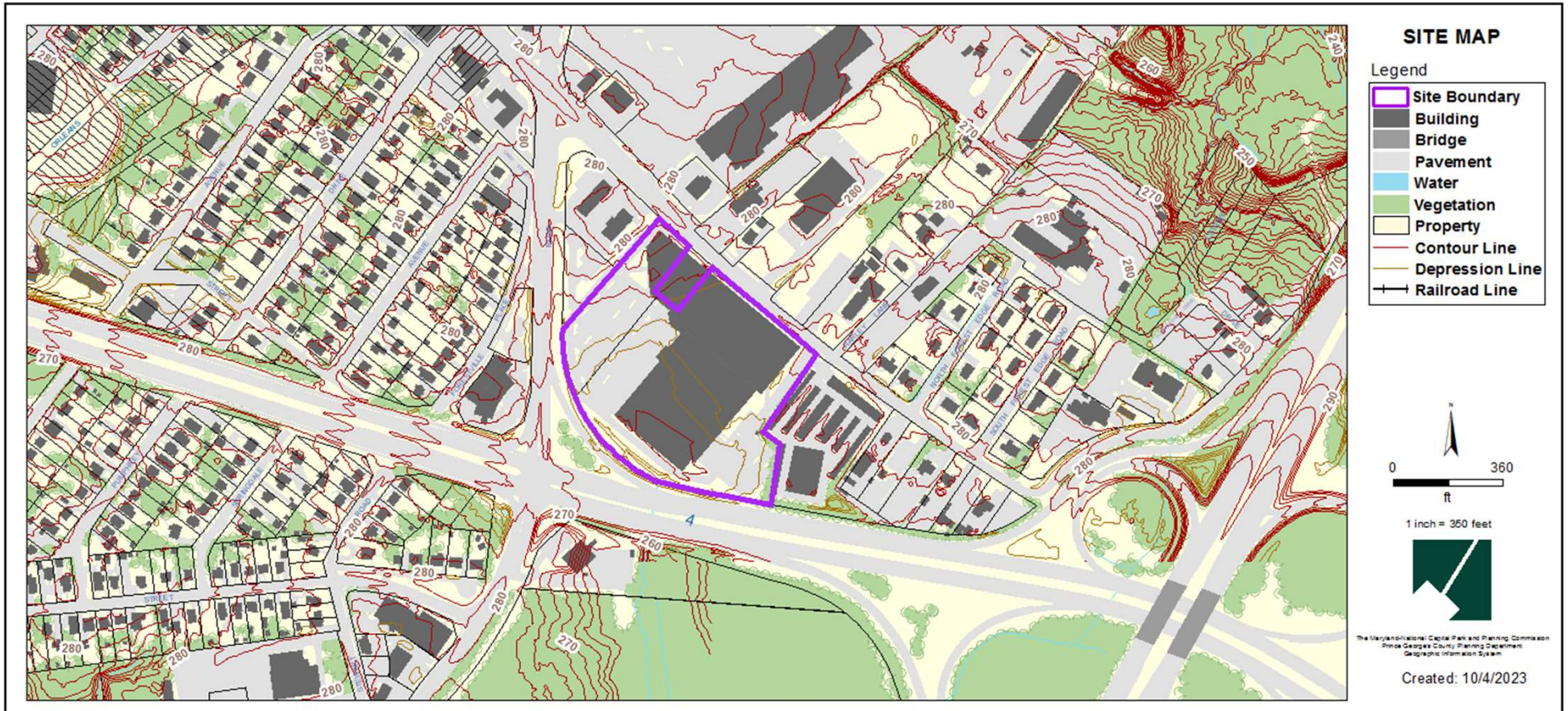
PRIOR OVERLAY MAP



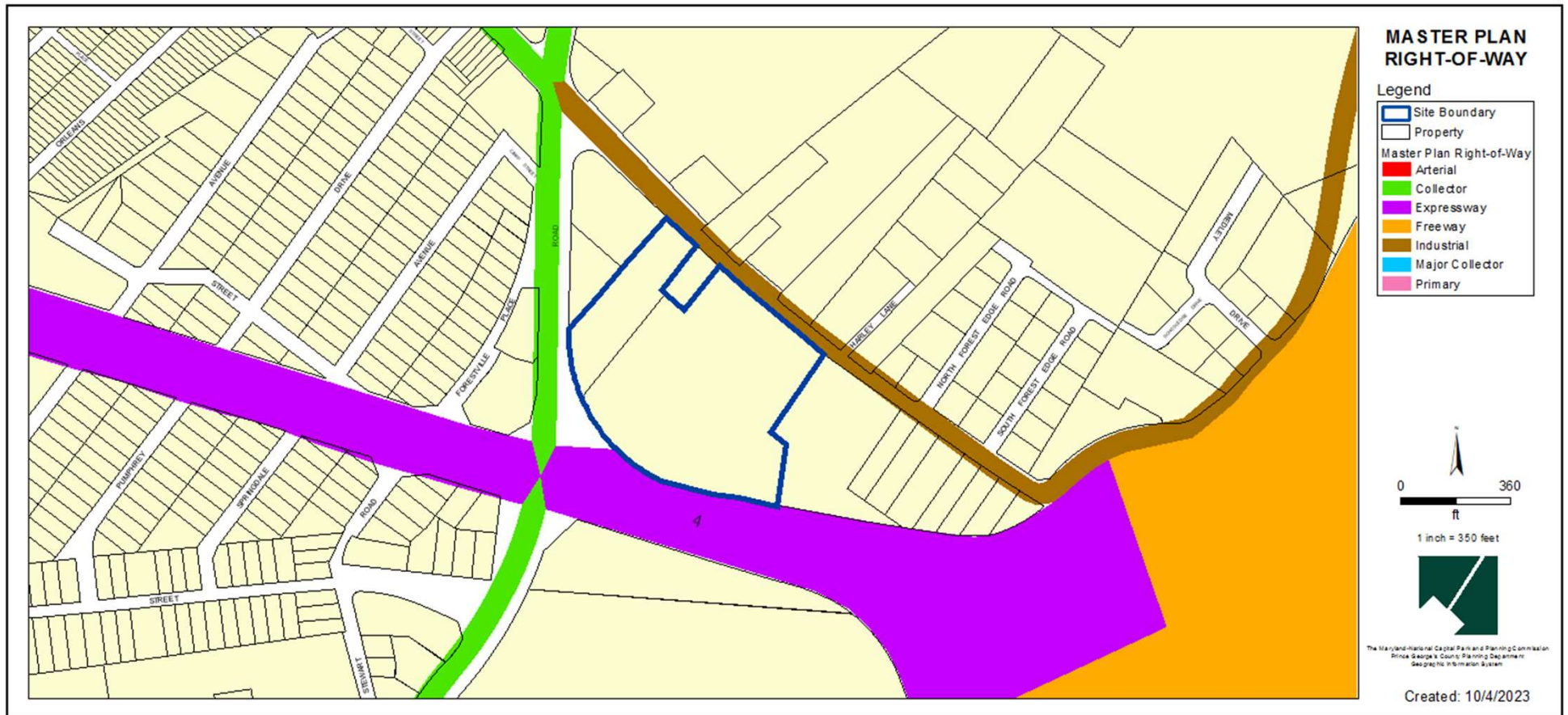
AERIAL MAP



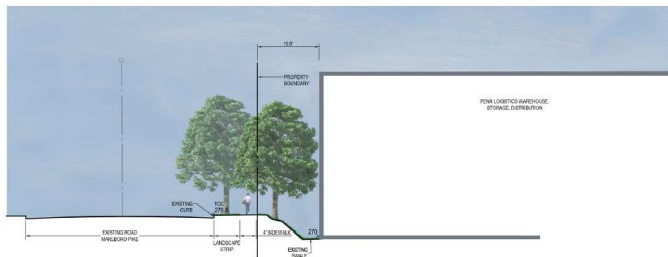
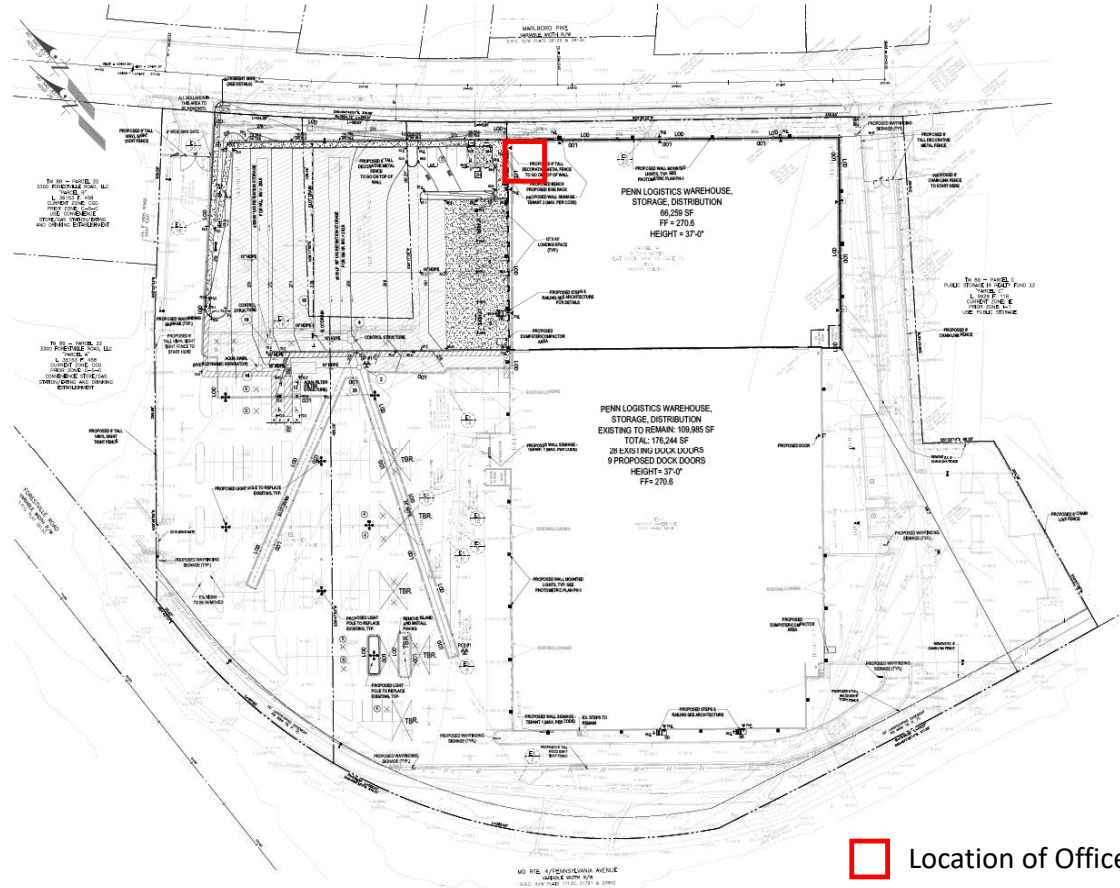
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

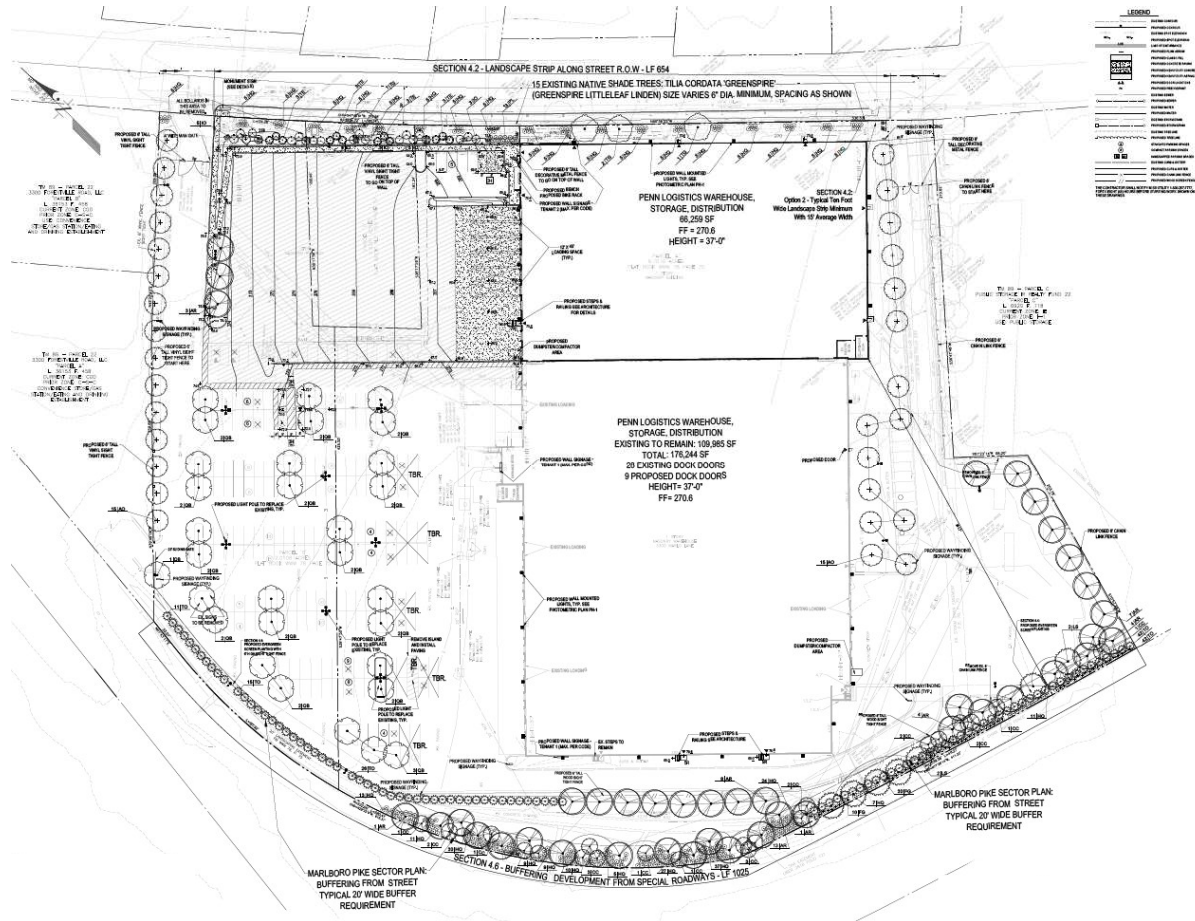


DETAILED SITE PLAN

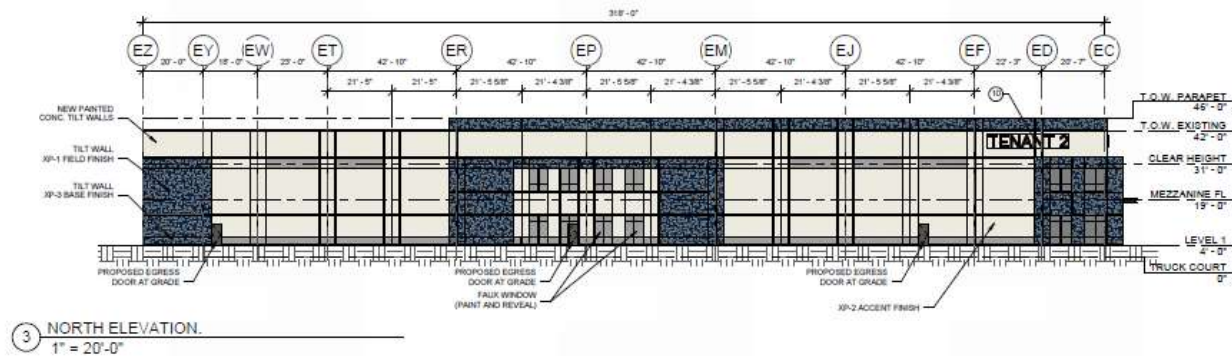
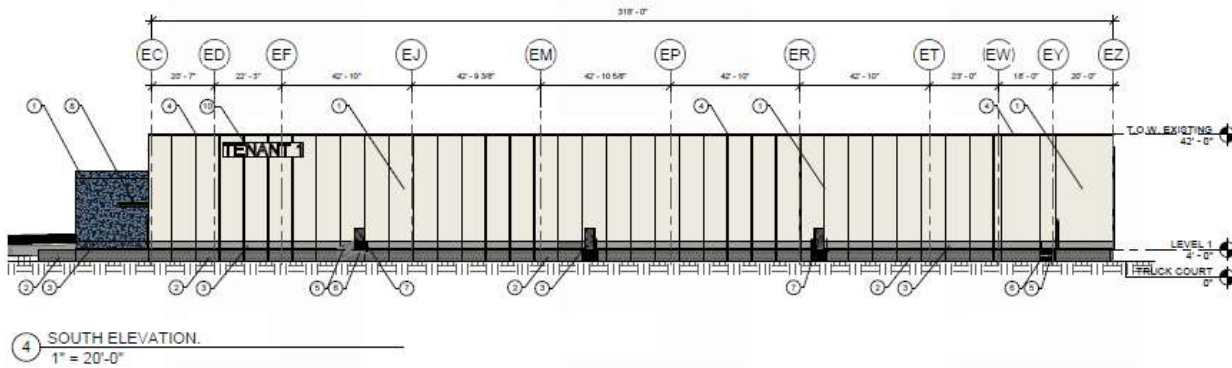


 Location of Office Space

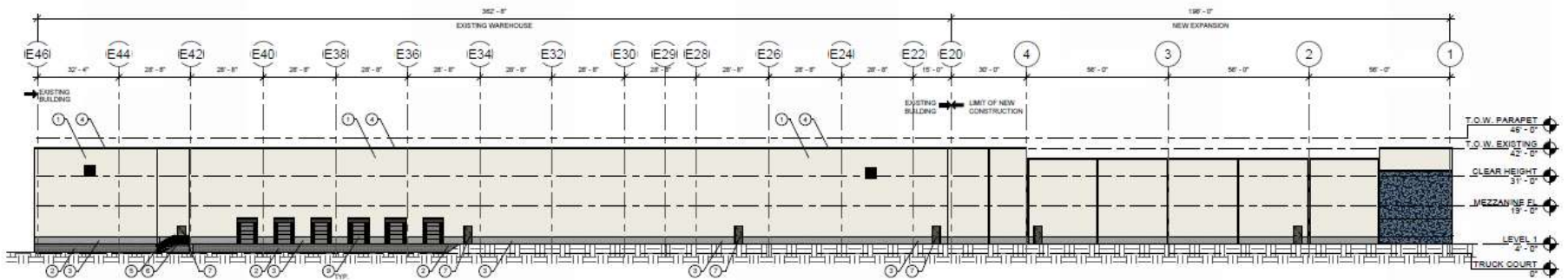
LANDSCAPE PLAN



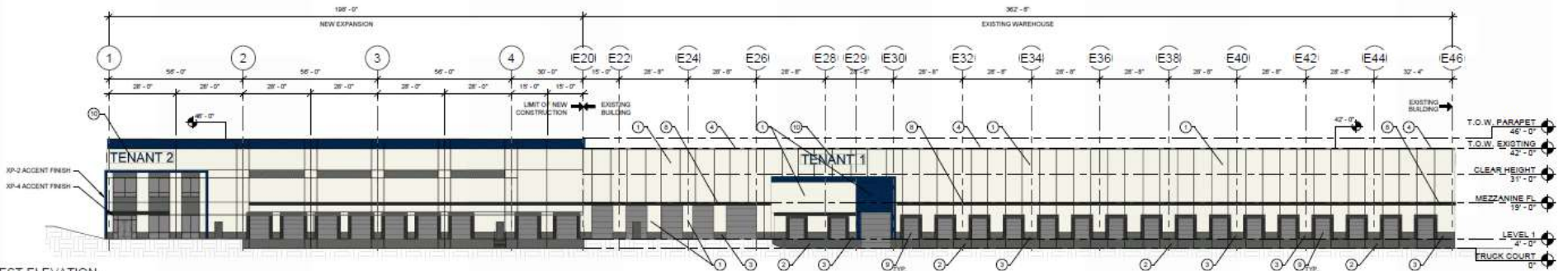
ELEVATIONS



ELEVATIONS



2 EAST ELEVATION.
 1" = 20'-0"



1 WEST ELEVATION.
 1" = 20'-0"

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-23013

[Major/Minor] Issues:

- None

Applicant Required Mailings:

- Information Mailing: 05/25/2023
- Acceptance Mailing: 08/30/2023
-

PENN LOGISTICS CENTER
DETAILED SITE PLAN DSP-06015-01
STATEMENT OF JUSTIFICATION
MAY 26, 2023
AMENDED AUGUST 7, 2023
AMENDED OCTOBER 5, 2023

APPLICANT

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301-306-0033

ENGINEER

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Mitchellville, Maryland 20721
Contact: Paul Woodburn, PE
301-430-2000

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1. INTRODUCTION

3300 Marlo Property Owner LLC (the “Applicant”) presents this Detailed Site Plan application for renovation of an existing development which currently contains 214,821 square feet. The existing development consists of a former furniture showroom, attached retail space and a distribution warehouse. As described in greater detail below, the proposed development will include the razing of the former furniture showroom and the retail space and the construction of 66,259 square feet of new distribution warehouse space. The resulting square footage will be 176,244 square feet, a reduction of 38,577 square feet. The proposed development is located on a tract of land containing 11.1917 acres. The property contains three separate subdivided parcels. Two parcels are more particularly described as Parcels “A” and “B” depicted on a plat of subdivision entitled “Penn-Ville Center”, which plat is recorded among the Land Records of Prince George’s County at Plat Book WWW 78 at Plat 75, and Parcel “D” as depicted on a plat of subdivision entitled “Penn-Ville Center”, which plat is recorded among the Land Records of Prince George’s County at Plat Book NLP 150 at Plat 58 (the “Subject Property”).

The Subject Property is currently zoned IE. Under the prior Zoning Ordinance, the Subject Property was zoned I-1/DDOZ/MIOZ. As outlined in greater detail below, this application is filed in accordance with the regulations of the prior Zoning Ordinance.

2. DEVELOPMENT HISTORY OF THE SUBJECT PROPERTY

The Subject Property is currently zoned I-1/DDOZ/MIO. The Subject Property was rezoned C-2 in 1969 and then zoned I-1 with the adoption of the Suitland-District Heights and Vicinity Sector Plan in 1986. For decades, the site was the home of Marlo Furniture Store. The original store was constructed in or about 1974. Marlo was unique in the furniture industry in that the founder wanted customers to be able to take any purchases home the day they were purchased. As a result, the property consisted of a furniture showroom and a warehouse from which the furniture would be either taken home the day of purchase or delivered to customers shortly thereafter. The concept was extremely successful. In 1990, home furnishings stores were permitted in the I-1 zone and an addition to the furniture showroom was constructed to house home furnishing uses. This addition was completed by 1993. In 2012, the owner of Marlo Furniture sold the four stores located in Maryland to Regency Furniture, but retained ownership

of the real estate. In 2022, the owner of Marlo Furniture Store sold the Subject Property to the Applicant.

The existing improvements were constructed on the Subject Property as permitted uses without the approval of a detailed site plan. Parcels “A and “B” were subdivided in 1972 and, as noted above, the furniture showroom and warehouse were constructed shortly thereafter. Parcel “D” was acquired by Marlo in 1986 and a subdivision plat was recorded in 1989. The addition constructed in the early 1990’s was also constructed as a matter of right. There was one detailed site plan approved for the Subject Property, DSP-05029, which was approved in 2006 to locate a daycare center in the retail addition. All new square footage will be constructed on Parcel “A”. Since the Subject Property was subdivided after October 27, 1970 for non-residential use and the proposed development will reduce the overall square footage of the existing development, a new Preliminary Plan of Subdivision is not required.

3. JUSTIFICATION FOR USE OF PRIOR ZONING ORDINANCE

As stated above, the Subject Property is currently zoned IE. Under the prior Zoning Ordinance, the Subject Property was zoned I-1/DDOZ/MIOZ. The Detailed Site Plan will be filed pursuant to the provisions of the former Zoning Ordinance. In the IE Zone, a distribution warehouse requires approval of a special exception application. Only a detailed site plan is required in the I-1/DDOZ/MIOZ pursuant to the prior Zoning Ordinance. In addition, the development regulations of the IE Zone conflict with the existing improvements. The green area requirement in the IE zone is 25%, rather than 10% in the I-1 zone. In addition, the maximum lot coverage in the IE zone is 45%. This essentially translates to a green area requirement of 55%, since lot coverage includes the area covered by the building, parking lot and driveways. The existing development exceeds the 45% lot coverage maximum. This would require that a portion of the existing development be razed to renovate the Subject Property as proposed. Further, Section 27-61102 of the Zoning Ordinance contains Industrial Form and Design Standards. Section 27-61102(f) requires that “no more than 60 percent of the off-street parking spaces may be located in surface parking lots between the front building façade and the street it faces.” In this case, the front of the building faces Forestville Road, although there is an intervening property between the Subject Property and the road. The vast majority of the employee parking is located in the front of the building, while a few spaces are in the rear. Thus,

the property would not conform to this requirement. Since this is an existing condition, the property could not comply with this requirement without almost a complete redevelopment of the site, which is not necessary or warranted.

4. SUMMARY OF ZONING HISTORY

As noted above, the Subject Property is within the boundaries of a Development District Overlay Zone (“DDOZ”) established by the 2009 Marlboro Pike Sector Plan. The Preliminary Marlboro Pike Sector Plan did not propose to establish a DDOZ applicable to the area that includes the Subject Property. With the adoption of CR-90-2009, however, the District Council established a DDOZ known as the "Low Intensity Business Park Character Area." The provisions governing the DDOZ were contained in Attachment C-1 through C-6 of CR-90-2009, which have now been incorporated into the published Sector Plan.

Some history as to how the DDOZ was created is relevant to the instant request. The recommendation for the DDOZ relates to two key factors. The first was a goal to encourage the redevelopment of certain existing commercial and industrial properties with low intensity commercial and industrial uses that would "provide an attractive gateway to the Marlboro Pike Sector Plan area". The second was the impact of flight operations from Air Base Andrews. The Sector Plan sought to create "a functional business community that is compatible with the location under the flight path for Andrews Air Force Base.”

In the Preliminary Sector Plan, a 20-acre area, which included the Forestville Plaza Shopping Center, was identified as Priority Area 7. Priority Area 7 was proposed to be rezoned to the I-1 Zone and recommended for redevelopment as the Forestville Flex Space Campus. As noted in the Sector Plan, it was thought that the shopping center’s condition (it was described as "nearly vacant" "with a large unkept parking lot in front") made it a good candidate for redevelopment. This area is depicted below:



The concept plans for this area envisioned the existing structures being completely razed and replaced with one story industrial buildings lining the public right of way. Priority Area 7 and the vision for redevelopment included in the Sector Plan are depicted below:

Figure III-31:
Priority Area 7
Concept Plan

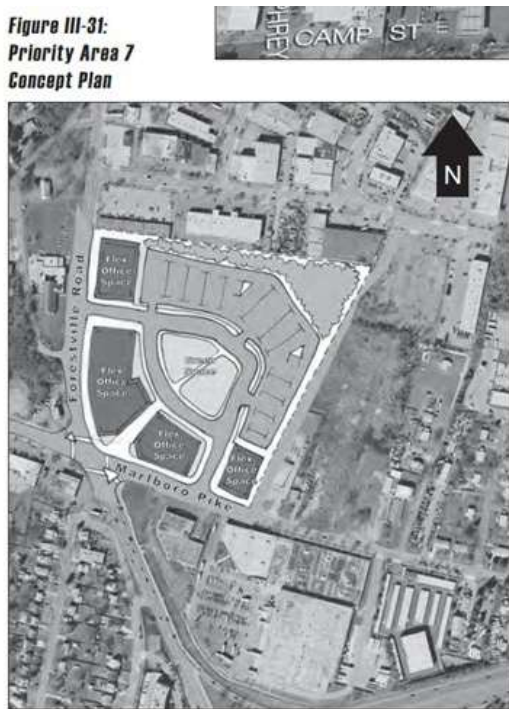


Figure III-32: Priority Area 7 Rendering

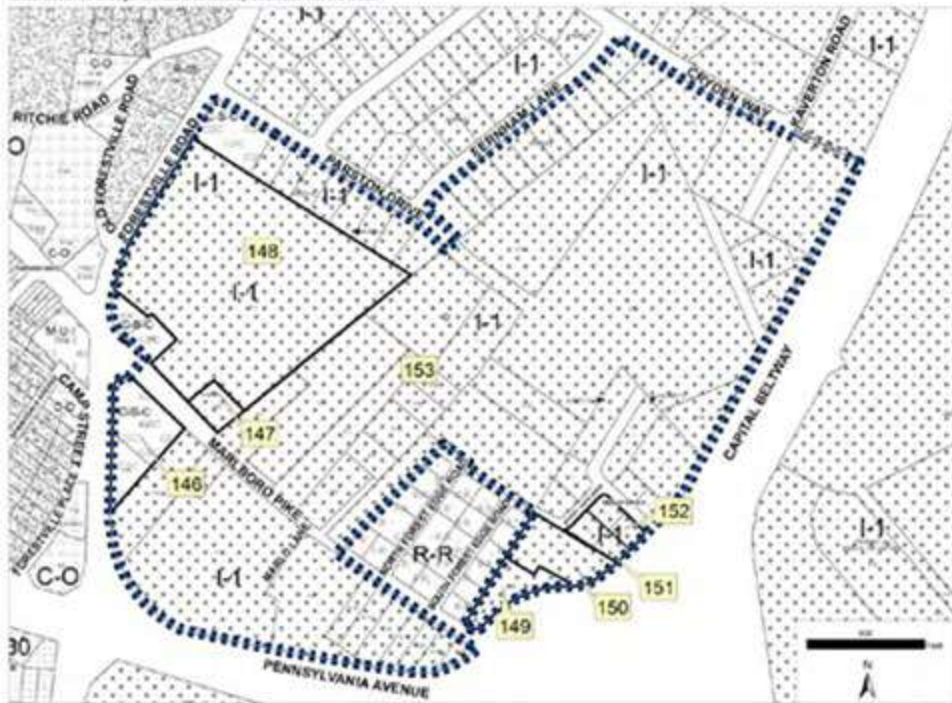


During consideration of the Sector Plan by the District Council, concerns arose as to how the property would be used in the I-1 zone. Since there was no requirement to raze the existing structures, rezoning the property to the I-1 zone could result in the property being converted into contractor storage yards and other types of uses that were not consistent with the vision to create a gateway use along the Marlboro Pike Corridor. In addition, there were concerns with impact of air traffic from Andrews Air Force Base.

Ultimately, the District Council approved the rezoning to the I-1 zone, but also established a Development District Overlay Zone (“DDOZ”). In addition to the land identified as Priority Area 7, the DDOZ included land bounded by Pennsylvania Avenue/Marlboro Pike/Forestville Road, including the Subject Property. The additional area included in the DDOZ was predominantly the area impacted by Accident Potential Zone 1 (“APZ 1”) associated with the operations of Air Base Andrews. The boundaries of the DDOZ are shown on the map contained on Page 293 of the Sector Plan, which is reproduced below:

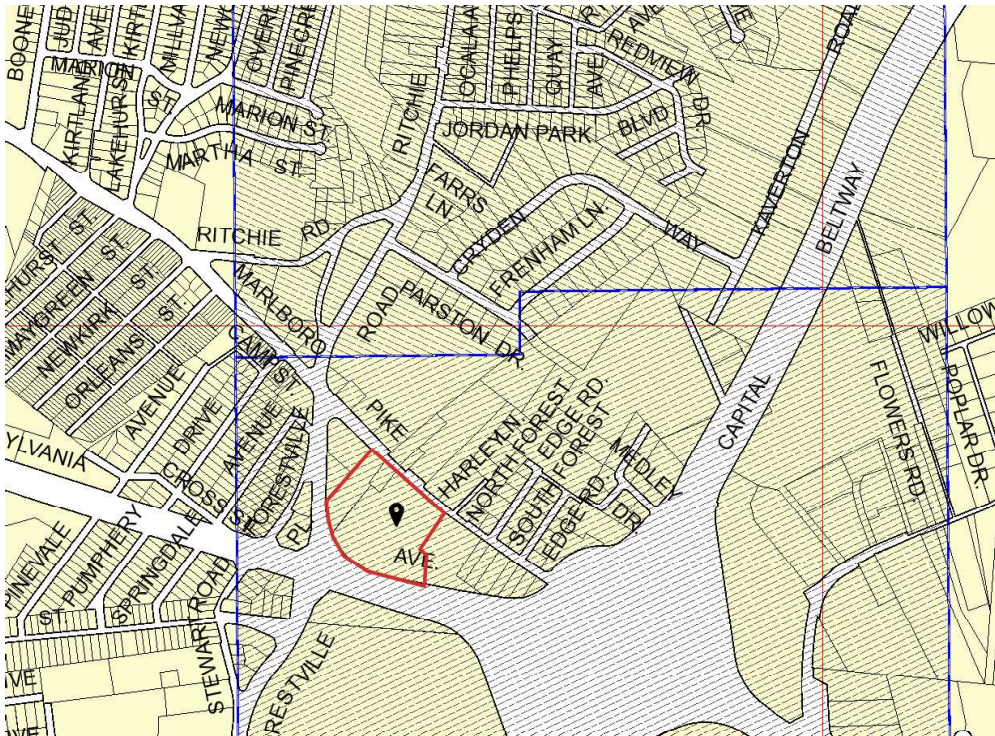
CHAPTER X—Sectional Map Amendment

Index AA: SMA change 146 (I-1 to C-S-C with Low Intensity Business Park D-002)
Index BB: SMA change 147-148 (C-S-C to I-1 with Low Intensity Business Park D-002)
Index CC: SMA change 149-152 (I-4 to I-1 with Low Intensity Business Park D-002)
Index DD: SMA change 153 (Low Intensity Business Park D-002)



283

The DDOZ helped the County achieve its goals in that it provided site plan review over any future redevelopment of the gateway properties included in Priority Area 7, but also allowed for the implementation of use limitations. This was important to limiting certain uses which could be located on the gateway properties, but also allowed for the implementation of use limitations associated with Air Base Andrews. It is important to note that these use limitations preceded the Joint Land Use Study (“JLUS”) and the adoption of the Military Installation Overlay Zone (“MIOZ”) in 2015. The adoption of the MIOZ was the result of substantial analysis and continues to guide development of properties impacted by activities at Air Base Andrews. The boundaries of APZ 1 can be seen on the map below. The Subject Property (outlined in red) is wholly located within APZ 1.



It is important to note that a warehouse was a permitted use in the DDOZ use list (although the FAR of any industrial development was capped at .6 FAR). Also, DDOZ's typically contain an extensive list of Development District Standards. Given the purpose of the Low Intensity Business Park DDOZ, the DDOZ contains relatively few Development District Standards, although one specific Development District Standard is applicable to the Subject Property. Each of the applicable Development District Standards will be addressed in greater detail below.

As noted above, the MIOZ was adopted in 2015 and contains use restrictions which resulted from community outreach and interaction with local business owners, but those use restrictions do not limit the construction of warehouses. Thus, with the FAR limitation contained in the DDOZ, the Subject Property is more restricted than it would have been only under the regulations of the MIOZ.

5. SUMMARY OF PROPOSED DEVELOPMENT

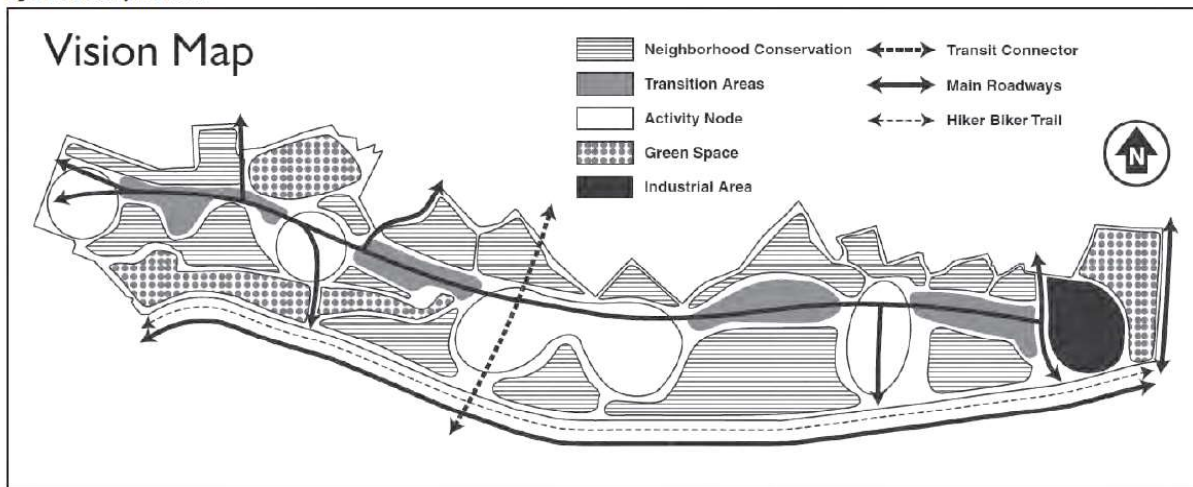
As noted above, the Subject Property is currently improved with 214,821 square feet of mixed industrial and commercial space. After Regency Furniture purchased Marlo Furniture, it abandoned the on-site warehouse business model and shipped furniture from a separate warehouse location. As such, the warehouse portion of the existing structures has been leased as a distribution warehouse independent of the remaining furniture store for several years. The

Applicant proposes to retain the warehouse, which consists of 109,390 square feet and 28 loading lock doors and raze the 104,836 square feet of retail space and replace it with a distribution warehouse containing 66,259 square feet. The resulting building will contain a total of 176,244 square feet, or 38,577 square feet less than currently exists. The new addition will have an office component located in the northwest corner of the building and will have nine (9) loading docks. The existing portion of the building to remain will be refurbished to improve the look of the building.

6. CONFORMANCE WITH THE DEVELOPMENT DISTRICT OVERLAY ZONE STANDARDS APPLICABLE TO THE BUSINESS PARK CHARACTER AREA OF THE APPROVED MARLBORO PIKE SECTOR PLAN

The 2009 Approved Marlboro Pike Sector Plan identified different types of character areas along the corridor. The main character areas include the activity nodes, transition areas, and neighborhood areas. The activity nodes are the centers in which major investments and redevelopment will occur to create corridor focal points. Activity nodes should be lively, populated areas with high quality design. The transition areas lie between activity nodes where investments will occur to either redevelop or improve upon properties lining Marlboro Pike. There appears to be some level of conflict in the plan as to the transition areas. For example, in the Vision section of the Plan, Figure II-1 (shown below), shows the conceptual location of the

Figure II-1: Conceptual Vision



Transition Areas. The area where the Subject Property is located is shown as an Industrial Area. In the Community Development Section of the Plan (p.43), it says the vision for the Transition Areas “is new housing development to complement existing housing and the relocation of stable existing businesses to the priority areas.” One of the identified goals for the Transition Areas is to “Encourage primarily residential development within transition areas.” However, In the discussion about Priority Area 7 (the Forestville Plaza Shopping Center across Marlboro Pike to the north) the Plan states that

“Additional development opportunities exist in the vicinity of this priority area. Given the land use restrictions imposed by nearby air traffic from Joint Base Andrews Naval Air Facility Washington, some existing areas are not in compliance with the recommended land use. In particular, retail and higher density housing is not recommended. However, low-intensity uses such as auto-oriented services, warehousing, wholesalers, manufacturing, park and rides, and nature preserves are permissible.”

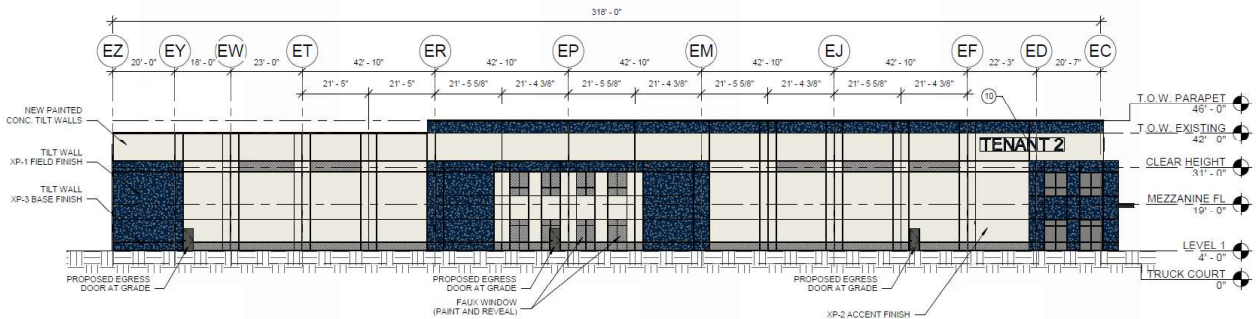
Given the industrial zoning of the subject Property and the restrictions imposed by air traffic from Joint Base Andrews, low intensity uses such as the warehouse proposed by the Applicant is consistent with the recommendation of the Sector Plan.

The Design Guidelines in Chapter IX of the Sector Plan sets forth specific standards for properties in a Development District Overlay Zone, such as the Subject Property. In addition, there are design guidelines that apply generally to all activity nodes, transition areas and neighborhood areas. Figure IX-1b on page 107 does depict the Subject Property as being located in a Transition Area. On Page 109, the general Design Guidelines for buildings in the Transition Areas are listed. One of the Design Guidelines states:

- **Avoid blank, solid façades on elevations facing Marlboro Pike.**

During Pre-Application review, the Applicant was requested to “revise the architectural elevations of the new construction based on the building design guidelines listed on Page 109 of the Sector Plan. Blank, solid facades on the elevations facing Marlboro Pike should be avoided.” In addition, the Applicant was requested to “Relocate the main entrance of the proposed office component to be on Marlboro Pike.” The Applicant revised the architectural elevations of the building along Marlboro Pike. These elevations were modified to accentuate the entrance at the northwest corner of the building and to provide the appearance of an entrance and to modify the elevation along Marlboro Pike to provide additional architectural interest. Comments received at

SDRC asked for an operable entrance to be located facing Marlboro Pike and that the elevation of the building be further enhanced with additional design features, such as faux windows and precession lines. In response, the Applicant has further revised the façade of the building facing Marlboro Pike. The revised façade is shown on the submitted architectural plans and the renderings reproduced below:



③ NORTH ELEVATION.
1" = 20'-0"

As noted previously, the proposed addition is being constructed to tie into the existing warehouse which is being retained. This results in the first-floor elevation of the building entrance in the northwest corner of the building being approximately 8 feet below Marlboro Pike and its abutting sidewalk. Staff requested, and the Applicant provided, a section demonstrating this change of grade which prevents a direct connection from the sidewalk on Marlboro Pike.

However, the glass entrance feature was enhanced and enlarged to provide the image of an entrance, and the entrance is at the building corner immediately visible from Marlboro Pike. In addition, at the middle of the building façade, architectural enhancements, including the faux windows recommended by Staff, were incorporated into the elevation, as shown above. These modifications remove the appearance of a blank solid façade along Marlboro Pike. These enhancement, in addition to the retention of the existing street trees along Marlboro Pike, will greatly enhance the streetscape consistent with the DDOZ Design Standards. Finally, 280 feet of the existing showroom and retail addition are currently located along the Pike frontage and will be razed. Due to the grade change from Marlboro Pike, a retaining wall with a six (6) foot tall sight tight vinyl fence on top of it was originally proposed from the entrance in the northwest corner to the new addition. The purpose of this fence was to screen the parking area in the front of the building from Marlboro Pike. Staff expressed concern that the fence did not conform to the intent of the Sector Plan, as there is a design standard which encourages any screening required by the Landscape Manual to incorporate masonry or decorative metal. In consultation with Staff, the vinyl fence has been removed and a decorative metal fence has been added with evergreen landscaping to provide the necessary screening. The continuation of the same material is included on the eastern side of the Subject Property. With all the modifications, the proposed addition represents a substantial architectural improvement compared to the existing condition and the enhancements to the corner entrance and the architectural treatments and coloring in response to staff comments will address the Design Guideline.

DEVELOPMENT DISTRICT STANDARDS

In addition to the general Design Guidelines, the Sector Plan contains specific Development District Standards for Character Area 3, which are described below in five sections. Except as specified in tables below, the development standards and regulations of the Prince George's County Zoning Ordinance, including the Landscape Manual, shall be followed.

Character Area 3: Business Park (P. 140)

Goal: Redevelop existing commercial and industrial properties with low-intensity commercial and industrial uses that provide an attractive gateway to the Marlboro Pike Sector Plan area and a functional business community that is compatible with the location under the flight path for Joint Base Andrews Naval Air Facility Washington.

LAND USE CHARACTERISTICS:

This character area promotes a combination of land extensive, low-intensity business buildings including flex space for business services, limited retail services, manufacturing, wholesaling, warehousing and distribution. This character area requires high standards for site design and operations to ensure that business uses in this area are attractive as well as functional. Low-scale, one-story buildings constructed of durable materials with interior noise attenuation features to mitigate the high noise impacts of flight operations near the end of the runways for Joint Base Andrews Naval Air Facility Washington. Close attention will be paid to installation and restoration of landscaping and screening along public roads and on interior open spaces. Land uses that attract children, the elderly or the infirm, or large gatherings of people should be prohibited.

COMPLIES/COMMENT: The existing development consists of a mix of industrial and commercial uses. These commercial uses have included in the past day care centers and churches, uses which are discouraged or prohibited land uses within APZ 1. The proposed development will eliminate the existing commercial uses and the construction of 66,259 additional square feet of warehousing/distribution uses, consistent with the existing 176,244 square feet of warehousing/distribution uses.

DEVELOPMENT DISTRICT STANDARDS

The Development District Standards for Character Area 3 are described below in five sections. Except as specified in tables below, the development standards and regulations of the Prince George's County Zoning Ordinance, including the Landscape Manual, shall be followed.

Section 1: Building Envelope and Site

Intent: To provide a location for attractive, low-intensity business uses that are compatible with flight operations at Joint Base Andrews Naval Air Facility Washington.

1.1 Intensity Floor Area Ratio (FAR) -

Commercial Office and Other Uses - 0.22 FAR maximum

Industrial Uses-0.6 FAR maximum

(Note: Existing buildings in excess of these FAR standards are exempt and not considered non-conforming)

COMPLIES/COMMENT: The total area of the Subject Property is 11.1917 acres. The existing building contains a total of 214,821 square feet. Prior to redevelopment, the FAR was .44. Of this total, 105,431 square feet will be razed (consisting of the retail tenant space and

former furniture showroom) and 66,259 square feet will be constructed in its place. The total square footage that will result from the redevelopment is 176,244 square feet. Upon completion of the redevelopment, the FAR will be .36.

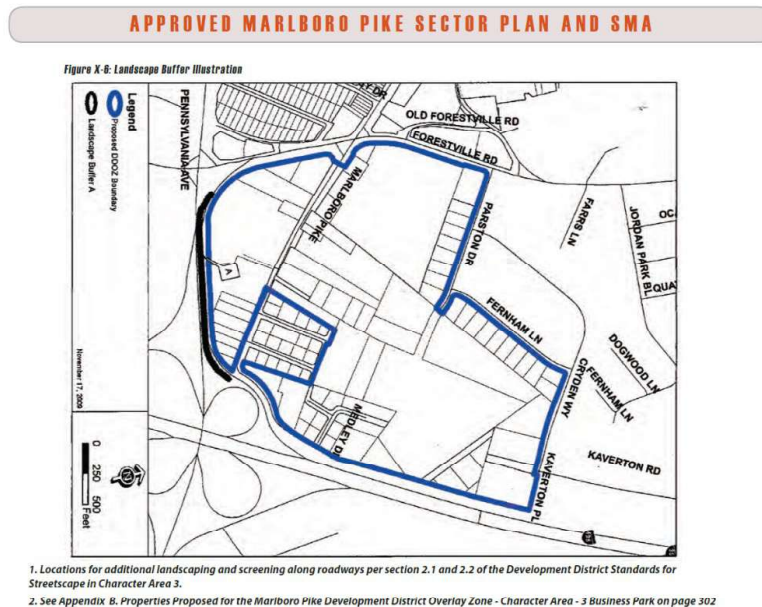
Section 2: Streetscape

Intent: To create a pleasant, inviting streetscape that provides an attractive gateway to the Marlboro Pike corridor.

2.1 Landscaping/Buffering- Additional Requirements. All development shall be subject to the design guidelines, requirements and standards of the Landscape Manual. Additional requirements for buffer/screening areas on private properties located along the public rights-of-way identified in Figure X are as follows: Area A (MD 4 including the exit ramp from I-95):

-Minimum 20-foot-wide vegetative screen with or without fencing

Figure X- Locations for additional landscaping and screening along roadways per Sections 2.1 and 2.2 of the Development District Standards for Streetscape in Character Area 3:



COMPLIES/COMMENT: This is the one Development District Standard that specifically identifies the Subject Property. As depicted on the Landscape Plan, a 20-foot-wide landscape strip is provided along the beltway ramp fronting the Subject Property in conformance with Section 2.1 of the Development District Standards.

2.2 Fence/wall/screening materials. Fences, walls or screening required by the Landscape Manual shall be constructed of durable materials that include masonry, stucco, decorative metal, landscape berms or vegetation. The following materials shall NOT be used for any type of required fencing, walls or screening in this DDOZ area: Barbed wire, razor wire, unclad cinder block, vinyl cladding, corrugated metal, corrugated fiberglass, sheet metal, wire mesh, or chain link.

COMPLIES/COMMENT: Screening of the loading areas required by Section 4.4 of the Landscape Manual is provided and is shown on the Landscape Plan. A screen composed of a 6' tall decorative metal fence with evergreen landscaping is proposed to screen the loading area fronting Marlboro Pike. Along the eastern end of the building, the same 6' tall decorative metal fence with landscaping will extend along Marlboro pike where a gate is proposed to control access to the rear loading area.

Along the western property line visible from Forestville Road, a 6' tall sight-tight vinyl fence will extend along the western property line from where the fence on the Royal Farms store end to the right of way. This fence matches the fencing installed by Royal Farms. This will provide consistent screening along Forestville Road. A sight tight wood fence is shown along the southern property line along the ramp from MD 4 to Forestville Road. This fence, in addition to the 20 feet of landscaping required per the Sector Plan (see above), will fulfil the screening of the site envisioned by the Sector Plan. A new chain link fence will be installed along the eastern property line for site security. The eastern property line abuts another industrial use and no buffer or screening is required. The majority of the eastern property boundary is lined with exterior access self storage buildings on the abutting property.

2.3 Lighting. Parking lot, building and any decorative lights shall have cut-off type lighting fixtures to direct glare downward.

COMPLIES/COMMENT: All proposed lighting utilizing full cut-off lighting fixtures that direct glare downward. See the photometric plan included with the Detailed Site Plan.

Section 3: Architecture and Materials

Intent: To establish and maintain an attractive business park environment.

3.1 Building Facades. All buildings shall have facades made of high quality materials such as brick, stone, stucco, tilt-up masonry construction or some combination of these materials.

COMPLIES/COMMENT: The proposed new construction will be tilt-up concrete with an attractive entrance location highlighted by glass accents in the northwest corner of the building adjacent to Marlboro Pike. The existing building is also tilt up construction, which will be repainted to be compatible with the new building to be constructed. Other supportive improvements such as new building lighting and door/canopy repairs will also be implemented.

Section 4: Parking and Loading

Intent: To provide safe, easily accessible, parking and loading for business operations and customers.

4.1 Standards. All parking and loading shall comply with standards of the zoning ordinance.

COMPLIES/COMMENT: All parking and loading complies with the requirements of Part 11 of the prior Zoning Ordinance as noted on the Cover Sheet of the Detailed Site Plan.

Section 5: Landscape Manual Applicability

Intent: To bring existing development and redevelopment up to current standards of the Landscape Manual including the following modifications:

5.1 Permits. Issuance of a Building Permit or a Use and Occupancy Permit for a change in ownership for any property with frontage along a public street shall require restoration or installation of landscape strips, buffering and screening in accordance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by Section 2.1 and 2.2 of this DDOZ, or in accordance with modified standards as determined by the Planning Board in review of a detailed site plan per Section 27-548.25(c), or as determined under an Alternative Compliance procedure per Section 1.3 of the Landscape Manual.

COMPLIES/COMMENT: The proposed application will implement the landscape enhancements required by the DDOZ and the restoration of all landscape strips, buffering and screening in accordance with the Landscape manual. The Schedules addressing compliance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by Section 2.1 and 2.2 of the DDOZ are included in the Landscape Plan.

In conclusion, the proposed Detailed Site Plan conforms with the Development District Standards contained in the Marlboro Pike Sector Plan and no amendments to the Development District Standards are requested in conjunction with this application.

7. CONFORMANCE WITH THE PURPOSES OF THE I-1 ZONE

The purposes of the I-1 Zone are set forth in Section 27-469 of the prior Zoning Ordinance. The purposes are as follows:

(a) Purposes.

(1) The purposes of the I-1 Zone are:

- (A) To attract a variety of labor-intensive light industrial uses;**
- (B) To apply site development standards which will result in an attractive, conventional light industrial environment;**
- (C) To create a distinct light industrial character, setting it apart from both the more intense Industrial Zones and the high-traffic-generating Commercial Zones; and**
- (D) To provide for a land use mix which is designed to sustain a light industrial character.**

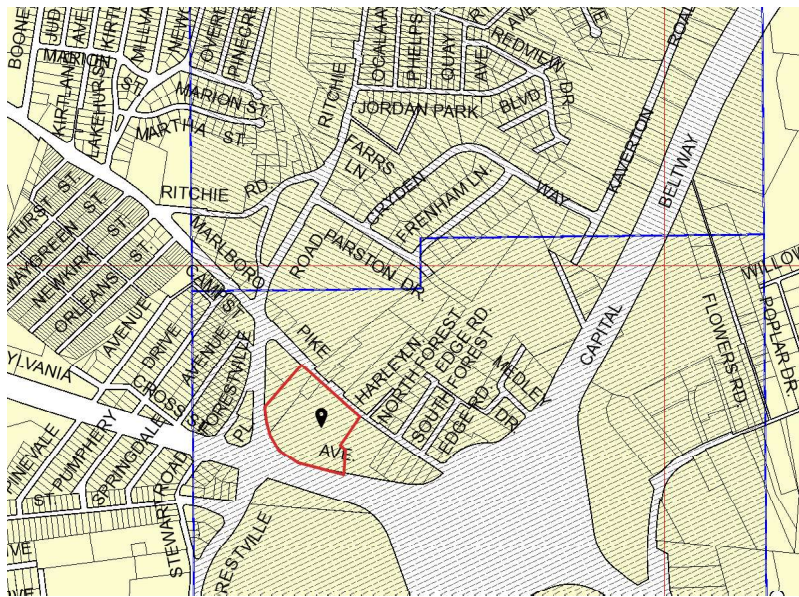
The proposed redevelopment of the Subject Property conforms with the purposes of the I-1 Zone. As noted above, the property has been previously developed with a mix of commercial and industrial uses. The Applicant is retaining the existing distribution warehouse component and adding additional distribution space. The redevelopment will allow the portion of the existing building which is retained to be refurbished, will allow a new building to be constructed which displays attractive, modern architecture, and will add landscaping to fulfill one of the Development District Standards. The proposed use of the Subject Property not only conforms to the uses permitted in the I-1 Zone and the modified use lists included in the DDOZ, but also conforms to the uses permitted under the MIOZ. Given its location in APZ 1, light industrial use is appropriate for the Subject Property. Finally, the proposed redevelopment will conform to the FAR restrictions contained in the Development District Standards.

8. CONFORMANCE WITH THE REQUIREMENTS OF THE MILITARY INSTALLATION OVERLAY ZONE

The Subject Property is located within the limits of the Military Installation Overlay Zone (“MIOZ”). The regulations applicable to properties impacted by the MIOZ are set forth in Part 10C of the Zoning Ordinance. The MIOZ contains regulated related to the height of structures, noise exposure and safety. The Subject Property is subject to all three of the exposures, each of which is addressed below.

REQUIREMENTS FOR HEIGHT: The requirements for height are contained in Section 27-548.54. The Subject Property is located in Surface B. Per Section 27-548.54(e)(2)(b), structures in Surface B “shall not exceed a height (in feet) equivalent to the distance between Surface A and nearest boundary of the subject property, divided by 50.” This height is further adjusted by the extent to which the property elevation differs from 274 feet in elevation above sea level. In this instance, the nearest boundary of the Subject Property is approximately 6,073 feet from Surface A and the Subject Property elevation is 10 feet below 274.. Thus, structures on the Subject Property must be no higher than 114.4 feet. As stated in Note 13 of the DSP, the maximum proposed building height is 40 feet. The portion of the existing building to remain is 37 feet in height. Thus, the remaining existing structure and proposed development conform to the requirements for height set forth in the MIOZ.

REQUIREMENTS FOR SAFETY: The requirements for height are contained in Section 27-548.56. The MIOZ establishes three zones—the Clear Zone and Accident Potential Zones 1 and 2. Subject Property is located in Accident Potential Zone 1, as shown in the image below:



Section 27-548.56(a) lists certain uses which are prohibited. None of the listed prohibited uses are currently either located on the Subject Property or are proposed. Section 27-548(b) lists “limited permitted uses.” These uses are churches or similar places of worship; eating and drinking establishments; and office uses. The existing uses are light industrial uses and do not fall under this list. The proposed building is a distribution warehouse, which may include an office component. The MIOZ notes that “new office uses accessory to a permitted use in the M-I-O/I-1 shall not exceed 0.15 F.A.R.” Any accessory office component will not exceed an FAR of 0.15. Even calculating the .15 FAR based on the square footage of the building (as opposed to the property area), 26,436 square feet of office area would be permitted. The total area of office space in the existing and proposed buildings is 7,652 square feet, broken down as follows:

Existing Office Space Total SF 3560 SF.

- Existing Shop 2026 SF.
- Check-In Room 304 SF.
- 2 Designated Office and Customer Lounge 600SF.
- Mezzanine Area 595 SF.
- Restroom 35 SF.

Proposed Office Space Total SF 4,092 SF.

- Open Office 1061 SF.
- Restroom 130 SF.
- Mezzanine Area 2901 SF.

REQUIREMENTS FOR NOISE: The requirements for height are contained in Section 27-548.55. The Subject Property is exposed to noise between 60-74 dBA, which is not considered a high intensity noise area. The restrictions on uses established by the MIOZ only apply to high intensity noise area. As a result, use restrictions based on noise exposure are not applicable to the Subject Property.

9. CONFORMANCE WITH GENERAL PURPOSES OF DETAILED SITE PLANS

The general and specific purposes of Detailed Site Plan (DSP) are contained in §27-281(b) and (c) of the Zoning Ordinance, and are expressed as follows:

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plans;

(B) To help fulfill the purposes of the zone in which the land is located;

(C) To provide for development in accordance with the site design guidelines established in this Division; and

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

COMMENT: The Subject Property is zoned IE (formerly I-1). The Subject Property was retained in the I-1 zone during the most recent SMA but subjected to a Development District Overlay Zone to address unique features of the area. As it relates to the Subject Property, the primary issue was compatibility with operations at Air Base Andrews and better screening the site from surrounding

roadways. The proposed use is a permitted use in the DDOZ, which as noted above, was stricter than the ultimately adopted MIOZ use list. The landscaping required by the Sector Plan is being added and will greatly improve the screening of the existing loading docks from Pennsylvania Avenue and the ramp to Marlboro Pike.

10. CONFORMANCE WITH SPECIFIC PURPOSES OF THE DETAILED SITE PLAN

Sec. 27-281 (c) lists the specific purposes of a detailed site plan. There are four specific purposes listed, each of which is addressed below:

Sec. 27-281 (c) (1)(A): To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site.

COMMENT: The submitted Detailed Site Plan demonstrates the location of the existing buildings, structures and parking on site as well as the proposed building.

Sec. 27-281 (c)(1)(B): To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site.

COMMENT: The Subject Property is currently full developed and substantial grading will not be required. However, the Detailed Site Plan does show the future grades on site.

Sec. 27-281 (c)(1)(C): To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site.

COMMENT: The proposed use is industrial in nature, thus there are no recreational facilities proposed. The architectural form of the building is addressed in the detailed site plan, as well as street furniture and signage.

Sec. 27-281 (b)(1)(D): To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

COMMENT: No such documents are required to assure that the Plan is implemented in accordance with the requirements of this subtitle.

10. REQUIRED FINDINGS FOR DSP'S

The required findings which the Planning Board must make when approving a detailed site plan are set forth in Section 27-285(b) of the Zoning Ordinance. Each of the required findings is addressed below:

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

COMMENT: The Applicant submits that the proposed plan represents a reasonable alternative for satisfying the site design guidelines. In this case, the site design guidelines are established by the Design Standards set forth in the DDOZ, which have been addressed above. As discussed above, no amendments are requested from the Development District Standards. It is also noted that the site access and building orientation is already established by the prior development. The additional square footage being added will enhance the existing structure and provide a fully functional distribution warehouse. Therefore, the Applicant submits that the site layout proposed represents a reasonable alternative and does not detract substantially from the utility of the proposed development for its intended use.

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

COMMENT: This criterion is not applicable as no Conceptual Site Plan is required in the I-1 Zone nor is it required by the DDOZ.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

COMMENT: This criterion is inapplicable as the proposed site plan is not a Detailed Site Plan for Infrastructure.

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

COMMENT: There are no natural resources on site. An NRI-EL (NRI-170-2021) and a WCO-Ex (S-203-2021) have both been approved and are still current. No new impacts are proposed in this application. Therefore, the proposed development can be found to preserve the regulated environmental features to the fullest extent possible.

11. CONCLUSION

The Applicant presents that the proposed Detailed Site Plan is in conformance with the development standards outlined in the 2009 Marlboro Pike Sector Plan. Further the application satisfies the criteria of approval set forth in Section 27-285 (b). The Applicant, therefore, respectfully requests approval of the Detailed Site Plan as submitted.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'THH', with a long horizontal flourish extending to the right.

Thomas H. Haller
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
301-306-0033



Countywide Planning Division
Historic Preservation Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3680

September 20, 2023

MEMORANDUM

TO: Te-Sheng (Emery) Huang, Urban Design Section, Development Review Division

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

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

SUBJECT: DSP-23013; Penn Logistics Center

The subject property comprises 11.19 acres and is located at the northeast corner of the intersection of Pennsylvania Avenue (Route 4) and Forestville Road. The subject property is zoned IE and located within the 2009 *Approved Marlboro Pike Sector Plan* area. The subject application proposes to redevelop a portion of an existing industrial building by razing 104,836 square feet in an existing 214,821 square-foot complex and adding 66,259 square feet of new industrial space.

The 2009 *Approved Marlboro Pike Sector Plan* contains minimal goals and policies related to Historic Preservation and Archeology (pages 45-46). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation staff recommends approval of DSP-23013, Penn Logistics Center, with no conditions.

10/9/2023

MEMORANDUM

TO: Te-sheng Huang, Planner III, Urban Design Review, Development Review Division DJ

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division

FROM: Connor Klein, Planner II, Neighborhood Revitalization Section, Community Planning Division CK

SUBJECT: DSP-23013 Penn Logistics Center

FINDINGS

Pursuant to Section 27-548.25 (b) Site Plan Approval of the Prior Zoning Ordinance, the proposed development within the Low Intensity Business Park Development District Overlay Zone conforms with the purposes and recommendations for the Development District, as stated in the 2009 *Marlboro Pike Sector Plan and Sectional Map Amendment*.

BACKGROUND

Application Type: Detailed Site Plan in a Development District Overlay Zone

Location: 3300 Marlo Ln District Heights, MD 20747

Planning Area: 75A

Community: Forestville

Size: 11.19 Acres

Existing Uses: Vacant warehouse, storage, distribution, and parking.

Proposal: A portion of the existing 214,822 square foot building will be razed, and 66,259 square feet will be reconstructed resulting in a 176,244 square foot warehouse with ancillary office space.

Zoning: IE (Industrial Employment) **Prior Zoning:** I-1 (Light Industrial)/DDOZ/MIOZ

Zoning Ordinance or Subdivision Regulations: Prior

GENERAL PLAN, MASTER PLAN, AND ZONING

General Plan: This application is located in the Established Communities Growth Policy Area. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Master Plan: 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* recommends industrial land use on the subject site.

In addition, the Sector Plan establishes the Low Intensity Business Park Character Area and recommends the following goals, policies, and strategies to advance the intent of the Master plan:

“To redevelop existing commercial and industrial properties with low intensity commercial and industrial uses that provide an attractive gateway to the Marlboro Pike Sector Plan area and a functional business community that is compatible with the location under the flight path for Joint Base Andrews Naval Air Facility Washington” (p. 140).

“This character area promotes a combination of land extensive, low-intensity business buildings including flex space for business services, limited retail services, manufacturing, wholesaling, warehousing, and distribution. This character area requires high standards for site design and operations to ensure that business uses in this area are attractive as well as functional” (p.140).

The proposed use is consistent with the recommended land use.

Planning Area: 75A Suitland, District Heights, & Vicinity

Community: Forestville

Aviation/MIOZ: This application is located within Safety Military Installation Overlay Zone Accident Potential Zone 1, Noise Intensity Zone (60 db – 74.99 db), and Height Zone Surface B (Approach-Departure Clearance Surface: Structures shall not exceed a height (in feet) equivalent to the distance between Surface A and nearest boundary of the subject property, divided by 50).

SMA/Zoning: The 2009 *Approved Marlboro Pike Sectional Map Amendment* retained I-1 (Light Industrial) zone on the subject property and established the Low Intensity Business Park Development District Overlay zone over the subject property.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from I-1 (Light Industrial) to IE (Industrial Employment) effective April 1, 2022.

CONFORMANCE TO DEVELOPMENT DISTRICT STANDARDS

DSP-23013 Penn Logistics Center (Detailed Site Plan)

Page 3

“The goal of the Low Intensity Business Park Development District Overlay Zone is to redevelop existing commercial and industrial properties with low-intensity commercial and industrial uses that provide an attractive gateway to the Marlboro Pike Sector Plan Area and a functional business community that is compatible with the location under the flight path for Joint Base Andrews Naval Air Facility” (p. 140).

The proposed use conforms to the Development District Standards for the Low Intensity Business Park Overlay Zone as defined by the 2009 *Marlboro Pike Sector Plan*.

The subject property is within Accident Potential Zone 1 and the proposed use is compatible with the operations of Joint Base Andrews.

cc: Long-Range Notebook

Frederick Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division

Countywide Planning Division
Transportation Planning Section

301-952-3680

October 23, 2023

MEMORANDUM

TO: Emery Huang, Urban Design Review Section, Development Review Division
FROM: ✓✓ Jun (Jim) Yang, Transportation Planning Section, Countywide Planning Division
VIA: Crystal Hancock, Transportation Planning Section, Countywide Planning Division
SUBJECT: **DSP-23013 Penn Logistics Center**

Proposal

The subject Detailed Site Plan (DSP) application is for renovation of an existing development which currently contains 214,821 square feet building located in the northeast quadrant of MD 4 (Pennsylvania Avenue) and Forestville Road intersection in Forestville. The proposed development will include the razing of part of the existing building and construct 66,259 square feet of new distribution warehouse. The resulting square footage will be 176,244 square feet, a reduction of 38,577 square feet. The Transportation Planning Section's review of the DSP was evaluated under Section 27 of the prior zoning ordinance.

Prior Conditions of Approval

The site is not subject to any prior development application approvals.

Master Plan Compliance

Master Plan Right of Way

The subject site's southern boundary is adjacent to MD 4, a freeway established with the 2009 *Approved Master Plan of Transportation* (MPOT), but does not have accesses at MD 4. The site's northern boundary is adjacent to Marlboro Pike (I-417), an industrial road with a 70-foot-wide right-of-way established with the MPOT. The latest DSP submission shows the extent of the master plan facility within the limits of the planned right-of-way, and as such, no additional dedication is needed to facilitate the ultimate condition. Staff finds that the subject application is consistent with the plan recommendations.

Master Plan Pedestrian and Bike Facilities

There are planned shared use paths along MD 4 and a planned bicycle lane along Marlboro Pike frontages.

The MPOT provides policy guidance regarding multimodal transportation. Additionally, the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical (pg. 10).

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities (pg. 10).

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities* (pg. 10).

This development is also subject to the 2009 *Approved Marlboro Pike Sector Plan and Adopted Sectional Map Amendment*, which includes the following related policies.

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the American Association of State Highway and Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities* (pg. 62).

Comment: There are existing sidewalks along the south side and part of the north side of Marlboro Pike. There are proposed pedestrian paths including crosswalks connecting the parking spaces and the building. In addition, bicycle racks are provided. Because of the limited frontages along MD 4 and Marlboro Pike, staff does not recommend constructing the planned shared use path and bicycle lane at this time.

Analysis of Traffic Impacts

The proposed renovation will generate less trips than the existing usages have. The applicant submitted a trip generation report.

Trip Generation

The applicant’s trip generation summary considers 176,244 square foot warehouse. The table below summarizes trip generation in each peak hour that will be used in reviewing traffic and developing a trip cap for the site:

Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Discount Home Furnishing Superstore (ITE-869)	97,297	sq. ft.	35	20	55	81	72	153
Existing Warehouse (County Rates)	109,985	sq. ft.	35	9	44	9	35	44
Existing Day Care (County Rates)	90	student	38	34	72	35	39	74
Total Existing Trips			108	63	171	125	146	271
Proposed Warehouse (ITE-155)	176,244	sq. ft.	124	29	153	82	129	211
Total Proposed Trips			124	29	153	82	129	211

Total New Trips		-18		-70
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Based on the findings of the trip generation, the Transportation Planning Section concludes that the new generated trips are less than the existing trips generated from the existing usages.

Zoning Ordinance Compliance

Section 27-283 of the Prince George’s County Zoning Ordinance provides guidance for detailed site plans. This section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(ix) Pedestrian and vehicular routes should generally be separate and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

Comment: Access to the subject site will be provided by two driveways at Marlboro Pike with gates. The site circulation allows vehicles, bicycles, and pedestrians to enter and exit the site, to which staff finds acceptable.

The site will be served by 162 surface parking spaces, which is more than the required 86 parking spaces. Six loading spaces will be provided, which meets the zoning code requirement. Additionally, two bicycle parking racks will also be provided near the main building entrance at the northwest corner of the building.

Conclusion

Overall, from the standpoint of the Transportation Planning Section, it is determined that this plan is acceptable.

October 9, 2023

MEMORANDUM

TO: Te-Sheng Huang, Planner III, Zoning Section
VIA: Mridula Gupta, Planner IV, Subdivision Section *MG*
FROM: Antoine Heath, Planner II, Subdivision Section
SUBJECT: DSP-23013; Penn-Ville Center

The subject property is located on Tax Map 89 in Grid F1, and Tax Map 90 in Grid A1. The subject property consists of three parcels known as Parcels A, B, and D, totaling 11.19 acres. Parcels A and B are recorded in Prince George's County Land Records in Plat Book WWW 78, page 75 titled "Penn - Ville Center" dated 1972. Parcel D was recorded in Plat Book NLP 150 page 58 titled "Penn - Ville Center" in 1989. The property is located within the Industrial Employment (IE) Zone. However, this detailed site plan (DSP) was filed pursuant to the property's prior Light Industrial (I-1) zoning and pursuant to the prior Zoning Ordinance. This application was accepted for review on September 1, 2023, and comments on the application were provided at the SDRC meeting on September 15, 2023. This referral is based on plans received on October 5, 2023.

The applicant proposes to raze 104,836 square feet portion of the existing 214,821 square feet of nonresidential uses on the property, and construct 66,259 square feet of warehouse space, reducing the overall gross floor area (GFA) from 214,821 square feet to 176,244 square feet of nonresidential uses. Parcels A and B are the subject of preliminary plan of subdivision (PPS) 12-3331 and 4-71266 titled Penn - Ville Center, for which no records were found. Parcel D is not subject to a PPS, and this parcel was recorded in accordance with Sections 24-107(c)(2) and 24-107(d) of the prior Subdivision Regulations and exempt from filing a PPS. The site plan indicates that the new gross floor area will be restricted to Parcel A and Parcel D will be developed only for parking, so a PPS will not be required for development of Parcel D, as no development over 5,000 square feet of GFA is proposed.

Parcels A and B were granted an automatic Certificate of Adequacy (ADQ) on April 1, 2022 for a period of twelve years in accordance with Section 24-4503(a)(1) of the Subdivision Regulations. Parcel D does not have an automatic ADQ since its final plat was exempt from the Subdivision Regulations and was filed in accordance with Sections 24-107(c)(2) and 24-107(d) of the prior Subdivision Regulations.

Additional Comments:

1. For Parcels A and B, the applicant provided a trip generation report that indicates that the proposed development is within the implicit trip cap established with the prior approvals. The Transportation Planning Section confirmed that the proposed trips for the subject property are less than the trips generated from the existing uses. Therefore, a new PPS and final plat are not required at this time.
2. The text labels for the existing parcels, their acreage, and recording reference is too light to be legible. This text should be made darker.
3. The record plat for Parcel D contains a 10-foot-wide public utility easement (PUE) along Old Marlboro Pike. This PUE should be shown on the DSP.

Recommended Conditions:

1. Prior to signature approval, the detailed site plan shall be revised as follows:
 - a. Darken text labels for the existing parcels, their acreage, and recording reference.
 - b. Show and label the existing 10-foot-wide public utility easement along Parcel D's frontage on Old Marlboro Pike, in accordance with the final plat.

The referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plats, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

September 12, 2023

MEMORANDUM

TO: Emery Huang, Planner II, Urban Design Section, DRD

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

FROM: Alexander Kirchhof, Planner I, Environmental Planning Section, CWPD *ANK*

SUBJECT: Penn Logistics Center; DSP-23013

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan (DSP-23013), received on September 1, 2023. Comments were delivered to the applicant at the Subdivision Development Review Committee (SDRC) meeting on September 15, 2023. Revised plans were not requested. The EPS recommends approval of DSP-23013.

Environmental Review

The DSP application proposes to redevelop a portion of an existing industrial building by razing a portion of the existing building and constructing a new building. The project is subject to the current regulations of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and prior to Subtitle 27 (Zoning Ordinance). The application has an approved Natural Resource Inventory Equivalency Letter (NRI-170-2021), which is valid until November 1, 2026, and an approved standard letter of exemption from the Woodland Conservation Ordinance (S-203-2021), which is valid until November 1, 2023, for the proposed project. A new standard exemption may be required, should the current exemption expire.

Stormwater Management

A Stormwater Management Concept Approval Plan and associated letter (#44116-2022-00) was submitted with the application for this site. The approval letter was issued from the Department of Permitting, Inspections and Enforcement (DPIE) on March 21, 2023, and is valid until March 21, 2026. The approved plan indicates that stormwater requirements will be processed by a storm filter.

Summary of Recommended Findings and Conditions


No regulated environmental features are located on-site, and the site has already been graded and developed.

The Environmental Planning Section recommends approval of DSP-23013.

October 9, 2023

MEMORANDUM

TO: Emery Huang, Planner III, Urban Design Section

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

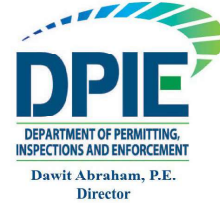
SUBJECT: DSP-23013 – Penn Logistic Center

1. Delineate setback of monument sign from street on detail site plan sheet.
2. On Sheet A5.1, four building signs are shown, two for each tenant, but the Elevation Key No. 10 identifies them as address signage.
3. Permit Review Section offers no further comments on this application.



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

October 16, 2023

TO: Emery Huang, Subdivision and Zoning Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

Re: Penn Logistic Center
DSP-23013

This is in response to the Detailed Site Plan 23013 referral. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following comments:

- The site is located on Marlboro Pike approximately 150 feet southeast of Forestville Road.
- The proposed detailed site plan is to redevelop a portion of an existing industrial building by razing an existing 104,836 SF building located in an existing 214,821 SF complex and constructing a new 66,259 SF industrial building.
- The permittee shall construct roadway frontage improvement along Marlboro Pike to include but not be limited to 5' sidewalks, LED streetlights, and trees.
- During the permitting stage, the permittee shall construct bike lane facilities along Marlboro Pike as per the master plan trail information shown on PG Atlas.
- A floodplain study (FPS) is required for this property; the downstream study FPS 202036 governs. The culvert at Pennsylvania Avenue should be designed to convey the 100-year flood.
- DSP-23013 is consistent with the intent of the approved SDCP 44116-2022-01 with an expiration date of March 21, 2026.
- DPIE has no objection to DSP-23013.

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a) Final site layout, exact impervious area locations are not shown on plans.
- b) The exact acreage of impervious areas has not been provided.
- c) Proposed grading is not shown on plans.
- d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with site development fine grading permit submission.
- e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in the submittal.
- f) A narrative in accordance with the code has not been provided.
- g) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

cc: Rey de Guzman, P.E., Chief Engineer, S/RPRD, DPIE
Rene Lord-Attivor, Chief Traffic Engineering, DPIE
Nanji Formukong, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
3300 Marlo Property Owner, LLC, 4514 Cole Avenue Dallas, Texas 75205
Gibbs and Haller, 1300 Caraway Court, Suite 102, Upper Marlboro, MD 20772



Division of Environmental Health/Disease Control

Date: September 12, 2023

To: Tesheng (Emery) Huang, Urban Design, M-NCPPC

From: Adeboya Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-23013 PENN LOGISTIC CENTER

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Penn Logistic Center has the following comments / recommendations:

1. The applicant will need to obtain a raze permit from the Department of Permit Inspection and Enforcement for the demolition of the showroom and retail space. DPIE Online Applications Link: <https://www.princegeorgescountymd.gov/1577/Applications>
2. During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
3. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



Angela Alsobrooks
County Executive

Environmental Engineering/Policy 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

From: [ZIMMERMAN, KRISTOFER L CTR USAF AFDW 316 MSG/WG](#)
To: [Huang, Te-sheng \(Emery\)](#)
Cc: [Diaz-Campbell, Eddie](#)
Subject: RE: E-Plan Acceptance Referral for DSP-23013 PENN LOGISTIC CENTER (PB)
Date: Friday, September 15, 2023 10:17:57 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emery,

Here are JBA's comments regarding this DSP.

Per the Military Installation Overlay Zone and the guidelines established in the Air Force Handbook 32-7084, *Air Installations Compatible Use Zones (AICUZ) Program Managers (PM) Guide* (dtd 2 November 2017), the listed land uses conform to the suggested land use compatibility categories. However, JBA recommends limiting the number of personnel required to work and participate in these land uses due to the location within the Accident Potential Zone ONE (APZ-1).

If you have any questions, please let me know.

Best regards,

Krist

Krist Zimmerman
Joint Base Andrews
316 WG Community Planning Liaison
Office: (240) 612-0500
Mobile: (540) 395-7045 (while teleworking)
